



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

PLANNING COMMISSION AGENDA

∞ July 9, 2014 ∞
2:00 P.M.

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

Jody R. Sherrill
George Peck
Michael Garcia Jr.

Kevin Love
Zachary Harris
Angela Rinehart

Ex-Officio Members

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

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

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

DISABILITY ACCESS STATEMENT - *This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-7268 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 intérpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-7268 o al 711 (Servicio para personas con problemas auditivos Texas Relay).*

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

1. 1:30 P.M. - Work Session

A. Agenda items may be discussed (Development Services Department)

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

2. 2:00 P.M. - Call to Order

3. Roll Call

4. Citizens to be heard

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

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

Plats

5. **130401:** Request by Pulte Homes of Texas L.P., for approval of a major plat to subdivide an 8.235-acre tract of land to establish the **Reserve at Lost Creek, Unit 3A** Subdivision, generally located east of the intersection of Smokey Chase and Old Paseo Way. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
6. **130644:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide 5.464-acre tract of land to establish the **Alamo Ranch Unit 22A** Subdivision, generally located at the intersection of Gilmer Mill and Tulia Way. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).
7. **140242:** Request by Potranco Retail, LTD, for approval of a major plat to replat a 10.126-acre tract of land to establish the **Potranco Village – L.A. Fitness** Subdivision, generally located northeast of the intersection of Potranco road and Loop 1604. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

Plat Deferral

8. **140371:** Request by API Properties, Inc., for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **APA Parking Garage** Subdivision, generally located northwest of the intersection of North Main Avenue and Navarro Street. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

Variances

9. **FPV# 14-013:** Request by Way Out West, Ltd. for a variance to the Unified Development Code Appendix F, Subdivision C, Section 35-F124 (f) (20) which states that 1% annual chance floodplain reclamation must be offset by comparable excavation within the same creek floodplain. The site is generally located south west of the intersection of IH-10 West and Boerne Stage Road. **Staff recommends Approval.** (Daniel Aguilar, PE, CFM, Senior Engineer, (210) 207-0335, daniel.aguilar@sanantonio.gov, Transportation & Capital Improvements, Floodplain Management)

Comprehensive Master Plan Amendments

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

11. **PA 14059:** A request by P.W. Christensen, P.C., for approval of a resolution to amend the future land use plan contained in the **North Sector Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.833 of an acre of land out of Lots 15 and 18, Block 11, NCB 19216 located in the 20900 Block of Gathering Oak, from “Rural Estate Tier” to “Regional Center”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
12. **PA 14060:** A request by Ermilo and Luz Maria Escamilla, for approval of a resolution to amend the future land use plan contained in the **Stinson Airport Vicinity Land Use Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.629 acres of land out of Lots 7, 8, and 9, NCB 10922 located on a portion of the 8800 and 8900 Block of South Presa Street, from “Neighborhood Commercial” to “Community Commercial”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
13. **PA 14061:** A request by Alma Lopez, for approval of a resolution to amend the future land use plan contained in the **Eastern Triangle Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 2 acres of land out of Lot 2C, NCB 10757 located at 1825 (also known as 1845) South W.W. White Road, from “Community Commercial” to “Regional Commercial”. **Staff recommends Denial.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
14. **PA 14062:** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the **North Sector Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 13.135 acres of land out Parcel 3, NCB 15911 located in the 11100 and 11200 Blocks of Interstate Highway 35 North, from “Regional Center” to “Agribusiness Tier”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
15. **PA 14063: (Postponed)** - A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the **North Sector Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 440.2 acres of land out Parcel 4B, NCB 17701 located on the east side of Northwest Military Highway between Camp Bullis and Loop 1604, from “Specialized Center” to “Mixed Use Center”. **Staff recommendation is Pending.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Other Items

16. Consideration of Planning Commissioner appointments to the Planning Commission Technical Advisory Committee; and discussion and possible consideration on term expiration.
17. Approval of the minutes for the June 25, 2014 Planning Commission meeting.
18. Director’s report - City Council Action Update (Planning Commission items sent to Council).
19. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

Public Hearing:

Planning Commission
July 9, 2014

Application/Case Number:

130401

Project Name:

Reserve at Lost Creek, Unit 3A

Applicant:

Charles Marsh

Representative:

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

Owner:

Pulte Homes of Texas, L.P.

Staff Coordinator:

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

Property Address/Location:

Generally located east of the
intersection of Smokey Chase and
Old Paseo Way

Tract Size:

8.235 acres

Council District:

ETJ

Notification:

Internet Agenda Posting July 3, 2014

REQUEST

Approval of a major plat to subdivide a 8.235-acre tract of land to
establish **Reserve at Lost Creek, Unit 3A.**

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

July 1, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty-five (45) single-family residential lots, two (2) non-single family residential lots and approximately one thousand sixty-two (1,062) linear feet of public streets.

B. Zoning

Zoning is not applicable because the property is located outside the city limits.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on July 1, 2014.

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

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on June 30, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 828-D, Lost Creek III, accepted on December 14, 2011

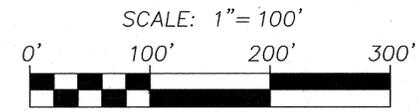
III. RECOMMENDATION

Approval of the proposed **Reserve at Lost Creek, Unit 3A** Subdivision.

IV. ATTACHMENT

1. Proposed plat

SUBDIVISION PLAT OF RESERVE AT LOST CREEK UNIT 3A



SEE SHEET 2 OF 2 FOR LINE & CURVE TABLES

A 8.235 ACRE TRACT OF LAND BEING OUT OF A 123.4 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12042, PAGES 222-228, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT 314, COUNTY BLOCK 4709, OF BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: 6/26/2014

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: CHARLES MARSH PULTE HOMES OF TEXAS, L.P. 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

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 14th DAY OF JUNE, A.D. 2014.

STEPHANIE L. CASTILLO Notary Public, State of Texas My Commission Expires June 14, 2017

THIS PLAT OF RESERVE AT LOST CREEK UNIT 3A 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.

BY: _____ CHAIRMAN BY: _____ SECRETARY

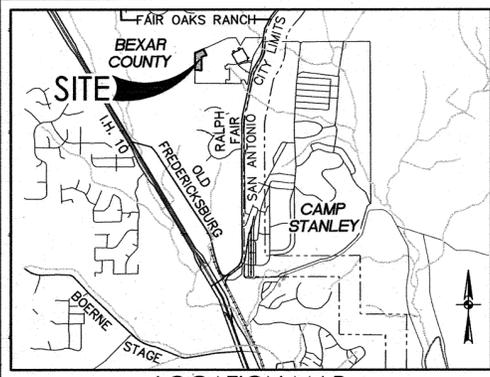
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID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



LEGEND

Table with 2 columns: Symbol/Color and Description. Includes items like ACRE(S), BLOCK, BUILDING SETBACK LINE, CABLE TELEVISION, COUNTY BLOCK, CLEAR VISION, DOCUMENT NUMBER, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DEED RECORDS OF BEXAR COUNTY, TEXAS, ELECTRIC, EASEMENT, FINISHED FLOOR ELEVATION, EXISTING CONTOURS, PROPOSED CONTOURS, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, BUILDING SETBACK, DRAINAGE EASEMENT, VARIABLE WIDTH WATER EASEMENT, VARIABLE WIDTH DRAINAGE EASEMENT, VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, GAS, ELECTRIC, TELEPHONE AND CTV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET, SABLECHASE, UNIT-2A (ENCLAVE), THE BLUFFS OF LOST CREEK, UNIT-2.

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 CORNERS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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.

C.P.S. ENERGY NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "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. 2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

OPEN SPACE DESIGNATION NOTE: LOT 902, BLOCK 46, LOT 903, BLOCK 47, COUNTY BLOCK 4709 SHALL BE DESIGNATED AS AN OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 902, BLOCK 46, LOT 903, BLOCK 47 SHALL ALSO BE CONSIDERED A GAS, ELECTRICAL, TELEPHONE AND CABLE TELEVISION EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE RESERVE AT LOST CREEK HOMEOWNERS' ASSOCIATION.

BEXAR COUNTY MAINTENANCE NOTE: THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN RESERVE AT LOST CREEK UNIT 3A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 902, BLOCK 46, LOT 903, BLOCK 47

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

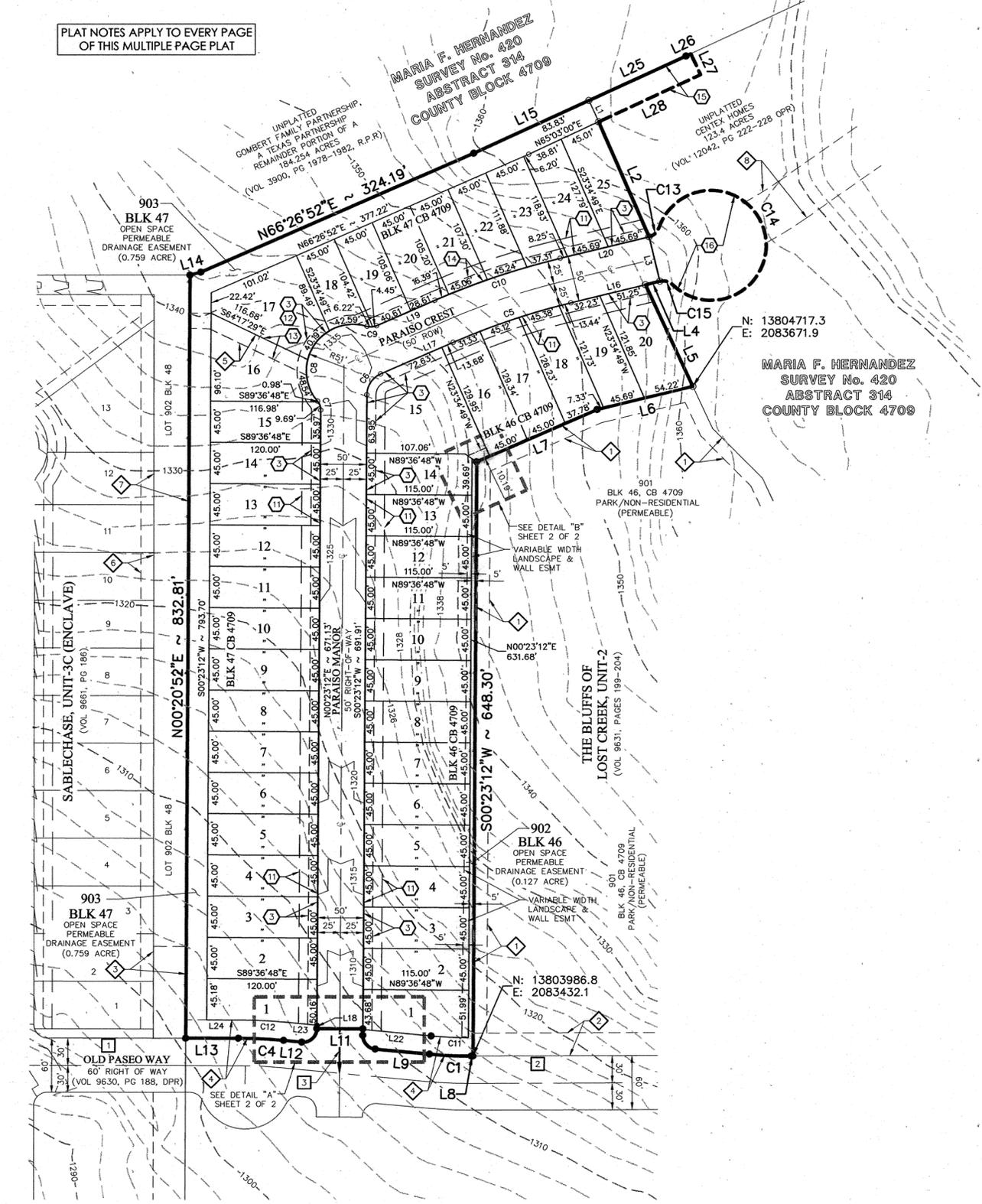
FINISHED FLOOR ELEVATION NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

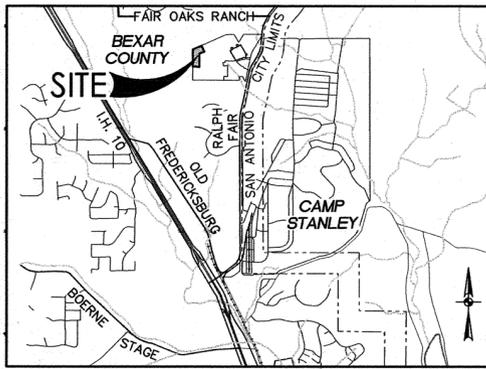
SETBACK NOTE: SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



Attachment No. 1 Civil Job No. 7525-05; Survey Job No. 9061-05 RESERVE AT LOST CREEK UNIT 3A



LOCATION MAP

NOT-TO-SCALE

LEGEND

- AC ACRE(S)
- BLK BLOCK
- BSL BUILDING SETBACK LINE
- CATV CABLE TELEVISION
- CB COUNTY BLOCK
- CV CLEAR VISION
- DOC DOCUMENT NUMBER
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- ELEC ELECTRIC
- ESMT EASEMENT
- FFE FINISHED FLOOR ELEVATION (SURVEYOR)
- NEW CITY BLOCK
- OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- PAGE(S)
- RADIAL BEARING
- RIGHT-OF-WAY
- VARIABLE WIDTH
- REPETITIVE BEARING AND/OR DISTANCE
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- ±49 LF TO INTERSECTION OF PARADISO MANOR & OLD PASEO WAY
- 15' DRAINAGE EASEMENT (VOL 9631, PG 199-204, DPR)
- 25' DRAIN, WALL, ELECTRIC, GAS, TELE., & CABLE TV ESMT (VOL 9631, PG 199-204, DPR)
- PERMEABLE VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9630, PG 188, DPR)
- 20' DRAIN, GAS, ELECTRIC, TELEPHONE, & CABLE TV ESMT (VOL 9631, PG 199-204, DPR)
- 16' WATER EASEMENT (VOL 9595, PG 172-176, DPR)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE (VOL 9661, PG 186, DPR)
- PERMEABLE VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9640, PG 218-219, DPR)
- 50' WATER, GAS, ELEC., TELE., & CABLE TV ESMT, TO EXPIRE UPON INC. INTO PLATTED PUBLIC STREET. (VOL 9595, PG 172-176, DPR)
- SABLECHASE, UNIT-2A (ENCLAVE) (VOL 9630, PG 188 DPR)
- THE BLUFFS OF LOST CREEK, UNIT-2 (VOL 9631, PG. 199-204 DPR)

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) 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 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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C.P.S. ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS — CITY PUBLIC SERVICE ENERGY IS HEREBY DESIGNATED 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

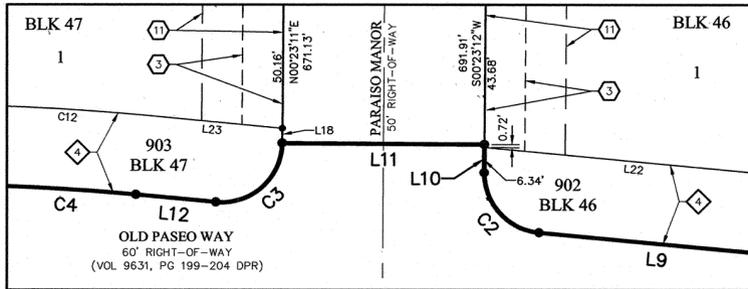
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	470.00'	5°34'55"	N87°21'28"W	45.77'	45.79'
C2	15.00'	84°57'13"	N42°05'25"W	20.26'	22.24'
C3	15.00'	95°02'47"	S47°54'35"W	22.13'	24.88'
C4	530.00'	5°20'38"	N87°14'20"W	49.41'	49.43'
C5	775.00'	10°00'00"	S71°25'11"W	135.09'	135.26'
C6	25.00'	66°02'00"	S33°24'12"W	27.24'	28.81'
C7	15.00'	40°44'57"	N19°59'17"W	10.44'	10.67'
C8	51.00'	147°31'53"	N33°24'12"E	97.93'	131.32'
C9	15.00'	40°44'57"	N86°47'40"E	10.44'	10.67'
C10	825.00'	10°00'00"	N71°25'11"E	143.81'	143.99'
C11	450.00'	5°10'20"	N87°09'11"W	40.61'	40.62'
C12	550.00'	5°20'38"	N87°14'20"W	51.28'	51.30'
C13	15.00'	57°46'09"	N47°32'07"E	14.49'	15.12'
C14	60.00'	295°32'17"	S13°34'49"E	64.00'	309.49'
C15	15.00'	57°46'09"	N74°41'44"W	14.49'	15.12'

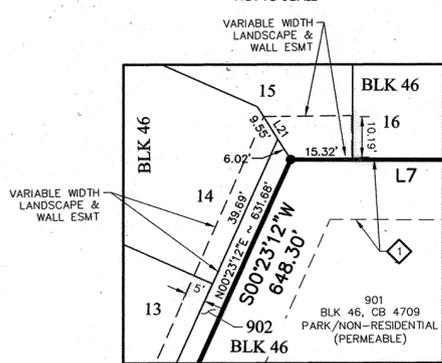
LINE #	BEARING	LENGTH
L1	S24°26'34"E	25.61'
L2	S23°34'49"E	136.80'
L3	S13°34'49"E	50.00'
L4	S76°25'11"W	16.16'
L5	S24°57'00"E	122.40'
L6	S76°25'11"W	107.24'
L7	S66°26'52"W	143.10'
L8	S89°51'04"W	1.60'
L9	N84°34'01"W	59.22'
L10	N00°23'12"E	7.06'
L11	N89°36'48"W	50.00'
L12	N84°34'01"W	19.85'
L13	N89°54'39"W	57.24'
L14	N74°54'42"E	12.24'
L15	N65°20'52"E	137.91'

LINE #	BEARING	LENGTH
L16	S76°25'11"W	99.64'
L17	S66°25'11"W	86.31'
L18	N00°23'15"E	3.69'
L19	N66°25'11"E	69.23'
L20	N76°25'11"E	99.64'
L21	N55°49'11"W	15.57'
L22	N84°34'01"W	74.72'
L23	N84°34'01"W	34.47'
L24	N89°54'39"W	34.43'
L25	N65°20'52"E	116.36'
L26	N65°03'00"E	5.75'
L27	S24°57'00"E	25.00'
L28	S65°03'00"W	122.34'



DETAIL "A"

NOT-TO-SCALE



DETAIL "B"

NOT-TO-SCALE

PLAT NUMBER 130401

SUBDIVISION PLAT
OF
RESERVE AT LOST CREEK
UNIT 3A

A 8.235 ACRE TRACT OF LAND BEING OUT OF A 123.4 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12042, PAGES 222-228, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT 314, COUNTY BLOCK 4709, OF BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
TBPE, FIRM REGISTRATION # 470 | FAX: 210.375.9010

DATE OF PRINT: 6/26/2014

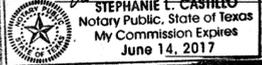
STATE OF TEXAS
COUNTY OF BEXAR

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: CHARLES MARSH
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

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 . . . A.D. 2014



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF RESERVE AT LOST CREEK UNIT 3A 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



Civil Job No. 7525-05; Survey Job No. 9061-05 RESERVE AT LOST CREEK UNIT 3A



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

Public Hearing:

Planning Commission
July 9, 2014

Application/Case Number:

130644

Project Name:

Alamo Ranch Unit 22A

Applicant:

Ian Cude

Representative:

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

Owner:

Continental Homes of Texas, L.P.

Staff Coordinator:

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

Property Address/Location:

Generally located at the intersection of
Gilmer Mill and Tulia Way.

Tract Size:

5.464 acres

Council District(s):

ETJ

Notification:

Internet Agenda Posting July 3, 2014

REQUEST

Approval of a major plat to subdivide a 5.464-acre tract of land to
establish **Alamo Ranch Unit 22A** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

June 27, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty-two (**32**) single-family residential lots and approximately one thousand four (**1,004**) linear feet of public streets.

B. Zoning

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

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on June 27, 2014.

E. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 808G, Alamo Ranch, accepted on July 12, 2010

III. RECOMMENDATION

Approval of the proposed **Alamo Ranch Unit 22A** Subdivision

IV. ATTACHMENT

1. Proposed Plat

PLAT NUMBER 130644

SUBDIVISION PLAT OF ALAMO RANCH UNIT 22A

BEING A 5.464 ACRES TRACT OF LAND, ESTABLISHING LOTS 77-91, 120-124, BLOCK 19, LOTS 1-3, BLOCK 21 AND LOTS 1-6, 18-20, BLOCK 22. OUT OF A 377.273 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11543, PAGES 1365-1373 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B. & C.R.R. CO. SURVEY NUMBER 386, ABSTRACT 97, COUNTY BLOCK 4411, IN BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: June 25, 2014

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CLUDE, 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 June 25, A.D. 2014.



Rhonda Yerkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ALAMO RANCH UNIT 22A 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

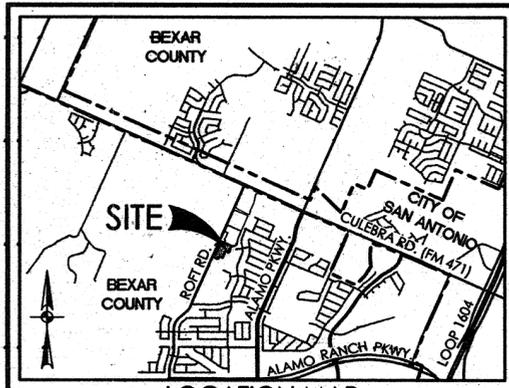
COUNTY CLERK, BEXAR COUNTY, TEXAS

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
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME PAGE(S)
BLK	BLOCK	PG	RIGHT-OF-WAY
CB	COUNTY BLOCK	ROW	REPETITIVE BEARING AND/OR DISTANCE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (SURVEYOR)	●	SET 1/2" IRON ROD (PD)

- | | | | |
|--|--|---|---|
| —1140— | EXISTING CONTOURS | ◇ | 16' SANITARY SEWER EASEMENT (VOL 9666, PG 88-89 DPR) |
| —1140— | PROPOSED CONTOURS | ◇ | 30' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9617, PG 13-15 DPR) |
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ◇ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9617, PG 13-15 DPR) |
| ⑫ | 20' BUILDING SETBACK LINE | ◇ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9623, PG 118-119 DPR) |
| ⑬ | 10' BUILDING SETBACK LINE | ◇ | 20' BUILDING SETBACK LINE (VOL 9617, PG 13-15 DPR) |
| ⑭ | VARIABLE WIDTH DRAINAGE & SANITARY SEWER EASEMENT | ◇ | 20' BUILDING SETBACK LINE (VOL 9617, PG 13-15 DPR) |
| ±35 LF TO INTERSECTION OF TULLIA WAY & GILMER MILL | | ◇ | 10' BUILDING SETBACK LINE (VOL 9617, PG 13-15 DPR) |
| ① | | ◇ | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9617, PG 13-15 DPR) |
| | | ◇ | 20' WATER EASEMENT REMAINING PORTION (VOL 12815, PG 1410 OPR) (VOL 12518, PG 2250-2255 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 (CORDS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORDS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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.

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," "OVERLAPPING EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BARRING WIRES, CABLES, CONDUITS, PREMISES 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 THEREOF, IF AS ORDERED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THE PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

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

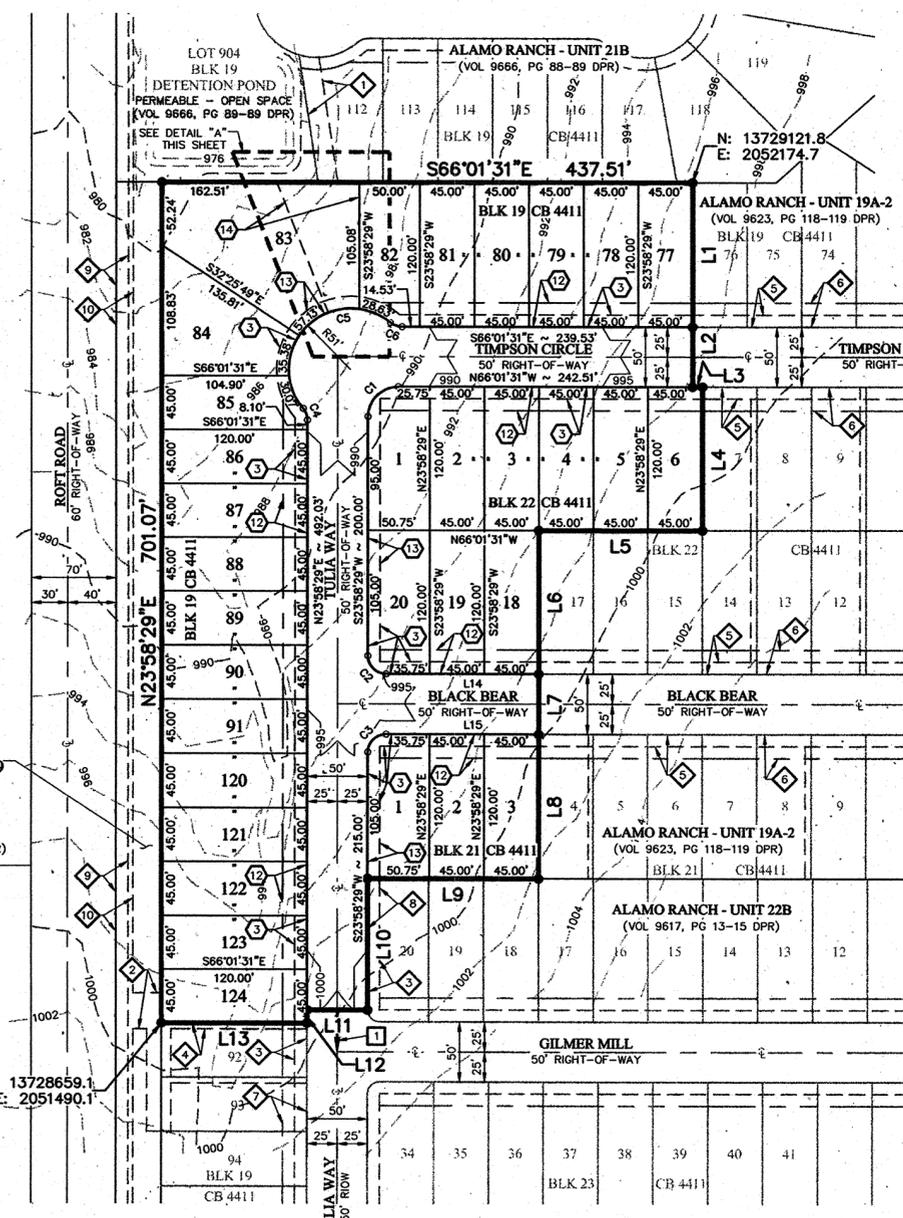
FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 22A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ALAMO RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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





CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

Public Hearing:

Planning Commission
July 9, 2014

Application/Case Number:

140242

Project Name:

Potranco Village – L.A. Fitness

Applicant:

H. Wade McGinnis

Representative:

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

Owner:

Potranco Retail, L.T.D.

Staff Coordinator:

Ian Benavidez, Planner
(210) 207-2868
ian.benavidez@sanantonio.gov

Property Address/Location:

Generally located north east of the intersection of Potranco Road and Loop 1604.

Tract Size:

10.126 acres

Council District(s):

4

Notification:

Internet Agenda Posting July 3, 2014

REQUEST

Approval of a major plat to replat a 10.126-acre tract of land to establish **Potranco Village – L.A. Fitness** Subdivision

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

June 17, 2014

I. ANALYSIS

A. Proposed Use

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

B. Zoning

C-3 General Commercial

C. Major Thoroughfares

Loop 1604, Highway

Potranco Road, Primary Arterial Type A, 120-foot minimum right-of-way

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on June 27, 2014.

F. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

III. RECOMMENDATION

Approval of the proposed **Potranco Village – L.A. Fitness** Subdivision

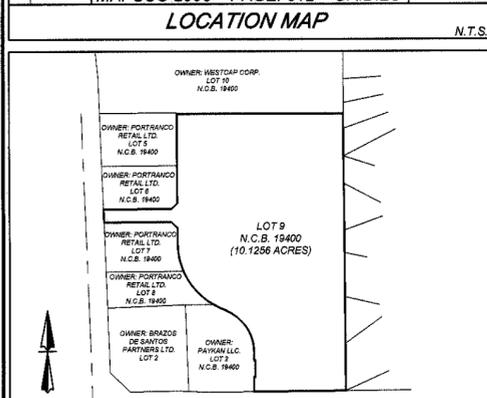
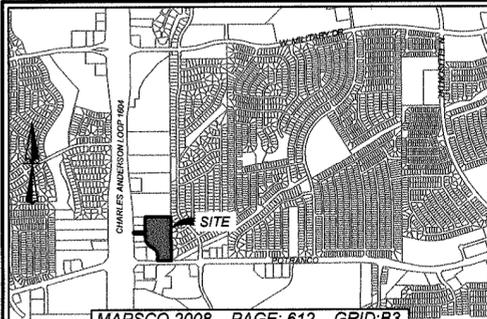
IV. ATTACHMENT

1. Proposed Plat

PLAT NUMBER 140242

**REPLAT ESTABLISHING
POTRANCO VILLAGE - L.A. FITNESS**

BEING A TOTAL OF 10.126 ACRES ESTABLISHING LOT 13, LOT 14, LOT 901 AND LOT 902, BLOCK 69, NEW CITY BLOCK 19400 AS PREVIOUSLY RECORDED IN VOLUME 9583 PAGES 179 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



AREA BEING REPLATTED KNOWN AS LOT 9, BLOCK 69, NEW CITY BLOCK 19400, PREVIOUSLY PLATTED IN AMENDING PLAT OF POTRANCO VILLAGE - PHASE 2 WHICH IS RECORDED IN VOLUME 9589, PG. 61 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - R.O.W. = RIGHT-OF-WAY
- 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 4204, NORTH AMERICA DATUM (NAD) OF 1983.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - REFERENCED PROPERTY IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 385 & 385 OF 785, COMMUNITY PANEL NO. 48029C03853 & 48029C0385F, DATED SEPTEMBER 29, 2010.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID08).

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT #0804000 "POTRANCO VILLAGE-PHASE 2" WHICH IS RECORDED IN VOLUME 9589, PAGE 61, OF THE PLAT AND DEED RECORDS OF BEXAR COUNTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER: _____

OWNER'S DULY AUTHORIZED AGENT: _____

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

STEVEN D. KRAUSKOPF
LICENSED PROFESSIONAL ENGINEER

6/11/2014

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
14003 HUEBNER ROAD, BUILDING 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

6/11/2014

- 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. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
 - FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2) (p 8-40))
 - WATER, WASTEWATER, & IRRIGATION IMPACT FEES SHALL BE ASSESSED FOR THE PROPOSED LOTS AT THE TIME OF FINAL PLAT APPROVAL ACCORDING TO THE RATES SHOWN IN ORDINANCE NO. 593. IMPACT FEES WILL BE COLLECTED PRIOR TO RELEASE OF THE BUILDING PERMIT.
 - THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CURVE TABLE

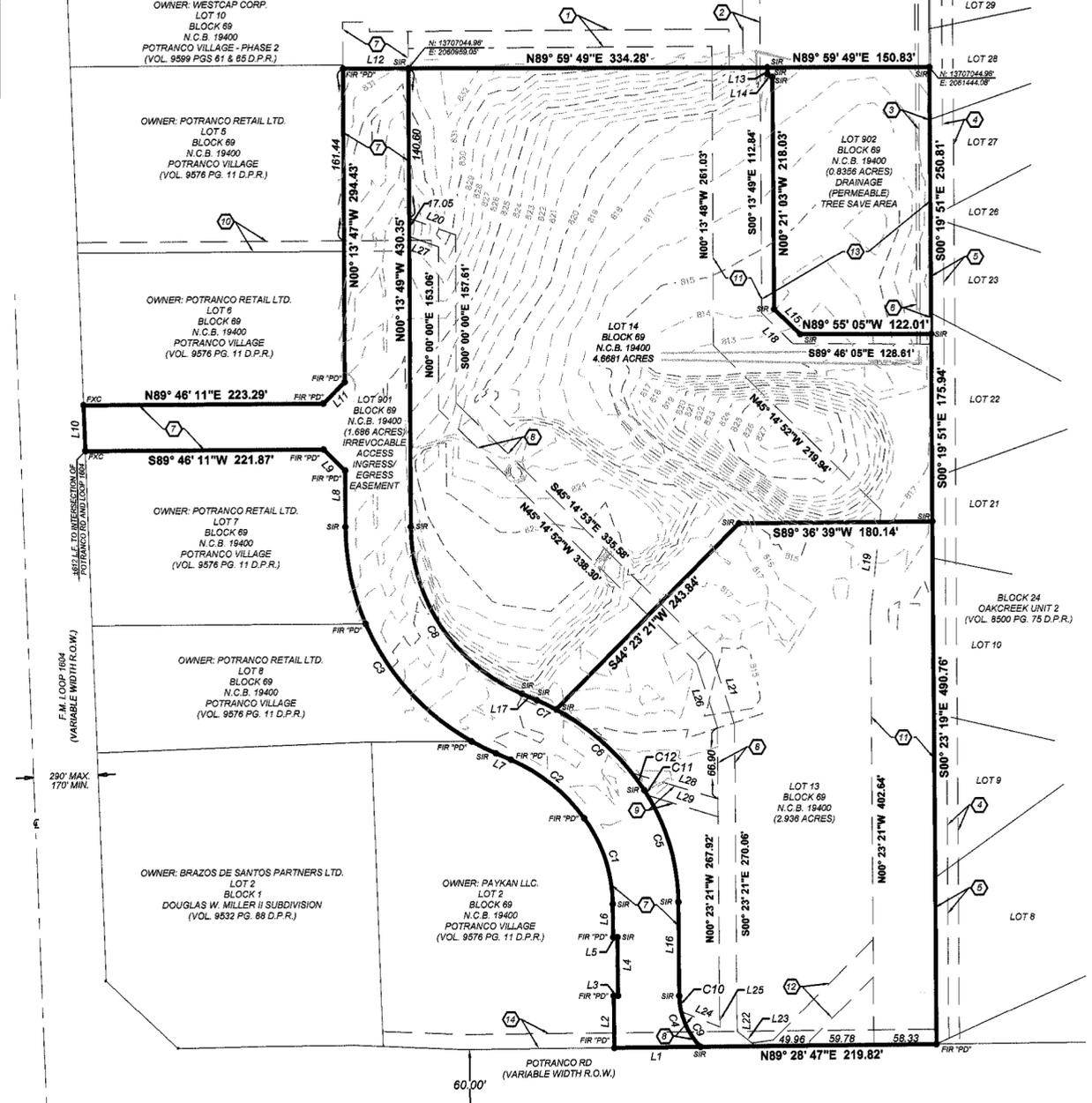
CURVE #	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C1	86.57	140.00	85.20	N18° 14' 05"W	44.72
C2	88.88	167.00	87.83	N51° 11' 42"W	45.52
C3	269.26	233.00	254.52	N33° 20' 10"W	151.93
C4	53.37	70.00	52.09	S22° 21' 55"E	28.06
C5	111.01	196.00	109.53	N16° 45' 04"W	57.04
C6	113.00	228.00	111.84	N47° 10' 48"W	57.68
C7	20.16	228.00	20.15	N63° 54' 36"W	10.09
C8	198.77	172.00	187.89	S33° 20' 11"E	112.15
C9	38.09	70.00	37.62	S28° 37' 18"E	19.53
C10	15.28	70.00	15.26	S6° 46' 36"E	7.67
C11	5.77	196.00	5.77	N32° 07' 57"W	2.89
C12	20.15	228.00	20.14	N35° 30' 50"W	10.08

- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- 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 "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID 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.
- KEYNOTE #8 - EASEMENT HAS BEEN REALIGNED.
KEYNOTE #11 - EASEMENT BOUNDS HAVE BEEN ALTERED.
KEYNOTE #13 - EASEMENT BOUNDS HAVE BEEN ALTERED.
- WASTEWATER EASEMENT 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
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.
- FIRE DEPARTMENT ACCESS EASEMENT NOTE:**
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR 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.
- TREE NOTE:**
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 1207411) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(F).

KEYNOTES

- 16' WATER EASEMENT (VOL. 9599, PG. 61 D.P.R.)
- 16' DRAINAGE EASEMENT (VOL. 9599, PG. 61 D.P.R.)
- 10' WATER EASEMENT (VOL. 3174, PG. 1506 O.P.R.)
- 10' SANITARY SEWER EASEMENT (VOL. 8500, PG. 75 D.P.R.)
- 12' GAS, ELEC. & TELE. EASEMENT (VOL. 8500, PG. 75 D.P.R.)
- 14' GAS, ELEC., TELE., & CATV EASEMENT (VOL. 9576, PG. 10 D.P.R.)
- VARIABLE WIDTH GAS, ELEC., TELE., CATV, SANITARY SEWER, WATER, DRAINAGE & IRREVOCAABLE ACCESS EASEMENT (VOL. 9599, PG. 61 D.P.R.)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 16' DRAINAGE EASEMENT
- 10' GAS EASEMENT (VOL. 9576, PG. 10 D.P.R.)
- VARIABLE WIDTH GAS, ELEC., TELE., CATV, SANITARY SEWER, WATER, DRAINAGE & ACCESS EASEMENT
- 25' DRAINAGE EASEMENT (VOL. 9576, PG. 11 D.P.R.)
- VARIABLE WIDTH DRAINAGE EASEMENT
- 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9576, PG. 10-11 D.P.R.)



Line Table

LINE #	LENGTH	DIRECTION
L1	80.38	S89° 28' 47"W
L2	49.00	N0° 31' 13"W
L3	4.00	N89° 28' 47"E
L4	55.00	N0° 31' 13"W
L5	4.00	S89° 28' 47"W
L6	31.03	N0° 31' 13"W
L7	15.04	N66° 26' 32"W
L8	53.12	N0° 13' 49"W
L9	28.28	N45° 13' 49"W
L10	43.02	N2° 07' 56"W
L11	28.28	N44° 46' 11"E
L12	61.01	N89° 59' 49"E
L13	6.30	N0° 20' 05"W
L14	5.43	N58° 45' 01"W
L15	33.76	N45° 56' 04"W
L16	88.20	N0° 31' 13"W
L17	15.04	N66° 26' 32"W
L18	41.06	S45° 14' 52"E
L19	100.03	N5° 49' 24"E
L20	45.96	S70° 02' 47"E
L21	70.14	S17° 21' 23"E
L22	18.13	S2° 08' 49"E
L23	22.06	S51° 38' 59"E
L24	39.08	S68° 12' 19"E
L25	13.43	N2° 08' 49"W
L26	63.78	N17° 21' 23"W
L27	28.86	N70° 02' 47"W
L28	84.00	S72° 54' 07"E
L29	68.66	N72° 54' 07"W

SCALE: 1" = 100'

KFW
ENGINEERS & SURVEYING
FIRM 9513 & 1012300

14003 HUEBNER ROAD, 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.

POTRANCO RETAIL, LTD.
OWNER: _____
DULY AUTHORIZED AGENT: _____
H. WADE MCGINNIS
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED H. WADE MCGINNIS, 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 11th DAY OF JUNE, A.D. 2014

P. Bilal
NOTARY PUBLIC BEXAR COUNTY TEXAS



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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

Public Hearing:

Planning Commission
July 9, 2014

Application/Case Number:

140371

Project Name:

APA Parking Garage

Applicant:

Kara J. Heasley

Representative:

Vickrey & Associates, Inc.
c/o Kara J. Heasley

Owner:

API Properties, Inc.

Staff Coordinator:

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

Property Address/Location:

Generally located west of the intersection of North Main Avenue and Navarro Street.

Tract Size:

.491 acres

Council District/ETJ:

1

Notification:

Internet Agenda posting July 3, 2014

REQUEST

The applicant is requesting a plat deferral for temporary utility service and/or building permits prior to plat approval and recordation of the **APA Parking Garage** Subdivision, for one (1) non single family lot consisting of .491-acres.

APPLICATION TYPE

Subdivision plat deferral

ANALYSIS

A. Proposed Use

Commercial

B. Zoning

“D” Downtown

C. Services Available

SAWS water and sewer

D. Interdepartmental Review

Request for reviews were approved by TIA and Storm Water

RECOMMENDATION

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

1. No permanent building permit and/or 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 or building permit 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 Plat.
2. Request Letter

PLAT NO. 140371

**SUBDIVISION PLAT ESTABLISHING
APA PARKING GARAGE**

0.491 ACRE BEING ALL OF A 0.491 ACRE TRACT OUT OF NEW CITY BLOCK 789, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 8259, PAGE 1530 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



SCALE: 1" = 50'



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271
TBPE Firm Registration No.: F-159
TBPLS Firm Registration No.: 10004100

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
American Payroll Institute, Inc.
By: Daniel Maddux
600 N. Main, Suite 100
San Antonio, Texas 78205
210-304-8616

OWNER

DULY AUTHORIZED AGENT

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 APA PARKING GARAGE 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 REGULATION AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

CPS 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.

ADDITIONAL NOTES:

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

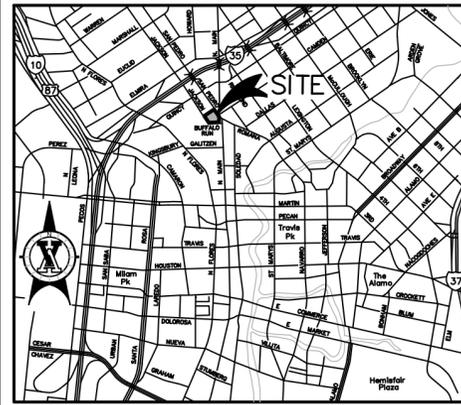
B. THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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.

1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE.

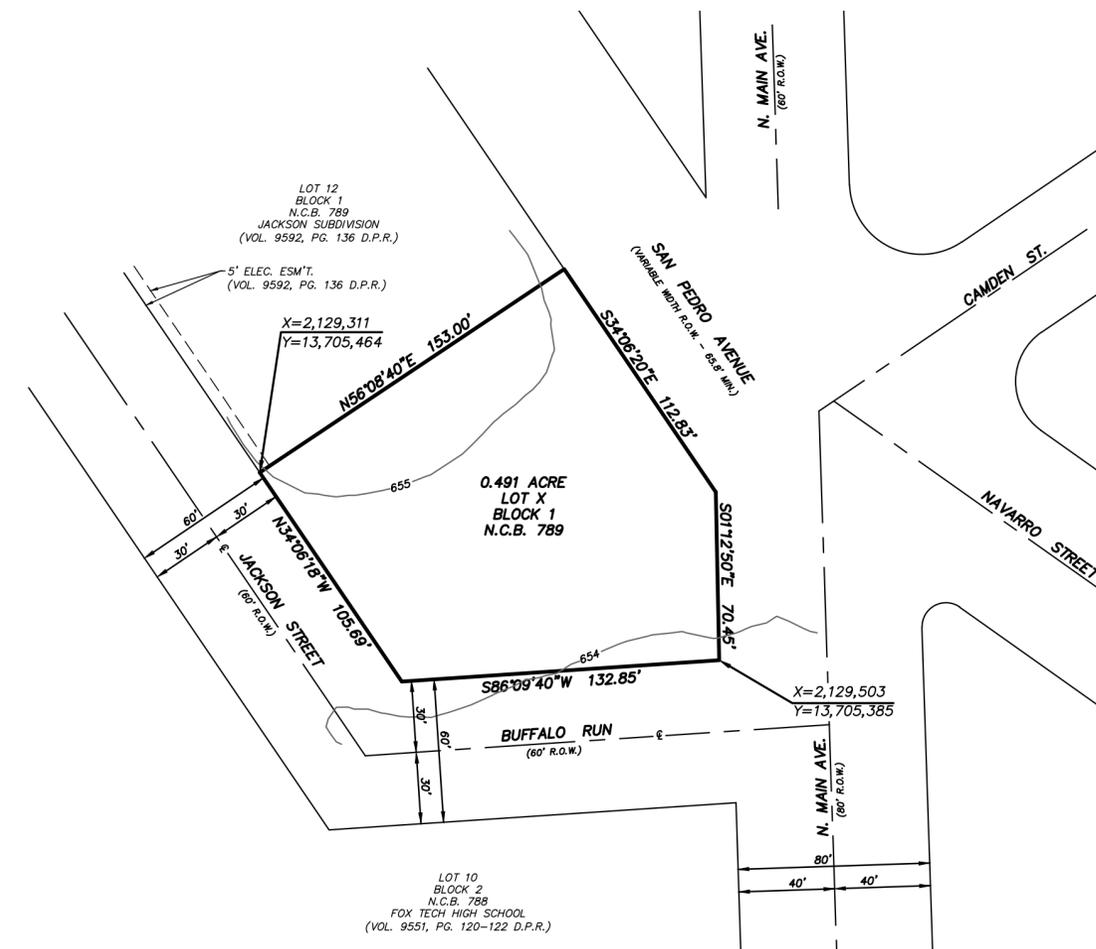
SOURCE OF BEARINGS ARE REFERENCED FROM XXXXXXX, DESCRIBED IN VOLUME XXXX, PAGES XXX-XXX OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

LEGEND

- SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
- FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- - - 740 - - EXISTING CONTOURS
- [740] - PROPOSED CONTOURS
- G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- R.O.W. RIGHT OF WAY
- EX EXISTING
- VOL. VOLUME
- PG. PAGE
- C.V.E. CLEAR VISION ESMT
- BLK. BLOCK
- CB. COUNTY BLOCK
- AC. ACRES
- PED. PEDESTRIAN
- V-N.A.E. VEHICULAR NON-ACCESS ESMT



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

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.

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: STEPHEN HORVATH, 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 UNIFIED 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



DEVELOPMENT SERVICES
RECEIVED

May 28, 2014

2014 JUN 10 PM 2:47

Development Services Department
Development & Business Services Center
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

Re: Plat Deferral Request
APA Parking Garage
659 N. Main Ave., San Antonio, Texas 78205

Dear DSD:

This letter is provided to inform you that Vickrey & Associates, Inc. has been retained by Mr. William Dambacher, Director of Operations for American Payroll Institute, Inc., owner of the above referenced tract, to prepare a subdivision plat for the project. The project consists of the construction of a parking garage on the subject property at 659 North Main Avenue, to provide additional parking for the American Payroll Association's offices located nearby at 660 North Main Avenue. The subject property is located within downtown San Antonio and is not platted, therefore a subdivision plat will be required in order for the proposed parking garage to be constructed.

American Payroll Institute provides limited parking for staff, building tenants, bank personnel and their customers. This has maxed out the available parking density, and business is being turned away from facility rental clients and training classes due to the lack of onsite parking. Approval of this Plat Deferral would allow construction of the proposed parking structure to begin more quickly, and allow American Payroll Institute to grow their business by providing the necessary onsite parking to serve its tenants and their customers. If this Plat Deferral is not approved, this will cause financial harm to American Payroll Institute and its existing tenants, and will harm their ability to attract new tenants due to the lack of available parking. 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

TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI)

PLANNING & ENGINEERING/STORM WATER ENGINEERING

STAFF REPORT

AGENDA ITEM NO. 9

Public Hearing:

Planning Commission
July 9, 2014

Application/Case Number:

FPV 14-013

Applicant:

J. Scott Miller
Way Out West, Ltd.

Representative:

Chris Otto, P.E., CFM

Owner:

Way Out West, Ltd.

Staff Coordinator:

Sabrina Santiago, EIT, CFM
Senior Engineering Associate
(210)207-0182
sabrina.santiago@sanantonio.gov

Property Address/Location:

24165 West IH-10

MAPSCO Map Grid (Ferguson)

479E2

Tract Size:

Tract is approximately 12.5 acres

Council District(s):

8

Notification:

Internet Agenda Posting July 3, 2014

REQUEST

1) A request for approval of a floodplain variance **FPV 14-013** to Section 35-F124 (f) (20) of the Unified Development Code (UDC), respectively, regarding allowable development within the regulatory floodplain for the **HEB at Leon Springs, Conditional Letter of Map Revision (CLOMR)**, a 12.5 acre tract of land within the Leon Creek watershed.

APPLICATION TYPE:

Floodplain Variance

RECOMMENDED ACTION

Approval of the proposed variance to Appendix F, Section 35-F124 (f) (20).

ALTERNATIVE ACTIONS

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

DATE FILED

February 5, 2014

I. SYNOPSIS OF ANALYSIS

The applicant has submitted a Conditional Letter of Map Revision (CLOMR) and applied for a Floodplain Development Permit (FPDP) for reclamation of land from the 1% annual chance floodplain for the addition to HEB site as well as from the parking lot. The application was reviewed by Storm Water staff who determined that the proposed development was located within an identified floodplain of the City of San Antonio. Subsequently, the FPDP (Attachment 1) was recommended for disapproval as the proposed improvements do not meet the UDC requirements per Section 35-F124 (f) (20) Which states that the 1% annual chance floodplain reclamation in areas of ineffective flow where floodplain storage is offset by comparable excavation within the same creek floodplain. Moreover, a letter from the Transportation and Capital Improvements (TCI) Department (Attachment 2) was addressed to the applicant regarding the review of the CLOMR associated with this development not in compliance with the current floodplain ordinance (No. 57969) of the City of San Antonio, and the requirement to submit a variance to the aforementioned section(s) of the UDC prior to TCI approval of the CLOMR, issuance of the Federal Emergency Management Agency (FEMA) MT-2 Form, and issuance of the FPDP.

III. RECOMMENDATION

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

- The engineer of record has demonstrated that the proposed fill within the 1% A.C. floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site as the site is located within the ineffective flow areas of Leon Creek and IH-10 West.
- Bexar County Boerne Stage Road improvements are proposing channelization within Leon Creek along with raising Boerne Stage Road approximately 5 to 6 feet. These improvements will allow additional storage within Leon Creek and will remove Boerne Stage Road from the 100-year floodplain.
- Construction activities associated with the project that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain shall not commence prior to FEMA approval of the CLOMR. Once FEMA approval of the CLOMR has been received a FPDP will be issued for the improvements associated with the CLOMR only.
- Any building permits associated with this project for vertical buildings shall remain on hold until a LOMR and a final elevation certification is submitted to Transportation & Capital Improvements (TCI)/Storm Water Review Team for approval.

The Director of Development Services recommendation for the **HEB at Leon Springs CLOMR** is **Pending** approval of this variance request.

IV. ATTACHMENTS

1. Denied Flood Plain Development Permit
2. Variance Request
3. Variance Response



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

June 19, 2014

J. Scott Miller
Way Out West, Ltd.
10003 NW Military, Ste 2205
San Antonio, TX 78231

Re: Floodplain Variance
SWE# 26046 HEB at Leon Springs CLOMR
FPV# 14-013

Dear Mr. Miller;

The Transportation & Capital Improvements (TCI) Storm Water Engineering Division has been in review of the Conditional Letter of Map Revision (CLOMR) associated with the proposed improvements related to the HEB at Leon Springs. The proposed development is not in compliance with the current City of San Antonio Unified Development Code (UDC) Appendix F "Floodplains" as follows:

1. The proposed development does not meet the following UDC requirements:
 - Appendix F, Subdivision C, Section 35-F124 (f) (20) which states that 1% annual chance floodplain reclamation in areas of ineffective flow where floodplain storage is offset by comparable excavation within the same creek floodplain.
2. A variance to the above UDC requirements will be required prior to Transportation & Capital Improvements (TCI) Storm Water Engineering Division approval of the CLOMR and issuance of the FEMA MT-2 Form.
3. The engineer of record has provided the following information to assist with the review of the variance to the above UDC requirements:
 - The engineer of record has demonstrated that the proposed fill within the 1% A.C. floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site as the site is located within the ineffective flow areas of Leon Creek and IH-10 West.
 - Bexar County Boerne Stage Road improvements are proposing channelization within Leon Creek along with raising Boerne Stage Road approximately 5 to 6 feet. These improvements will allow additional storage within Leon Creek and will remove Boerne Stage Road from the 100-year floodplain.

J. Scott Miller
HEB at Leon Springs CLOMR
FPV# 14-013
June 19, 2014
Page 2 of 2

4. TCI Storm Water Engineering Division will support a variance to the above UDC requirements with the following conditions:

- Construction activities associated with the project that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain shall not commence prior to FEMA approval of the CLOMR. Once FEMA approval of the CLOMR has been received a FPDP will be issued for the improvements associated with the CLOMR only.
- Any building permits associated with this project for vertical buildings shall remain on hold until a LOMR and a final elevation certification is submitted to Transportation & Capital Improvements (TCI)/Storm Water Review Team for approval.

If the Variance is approved by the Planning Commission, TCI Storm Water Engineering Division will issue a floodplain development permit once the above conditions are met. If you have further questions or require any further assistance and/or information, please contact Sabrina Santiago at (210) 207-0182 or via email (sabrina.santiago@sanantonio.gov).

Sincerely,



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

Attachment: Exhibit 1-Vicinity Map

cc: Chris Otto, PE, CFM, Bury Inc.
City of San Antonio, Planning Commission



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	HEB Leon Springs CLOMR
A/P # /PPR # /Plat #	Plat # 140031
Date:	12/3/2013
Code Issue:	Floodplain Ordinance
Code Sections:	Unified Development Code, Section 35-F124 (f)(20)

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

Owners Name: J. Scott Miller

Company: Way Out West, Ltd.

Address: 10003 NW Military, Ste. 2205, San Antonio, TX **Zip Code:** 78231

Tel #: 210-593-0777 **Fax#** **E-Mail:** jack@fulcrumsa.com

Consultant: Christopher A. Otto, P.E., CFM

Company: Bury

Address: 922 Isom Road, Ste. 100, San Antonio, TX **Zip Code:** 78216

Tel #: 210-525-9090 **Fax#** 210-525-0529 **E-Mail:** cotto@buryinc.com

Signature:

Additional Information – Subdivision Plat Variances & Time Extensions

1. Time Extension Sidewalk Floodplain Permit Completeness Appeal
 Other CLOMR

2. City Council District 8 Ferguson Map Grid 479E2 Zoning District C3 GC-1

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 22, 2013

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

Re: HEB Leon Springs CLOMR
Section 35-F124(f)(20)

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

Dear COSA DSD,

HEB Grocery Company is proposing an expansion of their existing retail location located at the intersection of IH-10 and Boerne Stage Road in order to better serve the growing population of the area. The project will be constructed in phases to ultimately expand the existing grocery store, build new gas pumps and convenience store. To comply with the current floodplain ordinance the site will have to be raised through the placement of fill in order to bring the finished floor elevations of the proposed buildings to 1-foot above the 100-year ultimate water surface elevation.

Per the Unified Development Code, Section 35-F124 (f)(20) states “(f) The following development may be allowed in the regulatory 1% annual chance and will require a floodplain development permit: (20) 1% annual chance floodplain reclamation in areas of ineffective flow where floodplain storage volume lost to reclamation is offset by comparable excavation within the same creek floodplain.”

The existing site is currently fully developed with retail stores and associated parking. Mitigating the proposed reduction in floodplain storage on-site would require excavation within the existing parking field to lower the parking field deeper into the floodplain. We believe this contradictory to the intent of the floodplain ordinance.

During a 100-year ultimate conditions storm event approximately 16 acres-feet of storage will be removed from the floodplain. We have conducted a HEC-HMS analysis to determine the hydrologic impacts of this reduction in storage. The storage-discharge table in the effective DFIRM HEC-HMS model was updated to account for the reduced storage. The peak discharge rates for the 100-year and 100-year ultimate storm events were then compared against the effective, or pre-project, model. The

922 Isom Road
Suite 100
San Antonio, Texas
78216

P 210.525.9090
F 210.525.0529

Austin
San Antonio
Dallas
Houston
Temple

table below summarizes the resulting peak discharge rates at calculation nodes RLC007 immediately adjacent to the site and JL016 just downstream of the site on the east side of IH-10.

Table 1 Compare Effective and Proposed Hydrology

Node	Total Area (sq-mi)	Effective Flow (cfs)	Proposed Flow (cfs)	Δ Flow (cfs)	% Change
RLC007	20.5	20,243.82	20,243.84	0.02	0.0001%
JL016	27.35	26,077.26	26,077.35	0.09	0.0003%

As can be seen from the above table, the peak discharge for the 100-year ultimate storm event increases less than 0.1 cfs. Given the magnitude of the peak discharge related to the increase, we consider this to be ‘no impact’.

It is our understanding that the requirement for floodplain storage mitigation was established to insure that the peak discharges within the floodplains do not increase due to floodplain reclamation. Our analysis indicates that the proposed project without floodplain storage mitigation will maintain the existing peak discharge rate within 0.0003% of the effective peak discharge rate. Therefore, it is our opinion that the project meets the intent of Section 35-F124(f)(20) by maintaining the existing peak discharge rate. Furthermore, it is our opinion that the reduction in floodplain storage will not adversely impact the health, safety, and public welfare.

Currently the first phase of the project is in the design phase. The extents of proposed fill that were provided in our CLOMR application represent the worst case scenario. During the detailed design of each phase of the project we will look at alternatives that minimize the reduction in floodplain storage.

Approval of this variance will better serve the public interest by allowing HEB to expand their grocery retail operation to better serve the growing population. Additionally, elevating the proposed improvements and portion of the parking field above the 100-year ultimate water surface elevation will benefit the health, safety, and public welfare of the community served by this HEB location.

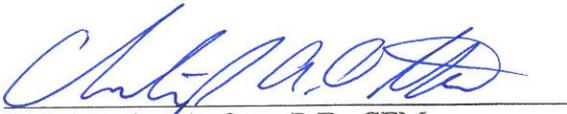
We believe that this project meets the following requirements as set forth in the Unified Development Code for variance approvals:

- If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
- The hardship relates to the applicant's land, rather than personal circumstances; and

- The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
- The hardship is not the result of the applicant's own actions; and
- The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

In my 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.

Sincerely,



Christopher A. Otto, P.E., CFM
Project Manager


Signature of Owner (if applicable)

Attachment(s)

For Office Use Only:	AEVR #:	Date Received:
DSD – Director Official Action:		
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED
Signature:	Date:	
Printed Name:	Title:	
Comments:		



CITY OF SAN ANTONIO

FLOOD PLAIN DEVELOPMENT PERMIT



Application Number 14-172

Date 6/30/2014

Permit Number 2014172

1. APPLICANT DATA (Owner)

Company Name Way Out West, LTD.

First Name J. Scott MI _____ Last Miller

Address: Number 10003 Street NW Military Dr, Ste 2205 City San Antonio

State TX Zip Code 78231 Phone (210) 593-0777

THE ABOVE PERMITTEE HAS APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE FLOOD PLAIN ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN AN IDENTIFIED FLOOD PLAIN OF THE CITY OF SAN ANTONIO OR E.T.J.

THE FLOOD PLAIN ADMINISTRATOR HAS REVIEWED PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT FOR CONFORMANCE WITH THE FLOOD PLAIN ORDINANCE NO. 57969 OF THE CITY OF SAN ANTONIO, TEXAS.

YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE FOLLOWING PROPOSED CONSTRUCTION:

2. TYPE OF PROPOSED DEVELOPMENT

Proposed use: Non-Residential

*If non-residential or other selected complete the following:

Type of use proposed: Existing commercial development

Occupant Name _____ Phone _____

3. DESCRIPTION OF CONSTRUCTION - NOTE: Applicant shall provide two sets of plans of the proposed construction or development.

Type: Fill-Permanent Other (Describe): Proposed fill to reclaim land from the 100-year floodplain

ON THE FOLLOWING DESCRIBED PROPERTY:

4. LOCATION

Subdivision _____ Number _____ Lot Number _____ Block _____ NCB _____ Tract _____

Location Description: 24165 West UH-10

Permittee Print Name

Permittee Signature

[Handwritten Signature]

RECOMMEND FOR DISAPPROVAL

FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

[Handwritten Signature]
(Conditions and provisions on next page)

Date

6/30/14

Date

6/30/14

Date



**CITY OF SAN ANTONIO
FLOOD PLAIN DEVELOPMENT PERMIT**



FOR OFFICE USE ONLY

Application Number 14-172 **Date** 6/30/2014 **Permit** 2014172

TO MAINTAIN COMPLIANCE WITH THE FLOOD PLAIN ORDINANCE REGULATIONS AND TO ELIMINATE OR MINIMIZE FLOOD DAMAGE POTENTIAL TO THE PROPOSED DEVELOPMENT, YOU ARE HEREBY DIRECTED TO CONSTRUCT YOUR PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING SPECIAL PROVISIONS:

- For residential structures, the lowest floor (including basement) must be elevated to _____ feet mean sea level.
- For non-residential structures, the lowest floor (including basement) must be elevated or floodproofed to _____ feet mean sea level.
- Permittee must submit an elevation certificate from a registered professional engineer or surveyor that the finished floor level of each structure has been constructed at the specified elevation.
- For non-residential floodproofing, a registered professional engineer or architect must certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.

Other provisions:

This permit is good for only 12 months after 12 months this permit will become null and void.

If the work does not commence within 6 months a new permit will be required.

No material of any kind will be allowed to be deposited or stock piled overnight within the floodplain or drainage right-of-way.

Within five (5) working days of a storm event: The property owner is responsible for both (1) repairing any damage that may occur and (2) removing any materials that may be deposited downstream of the subject site as a result of the proposed construction.

This Floodplain Development Permit (FPDP) is NOT a construction (/ building) permit. The contractor shall coordinate with the City of San Antonio Development Services Division regarding additional building permit requirements.

The proposed improvements do not meet Appendix F, Section 35-F124 (f) (20) that states that the 1% annual chance floodplain reclamation in areas of ineffective flow where floodplain storage is lost due to fill must be offset by comparable excavation

...within the same creek floodplain. This FPV# 14-013 will require Planning Commission approval.

Is Additional Information Required? No

Are other Federal, State, or Local Permits required? No

Permit Application - Reviewed By: Sabrina Santiag, EIT, CFM

WARNING:

The flood hazard boundary maps and other flood data used by the Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. Issuance of this permit does not imply that land outside the areas of special flood hazards or that the uses permitted within such areas will be free from flooding or flood damages due to local conditions. Construction standards required by this permit are the minimum standards deemed necessary to minimize or eliminate flood damage, but reliance on these minimum standards shall not create liability on the part of the City, the Flood Plain Administrator or any officer or employee of the City of San Antonio in the event flooding or flood damage does occur.

Permittee Initial



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO 10

Public Hearing:

Planning Commission
May 14, 2014

Case Number:

PA 14041

Applicant:

Steve Presley, Trustee of the Nancy Jane Schaefer Non-GST Exempt Trust

Representative:

P.W. Christensen, PC

Owner:

Steve Presley, Trustee of the Nancy Jane Schaefer Non-GST Exempt Trust

Staff Coordinator:

Ernest Brown, Planner
(210) 207-5017

Ernest.brown@sanantono.gov

Property Address/Location:

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

Legal Description:

6.884 acres out of NCB 35132

Tract Size:

6.884

Council District(s):

District 2

Notification:

Published in Daily Commercial Recorder 6/19/2014

Notices Mailed 6/26/2014

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

Internet Agenda Posting 7/3/2014

REQUEST

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

RECOMMENDED ACTION

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

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

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

Transportation:

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

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Eastern Triangle Community Plan	
Plan Adoption Date: May 21, 2009	Update History: N/A
<p>OVERALL GOAL: A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life</p> <p>Goal 12: Quality housing Goal 13: Well-maintained neighborhoods and housing stock</p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p>Community Commercial: Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.</p>	<p>NC, O-1, O-1.5, C-1, C-2, & C-2P</p>
<p>Low Density Residential: Low Density Residential Development includes Single Family Residential Development on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.</p>	<p>RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Community Commercial	Vacant
North	Community Commercial	Vacant
East	Community Commercial/Agricultural	Vacant/Vacant
South	Low Density Residential/Agricultural	Vacant / Church
West	Community Commercial/Low Density Residential	Vacant/Single Family Residential

Land Use: The subject property is located south of US Highway 87 East and eastside of Foster Meadow with frontage on Foster Meadow. The subject property is classified as Community Commercial in the Eastern Triangle Community Plan.

The Eastern Triangle Community Plan identifies the total number of housing units. It defines the rate of housing growth not at the same level as San Antonio overall. Additionally, median owner occupied housing values in the Eastern Triangle grew at a smaller rate than in the city overall while median rental values increased at a greater rate than the city overall. The predominant housing type in the Eastern

Triangle is single family housing consisting of approximately 74% of the total housing stock. The plan's intent is to encourage an increase in owner occupied housing in the area through a diverse housing stock.

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

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

Low Density Residential includes single-family houses on individual lots with/without attached or detached accessory dwelling units, such as granny flats, garage apartments and "echo" (elder cottage housing opportunity) units. Only one accessory dwelling is appropriate per lot and the accessory structure should reflect the appearance of the main structure. All off-street parking and vehicle use areas adjacent to residential uses should include buffer landscaping, lighting, and signage controls. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should typically be oriented toward the center of the neighborhood and located away from major arterials. The subject property is conducive to the goals and objective of the plan. It abuts open space and a community facility as well as property with the intent of community commercial development identified by the POADP and the Eastern Triangle Community Plan. The proposed development will facilitate support for the Community Commercial land use. The subject property is in the East Central ISD with a school within walking distance. The subject property also abuts a church and is within walking distance of a community park.

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

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

II. SUPPLEMENTAL INFORMATION

Current Zoning: "C-2" Commercial District

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

Corresponding Zoning Case: Z2014145

Zoning Commission Public Hearing Date: July 15, 2014

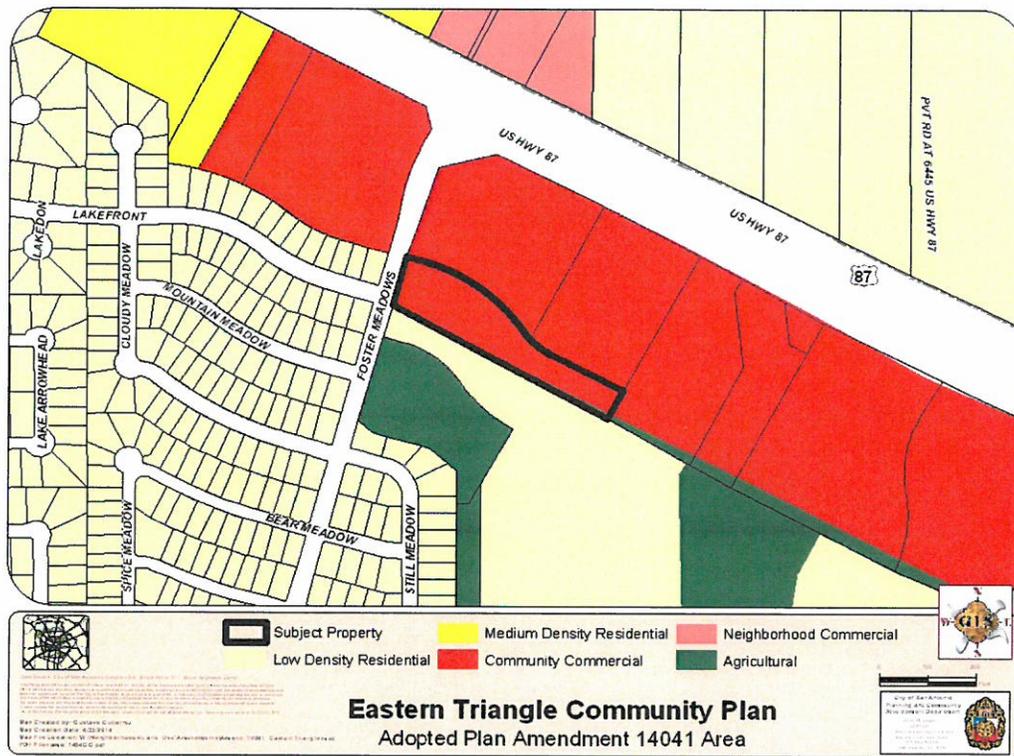
III. RECOMMENDATION

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

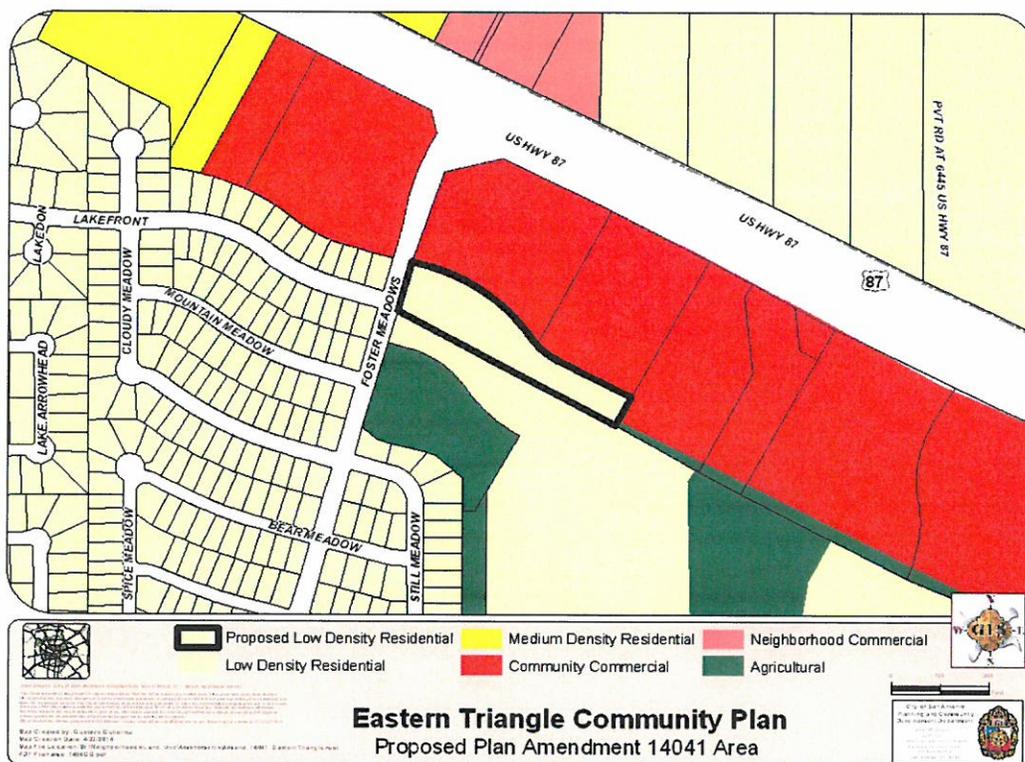
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

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

WHEREAS, City Council approved the Eastern Triangle Community Plan as an addendum to the Comprehensive Master Plan on May 21, 2009; and

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

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

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

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

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

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

PASSED AND APPROVED ON THIS 9th DAY OF July, 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 11

Public Hearing:

Planning Commission
July 9, 2014

Case Number:

PA 14059

Applicant:

P.W. Christensen, P.C.

Representative:

P.W. Christensen, P.C.

Owner:

Productive Management Partners,
LTD

Staff Coordinator:

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

Property Address/Location:

Approximately 0.833 of an acre of
land out of Lots 15 and 18, Block
11, NCB 19216 located in the
20900 Block of Gathering Oak.

Legal Description:

Lots 15 & 18, Block 11, NCB
19216

Tract Size:

0.833 acres

Council District(s):

District 9

Notification:

Published in Daily Commercial
Recorder 6/20/2014
Notices Mailed 6/26/2014

- 6 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 38 to planning team members

Internet Agenda Posting 7/3/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification from Rural Estate Tier to Regional Center.

RECOMMENDED ACTION

Approval of the proposed amendment to the North Sector Plan to change the future land use classification of the subject property from Rural Estate Tier to Regional Center.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The proposed amendment to Regional Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding area.

Transportation:

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

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: North Sector Plan	
Plan Adoption Date: August 5, 2010	Update History: None
<p>HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.</p> <p>ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.</p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p>Rural Estate Tier: RESIDENTIAL: Low Density Residential Estate. Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre. NON-RESIDENTIAL: Neighborhood Commercial. Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate. LOCATION: Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.</p>	<p>RP, RE, R-20, O-1, NC, C1, RD</p>
<p>Regional Center: RESIDENTIAL: High Density. Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses. NON-RESIDENTIAL: Regional Commercial, Office. Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. LOCATION: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.</p>	<p>MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Rural Estate Tier I	Vacant Lot
North	Rural Estate Tier	Commercial Uses
East	Rural Estate Tier	Vacant Land
South	Rural Estate Tier	Non-Profit Organization
West	Rural Estate Tier	Vacant Land

Land Use:

Sector Plan Criteria for review:

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

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location in close proximity to Blanco Road and Wilderness Oak both major roadways, makes the area appropriate for more intense residential and commercial development. The North Sector Plan classifies the subject property as Rural Estate Tier. Rural Estate Tier generally includes large tract detached single-family housing and small scale commercial uses. The existing surrounding uses, as well as zoning districts, consists of more intense residential and community scale commercial uses. The existing Rural Estate Tier classification for this area is not appropriate and does not reflect existing conditions on the ground. The subject property is located in an area that has seen rather extensive development.

The applicant who owns the adjoining facility requests this plan amendment and associated zoning change in order to expand his operation and construct an office/warehouse construction contractor facility on the adjacent subject property. However, the subject property has a land use classification of Rural Estate Tier and is currently zoned "C-3" and a construction contractor facility is not permitted by right under the Rural Estate Tier land use classification or the "C-3" zoning designation. The Rural Estate Tier land use classification allows less intense commercial uses by right; however, the associated zoning district to bring the desired use into conformance requires a more intense commercial land use classification and thus the need to request a change in the land use plan. The proposed amendment to Regional Center will provide consistency with the proposed use and allow the applicant to seek the appropriate zoning district of "C-3 S". The proposed amendment to Regional Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding area.

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

The proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. It is anticipated that the proposed facility will provide basic services to businesses and residents within its boundaries. In addition, development of the subject property at the Regional Center would contribute toward the plan's vision of environmental preservation and compatibility by not significantly altering the existing development pattern.

The amendment must uphold the vision for the future of the North Sector Plan.

The North Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property's relative proximity to existing developed areas will serve to preserve the natural resources found within the planning area. Additionally, the proposed land use classification provides for future commercial development that would be compatible with adjacent uses.

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

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

The requested Regional Center classification would provide opportunity for future development that would be compatible with adjacent uses. The proposed amendment for an office/warehouse construction contractor facility will not generate the traffic, noise or light pollution generally associated with other high intense commercial uses and will not alter in any way the area's recreational amenities. Due to its close proximity to Camp Bullis, the subject property is within the Military Sound Attenuation Overlay (MSAO) and the Military Lighting Overlay (MLOD) Districts. The overlay districts impose development standards meant to protect the area's natural resources, the Military's training mission, and to ensure development consistent with the character of the surrounding area. Adherence will be evaluated as this project moves through the development process.

Transportation: The City's Major Thoroughfare Plan identified Blanco Road and Wilderness Oak as Secondary Arterial Type A. Ranch Oak is a local street. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is no mass transit system in the immediate area. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: Rolling Hills Catholic School and Wilderness Oaks Elementary School are within walking distance. Panther Springs Park is in close proximity. The requested land use change should not create any additional demand for community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "C-3 MSAO-1 MLOD-1 ERZD" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Proposed Zoning: "C-3 S MSAO-1 MLOD-1 ERZD" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Construction Contractor Facility

Corresponding Zoning Case: Z2014180 S ERZD

Zoning Commission Public Hearing Date: August 5, 2014

III. RECOMMENDATION

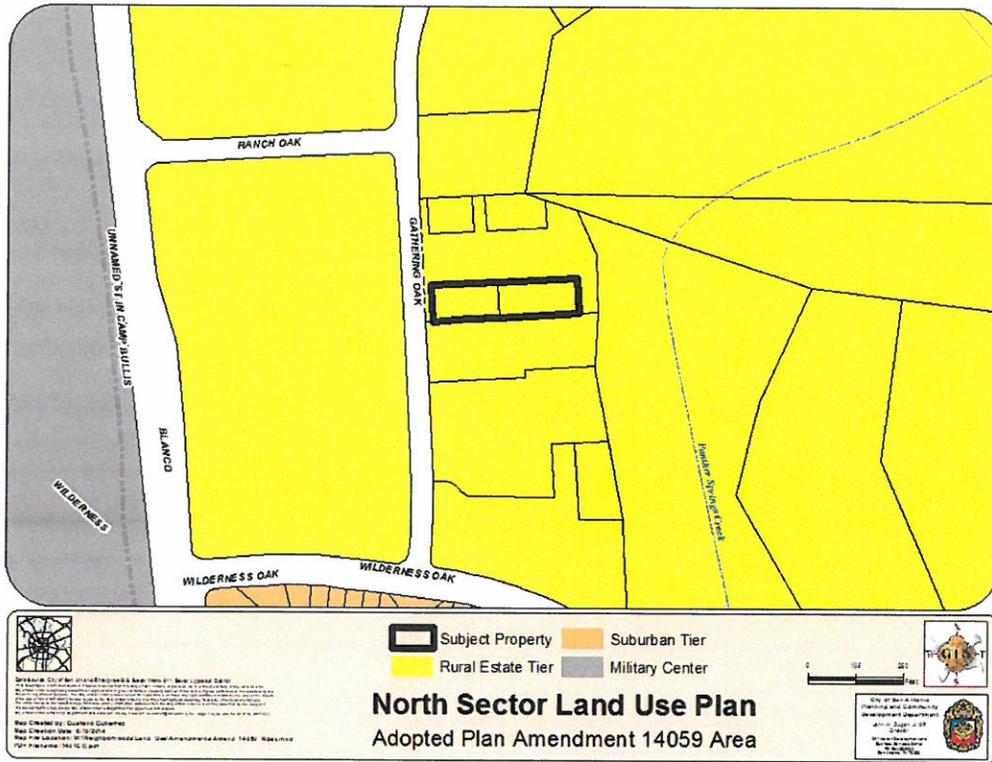
The Regional Center land use classification will not significantly alter the land use pattern or character of the immediate area and supports the goals of the North Sector Plan of maintaining and revitalizing the North Sector to retain and expand economic growth along its major corridor and/or centers. The proposed change is not anticipated to pose any negative impact on military operations of Camp Bullies or adversely affect any recreational amenities in the area.

IV. ATTACHMENTS

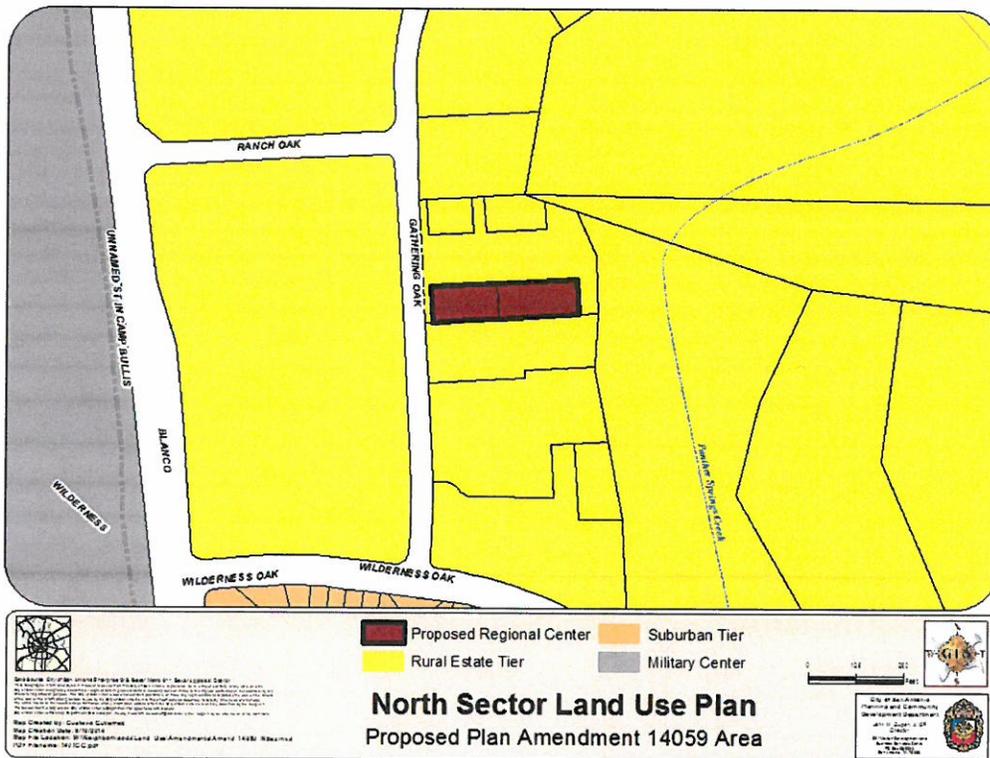
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2013 Aerial

 Subject Property



Data Source: City of San Antonio Geographic Information System (GIS), San Antonio, Texas
 This map is a reproduction of the City of San Antonio's GIS data. It is not intended to be used for any purpose other than that for which it was created. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, agents, or contractors, arising out of or in connection with the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, agents, or contractors, arising out of or in connection with the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, agents, or contractors, arising out of or in connection with the use of this map.

Map Created by: Gustavo Gutierrez
 Map Creation Date: 8/22/2014
 Map File Location: W:\Neighborhoods\Land Use\Amendments\Amend 14059\14059.mxd
 PDF Filename: 14059_C.pdf

North Sector Land Use Plan

Proposed Plan Amendment 14059 Area

City of San Antonio
 Planning and Community
 Development Department
 John M. Dugan, JDCP
 Director
 12111 North Loop West
 Suite 1000
 San Antonio, TX 78241



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM RUAL ESTATE TIER LAND USE TO REGIONAL CENTER LAND USE FOR AN AREA OF APPROXIMATELY 0.833 OF AN ACRE OF LAND OUT OF LOTS 15 AND 18, BLOCK 11, NCB 19216 LOCATED IN THE 20900 BLOCK OF GATHERING OAK.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

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

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

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

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

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

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

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

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Robert R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO 12

Public Hearing:

Planning Commission
July 9, 2014

Case Number:

PA 14060

Applicant:

Jennifer Escamilla

Representative:

Jennifer Escamilla

Owner:

Ermill Escamilla and Luz Maria
Escamilla

Staff Coordinator:

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

Property Address/Location:

A portion of 8800 and 8900 Block of
South Presa

Legal Description:

Lot 7, 8, and 9, Block 3, NCB 10922

Tract Size:

1.629 Acres

Council District(s):

District 3

Notification:

Published in Daily Commercial
Recorder June 19, 2014
Notices Mailed June 26, 2014

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

Internet Agenda Posting 7/3/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Stinson Airport Vicinity Land Use Plan future land use classification from Neighborhood Commercial to Community Commercial.

RECOMMENDED ACTION

Approval of the proposed amendment to the Stinson Airport Vicinity Land Use Plan to change the future land use classification of the subject property from Neighborhood Commercial to Community Commercial.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

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

Transportation:

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

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan	
Plan Adoption Date: April 2, 2009	Update History: None
<p>Goal I: Protect the quality of life of residents including health, safety and welfare Objective 1.1 Protect integrity of exiting residential neighborhoods Objective 1.2 Discourage developments of incompatible uses on vacant land.</p> <p>Goal II: Encourage economic growth that enhances airport operations and surrounding development Objective 2.2 Encourage commercial development that respects the integrity of existing residential development.</p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p>Neighborhood Commercial: Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shop front retail that serve a market equivalent to a neighborhood. Should be located at intersections of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples include area flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline.</p>	NC, C-1, O-1
<p>Community Commercial: Medium intensity uses that serve two or more neighborhoods should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer and landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.</p>	O-1, Office NC, Neighborhood Commercial C-1, Commercial C-2, Commercial C-2P, Commercial UD, Urban District Commercial Center along Loop 410 bordering City South (no residential)

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Neighborhood Commercial	Motel
Northeast/ East	Low Density Residential	Single-Family Homes
Northwest	Neighborhood Commercial	Residential, Vacant, Restaurant
West/ Southwest	Park/Open Space	Open Space, Residential
Southeast	Neighborhood Commercial	Restaurant, Manufacturing

Land Use: The subject property fronts South Presa Street between Graf Road and an unnamed Street at Presa Street and backs up to Old Corpus Christi Road. The subject property is classified as Neighborhood Commercial in the Stinson Airport Vicinity Land Use Plan. This area is in the south rural portion of the city limits. The existing land use on the subject property is a Motel. The applicant requests this plan amendment and subsequent zoning change to allow the expansion of the existing Motel on abutting vacant property.

The Stinson Airport is approximately 0.7 miles west of the subject property. Across from the subject property to the north is classified as Low Density Residential with existing low density residential homes. The proposed future expansion of the Motel services is consistent with the Goal and Objectives of the Stinson Airport Vicinity Land Use Plan, which encourage commercial development that respects the integrity of the existing residential development and discourage development of incompatible uses on vacant land. The City's Unified Development Code requires commercial zoning districts to provide off-street parking and vehicle use areas adjacent to residential uses to include buffer landscaping, lighting, and signage controls. Properties fronting this section of South Presa Street are existing commercial land uses.

Transportation: The City's Major Thoroughfare Plan identified South Presa Street as a Secondary Arterial Type A roadway with no curbs or sidewalks on both sides. This section of Old Corpus Christi Road serves as a local street and dead ends. There is a VIA bus stop located at South Presa and Graf Road served by route 36 on South Presa Street. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The property is accessible from South Presa Street and Old Corpus Christi Road. Because of the amount of frontage the subject property has on South Presa Street there will be no need for accessibility from Old Corpus Christi Road.

Community Facilities: The Acequia, Mission Parkways, San Antonio River and Mission San Juan Capistrano are nearby the subject property. The existing community facilities could support any additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "C-1 H MC-2 RIO-6" Light Commercial Mission Historic South Presa Metropolitan Corridor River Improvement Overlay-6 District

Proposed Zoning: "C-2 S H MC-2 RIO-6" Commercial Mission Historic South Presa Metropolitan Corridor River Improvement Overlay-6 District with a Specific Use Authorization for a Hotel

Corresponding Zoning Case: None Currently

Zoning Commission Public Hearing Date: July 9, 2014

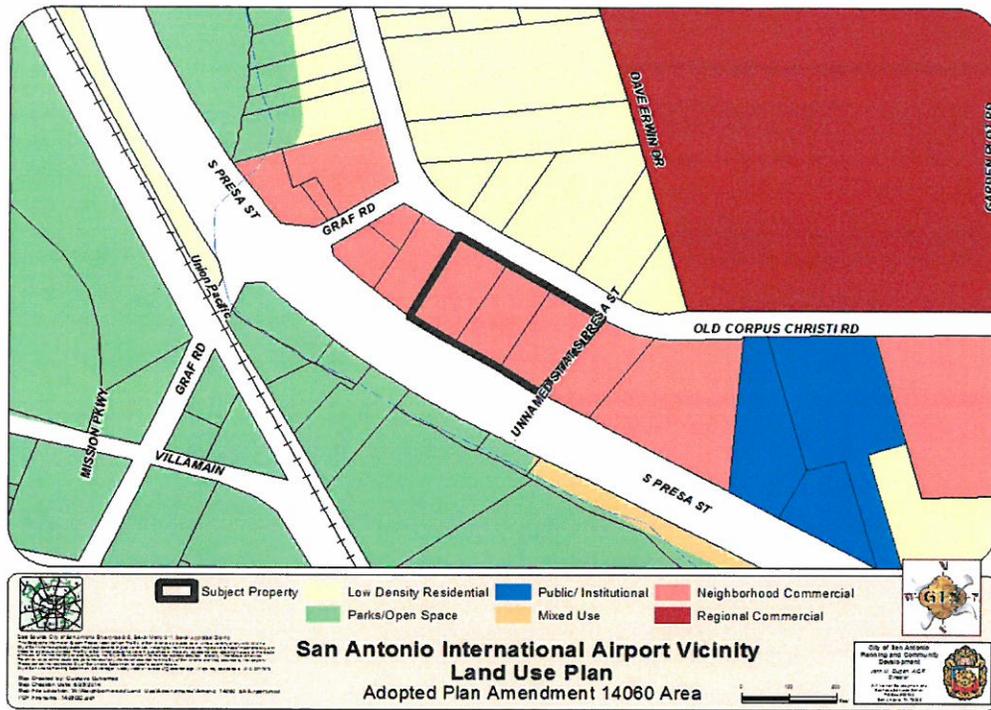
III. RECOMMENDATION

Community Commercial is consistent with the existing use of the property and the goals and objectives of the Stinson Airport Vicinity Land Use Plan. This location is suitable for the continuation and future expansion of the services provided by the Motel.

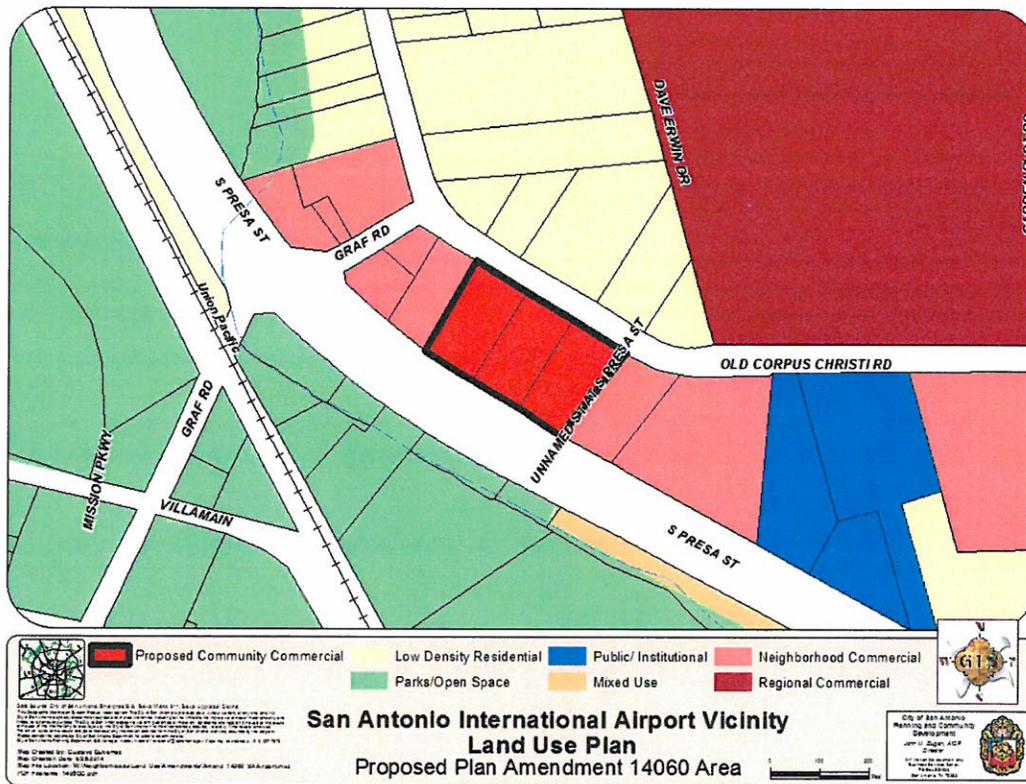
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE STINSON AIRPORT VICINITY LAND USE PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 1.629 ACRES LOCATED AT A PORTION OF THE 8800 - 8900 BLOCKS OF SOUTH PRESA STREET

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

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

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

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

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

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

PASSED AND APPROVED ON THIS 9th DAY OF July, 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO 13

Public Hearing:

Planning Commission
July 9, 2014

Case Number:

PA 14061

Applicant:

Alma Lopez

Representative:

Alma Lopez

Owner:

Southeastern California Conference
Of Seventh Day Adventists

Staff Coordinator:

Ernest Brown, Planner
(210) 207-5017

Ernest.brown@sanantono.gov

Property Address/Location:

1825 (aka 1845) South W.W. White
Road

Legal Description:

Lot 2c, NCB 10757

Tract Size:

2 Acres

Council District(s):

District 2

Notification:

Published in Daily Commercial
Recorder June 19, 2014
Notices Mailed June 26, 2014

- 15 to property owners within 200 feet
 - Dellcrest Area Neighborhood Association registered within 200 feet
 - 23 to planning team members
- Internet Agenda Posting 7/3/2014

REQUEST

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

RECOMMENDED ACTION

Denial of the proposed amendment to the Eastern Triangle Community Plan to change the future land use classification of the subject property from Community Commercial to Regional Commercial.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The subject property is in a commercial node formed by two Primary Arterials, Type A which is encouraged by the plan for Community Commercial land use. The subject property is appropriately classified as Community Commercial with Community Commercial retail already established and providing a buffer between low density residential as encouraged by the plan.

Transportation:

The transportation infrastructure within the area may not be attuned to accommodate the heavy traffic associated with the Regional Commercial land use category. This could lead to potential maintenance issues in the future. The existing transportation infrastructure would not support the possible additional traffic generated by the requested land use change.

Community Facilities:

The proposed amendment could anticipate negative impacts on community facilities in the area.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Eastern Triangle Community Plan	
Plan Adoption Date: May 21, 2009	Update History: None
Goal 29: Change traffic patterns to reduce congestion on major thoroughfares and Objective 29.1: Decrease congestion and the amount of time spent in idle traffic.	
29.1.3. Monitor zoning cases to review Traffic Impact Analysis (TIA) for new development when anticipated traffic volumes are expected to cause greater congestion	
Comprehensive Land Use Categories	Example Zoning Districts
<p>Community Commercial: Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.</p> <p>Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.</p>	<p style="text-align: center;">NC, O-1, O-1.5, C-1, C-2, & C-2P</p>
<p>Regional Commercial: Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Examples of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise.</p> <p>Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size.</p> <p>Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.</p>	<p style="text-align: center;">NC, O-1, O-1.5, O-2, C-1, C-2, C-2P & C-3</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Residential
North	Low Density Residential	Vacant, Business, and Salon
East	Community Commercial	Retail Center
South	Community Commercial	Auto Parts, Vacant
West	Community Commercial	Vacant

Land Use: The subject property is located on the westside of South W.W. White Road approximately 500 feet from the intersection of South W.W. White Road and Rigsby Avenue. The subject property is classified as Community Commercial in the Eastern Triangle Community Plan, as are most of the immediate surrounding properties. The general area is predominately residential land use.

The Future Land Use Plan takes into consideration the current zoning map and the existing land use. The adopted Future Land Use Plan is utilized to guide future land use change decisions.

The Eastern Triangle has been divided into five districts. The future land use character and design guidelines of each of these districts are identified. The subject property is located in the Central District as identified by the Eastern Triangle Community Plan.

The plan encourages diversification of businesses and services with an increase range of family oriented businesses and services within the Eastern Triangle. Economic development is desired along major arterials and highways. In addition, master planned community developments and walkable mixed use developments that include a mix of commercial, residential, and employment opportunities are highly encouraged to locate within the Eastern Triangle.

The plan recognizes retail, service, and office uses play a prominent role in the economic sustainability of the community. The existing businesses are located primarily in five notable commercial corridors: South W. W. White Road, Loop 410, Rigsby Avenue, Houston Street, and IH-10. The corridors and the transportation network of the Eastern Triangle would benefit from an investment of new businesses in the area and redesign of these roadways to make them more pedestrian and bicycle friendly. Additionally, the cooperation between businesses, community organizations, and property owners is encouraged to enhance the economic viability of the Eastern Triangle.

Community Commercial land uses should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential. Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size.

The subject property is identified in a commercial node formed by two Primary Arterials, Type A which is encouraged by the plan for Community Commercial land use. The subject property is appropriately classified as Community Commercial with Community Commercial retail already established and providing a buffer between low density residential as encouraged by the plan. The land use in relation to the transportation infrastructure will maintain a sustainable traffic impact. Regional Commercial is encouraged by the Eastern Triangle Community Plan at highways and major arterials such as Loop 410 and Rigsby Ave or IH 10 and W.W. White road. Regional Commercial provides services and retail for a region. Regional Commercial land uses serving a region provide an increase of traffic that can contribute to the amount of time spent in idle traffic.

The proposed amendment would reclassify the property as Regional Commercial which accommodates very intense regional type land use in addition to uses such as night clubs, sexual oriented business, big box retail and retail “power centers”, shopping malls. It would encourage higher density residential that would lead to greater demands on the infrastructure. These uses are not compatible with the existing infrastructure and the established community commercial land uses that provide a significant buffer from residential uses and reduce the expectation of causing greater congestion and idle time in traffic.

Transportation: The City’s Major Thoroughfare Plan identify W.W. White and Rigsby Avenue as a Primary Arterial Type A roadway. Several VIA bus stops are located nearby subject property and are

served by route 550. Rigsby Avenue is served by route 30 and 230. The transportation infrastructure within the area may not be attuned to accommodate the heavy traffic volumes associated with the Regional Commercial land use category. This could lead to potential maintenance issues in the future. The existing transportation infrastructure would not support the possible additional traffic generated by the requested land use change.

Community Facilities: The subject property is approximately 0.5 miles west of Herman Hirsh Elementary School, and Town Center Private School located in the Dellcrest Subdivision. The subject property is 0.67 miles from the Comanche Community Park located on Rigsby Avenue. There are several Churches and Community Centers as well as neighborhood parks north of the subject property. The proposed amendment could anticipate negative impacts on community facilities in the area.

II. SUPPLEMENTAL INFORMATION

Current Zoning: “R-5” Residential Single-Family District

Proposed Zoning: “C-3” General Commercial District

Corresponding Zoning Case: Z2014156

Zoning Commission Public Hearing Date: July 15, 2014

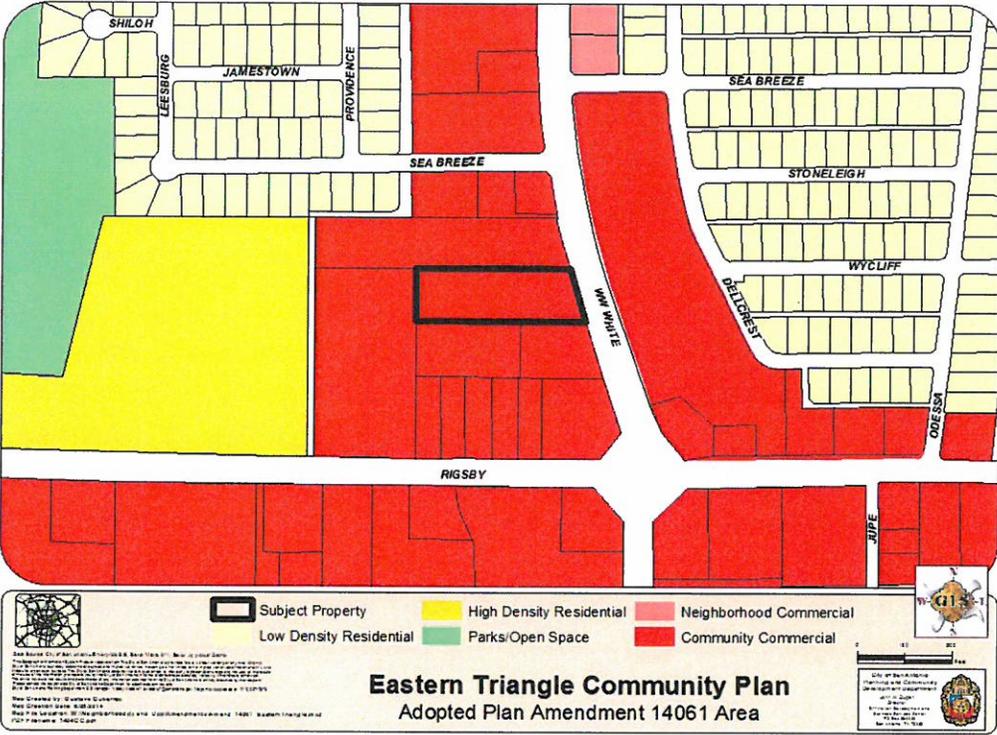
III. RECOMMENDATION

Community Commercial is consistent with the location of the subject property and the established retail center and service center. This location is suitable for Community Commercial as recommended by the Eastern Triangle Community Plan, which recommends that Community Commercial be located at the intersection of major arterials where they can meet the needs of the community and provide a buffer for transition of intense land use to low land use intensity.

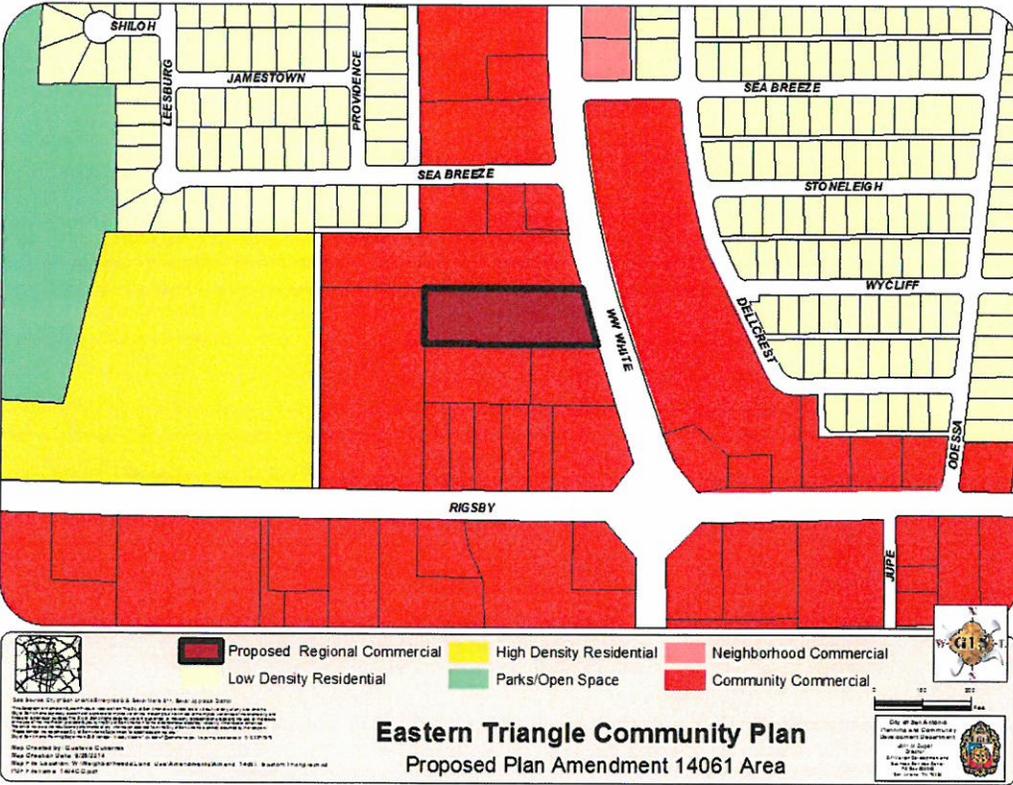
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2013 Aerial

 Subject Property  VIA Bus Stops  VIA Bus Routes



Map Source: City of San Antonio Emergency GIS, Section 911, Sector Approval District
 This Design Information is a public record. The City of San Antonio hereby grants access to this information to the public. The City of San Antonio expressly disclaims all warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio is not liable for any damages, including but not limited to direct, indirect, special, incidental, or consequential damages, arising from the use of this information. The City of San Antonio is not responsible for any errors or omissions in this information. Please contact the City of San Antonio Department of Information Systems for more information.
 City of San Antonio Planning Department GIS Manager (joseph.gilbert@sanantonio.gov) 210.207.7070

Map Created by: Gustavo Gutierrez
 Map Creation Date: 8/25/2014
 Map File Location: W:\Neighborhoods\Land Use\Amendments\Amend 14061 Eastern Triangle.mxd
 TDP File Name: 1404C.G.pdf

Eastern Triangle Community Plan

Proposed Plan Amendment 14061 Area

City of San Antonio
 Planning and Community
 Development Department
 John M. Dugan
 Director
 500 Market Street, Suite 1000
 San Antonio, TX 78205



RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE EASTERN TRIANGLE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 2 ACRES LOCATED AT 1825 (AKA 1845) SOUTH W.W. WHITE ROAD

WHEREAS, City Council approved the Eastern Triangle Community Plan as an addendum to the Comprehensive Master Plan on May 21, 2009; and

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

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

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

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

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

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

PASSED AND APPROVED ON THIS 9th DAY OF July, 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Rodriguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO 14

Public Hearing:

Planning Commission
July 9, 2014

Case Number:

PA 14062

Applicant:

Brown & Ortiz, P.C.

Representative:

Brown & Ortiz, P.C.

Owner:

Crosswinds Land Partnership

Staff Coordinator:

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

Property Address/Location:

Approximately 13.135 acres of
land out Parcel 3, NCB 15911
located in the 11100 and 11200
Blocks of Interstate Highway 35
North

Legal Description:

13.135 acres out of Parcel 3, NCB
15911

Tract Size:

13.135 acres

Council District(s):

District 10

Notification:

Published in Daily Commercial
Recorder 6/20/2014

Notices Mailed 6/26/2014

- 6 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 38 to planning team members

Internet Agenda Posting 7/3/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification from Regional Center to Agribusiness Tier.

RECOMMENDED ACTION

Approval of the proposed amendment to the North Sector Plan to change the future land use classification of the subject property from Regional Center to Agribusiness Tier.

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The proposed amendment will not alter the land use pattern or character of the immediate area and will allow for development that is compatible with the already existing surrounding area.

Transportation:

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

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: North Sector Plan	
Plan Adoption Date: August 5, 2010	Update History: None
<p>Goal ED-1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullies.</p> <p>ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.</p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p>Regional Center: RESIDENTIAL: High Density. Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses. NON-RESIDENTIAL: Regional Commercial, Office. Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing.</p> <p>LOCATION: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.</p>	<p>MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD</p>
<p>Agribusiness: RESIDENTIAL: Farm Homestead. Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses. Farm worker housing is appropriate.</p> <p>NON-RESIDENTIAL: Agriculture and Light Industry. Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. LOCATION: Agriculture uses are permitted throughout the tier. Light industrial uses should be screened and buffered from adjoining nonindustrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials.</p>	<p>FR, I-1, MI-1, BP, L, RP, L</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Regional Center	Vacant Land
North	Regional Center	Vacant land and Industrial Uses
East	Regional Center	Vacant Land
South	UZROW	Right-of- Way
West	Regional Center	Commercial and Industrial Uses.

Land Use:

Sector Plan Criteria for review:

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

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location along IH-35, a major transportation corridor and the existing mix of industrial uses to the north and west makes it appropriate for the Agribusiness Tier land use classification. The North Sector Plan classifies the subject property as Regional Center. The Regional Center land use classification generally includes high intense multi-family residential and commercial uses. The existing surrounding uses, as well as, zoning districts includes a significant mix of general industrial uses. The existing Regional Center land use classification for this area is not appropriate and does not reflect existing conditions on the ground.

The applicant requests this plan amendment and associated zoning change in order to allow the construction and operation of a lift truck (forklift) repair and sales center on a large parcel of undeveloped land. The subject property has a land use classification of Regional Center and is currently zoned C-3 and a lift truck repair and sales center is not permitted by right under the Regional Center classification or the "C-3" zoning designation. The proposed amendment to Agribusiness Tier will provide consistency with the proposed use and allow the applicant to seek the appropriate zoning district of "L". The proposed amendment will not alter the land use pattern or character of the immediate area and will allow for development that is compatible with the already existing surrounding area.

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

The proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. It is anticipated that the proposed facility will provide basic services to area businesses and provide employment opportunities for individuals living within the immediate area or in close proximity to the IH-35 corridor. In addition, development of the subject property at the Agribusiness land use classification would contribute toward the plan's vision of environmental preservation and compatibility by not significantly altering the existing development pattern.

The amendment must uphold the vision for the future of the North Sector Plan.

The North Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property's relative proximity to existing developed areas will serve to preserve the natural resources found within the planning area. The subject property's location and the mix of adjacent industrial uses make it appropriate for the Agribusiness land Use classification. The proposed land use classification accommodates an array of light industrial and manufacturing/and or warehousing functions that would provide opportunity for future commercial development that would be compatible with adjacent uses and contribute to IH-35 role as a major transportation corridor.

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

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

The proposed amendment to Agribusiness Tier will not significantly alter the land use pattern or character of the immediate area and supports the goals of the North Sector Plan of maintaining and

revitalizing the North Sector to retain and expand economic growth along its major corridor and/or centers. The proposed change is not anticipated to pose any negative impact on military operations of Camp Bullis or adversely affect any recreational amenities in the area. In addition, the subject property is within the Northeast Gateway Corridor District (IH-1) and will be subject to the applicable design, landscaping and signage requirements which ensure that development will be consistent with the character of the surrounding area. Adherence will be evaluated as this project moves through the development process.

Transportation: The City's Major Thoroughfare Plan identifies Crosswinds (Weidner road) as a Secondary Arterial Type A. Wurzbach Parkway is classified as a Super Arterial Type A and IH-35 as a freeway. Telecom is a local street. The neighboring area does not include sidewalks and the nearest VIA bus stop is approximately 5 blocks east at the intersection of Independence Street and O'Connor Road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: El Dorado Elementary School, NEISD HEROES Stadium and Thousand Oaks Branch Library are in close proximity. The requested land use change should not create any additional demand for community facilities.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District

Proposed Zoning: "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District

Corresponding Zoning Case: Z2014191

Zoning Commission Public Hearing Date: July 15, 2014

III. RECOMMENDATION

The proposed amendment to Agribusiness Tier will not significantly alter the land use pattern or character of the immediate area and supports the goals of the North Sector Plan of maintaining and revitalizing the North Sector to retain and expand economic growth along its major corridor and/or centers. The proposed change is not anticipated to pose any negative impact on military operations of Camp Bullies or adversely affect any recreational amenities in the area. In addition, the subject property is within the Northeast Gateway Corridor District (IH-1) and will be subject to the applicable design, landscaping and signage requirements which ensure that development will be consistent with the character of the surrounding area. Adherence will be evaluated as this project moves through the development process.

IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:

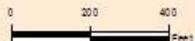


Attachment 2



2013 Aerial

 Subject Property



Data Source: City of San Antonio Strategic GIS & Data Metro 611, Geographical Center
 This map is for informational purposes only. It is not intended to be used as a legal document. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, agents, or contractors, in connection with the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, agents, or contractors, in connection with the use of this map. The City of San Antonio is not responsible for any claims or lawsuits filed against the City of San Antonio or its employees, agents, or contractors, in connection with the use of this map.

Map Created by: Gustavo Gutierrez
 Map Creation Date: 8/22/2014
 Map File Location: W:\Neighborhoods\Land Use\Amendments\Amend 14062_Nbc\mxd
 PDF Filename: 14062_C.pdf

North Sector Land Use Plan

Proposed Plan Amendment 14062 Area

City of San Antonio
 Planning and Community
 Development Department
 John M. Dugan, JDCP
 Director
 12111 North Loop West
 Suite 1000
 San Antonio, TX 78241



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM REGIONAL CENTER LAND USE TO AGRIBUSINESS LAND USE FOR AN AREA OF APPROXIMATELY 13.135 ACRES OF LAND OUT OF PARCEL 3, NCB 15911 LOCATED IN THE 11100 AND 11200 BLOCKS OF INTERSTATE HIGHWAY 35 NORTH.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

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

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

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

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

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

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

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

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Robert R. Rodriguez, Chair
San Antonio Planning Commission