



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

PLANNING COMMISSION AGENDA
☞ June 25, 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 interpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-7268 o al 711 (Servicio para personas con problemas auditivos Texas Relay).*

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

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

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

2. **2:00 P.M.** - Call to Order, Training Rooms A&B
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. **070579:** Request by Mehul Patel, to **rescind** the approval of Plat 070579, **Acme Park** Subdivision, generally located northeast of the intersection of Highway 151 and Old Highway 90. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
6. **120381:** Request by Rio Perla Properties, LP, for approval of a major plat to replat 4.228-acre tract of land to establish the **I.D.Z. Pearl Brewery Development, Unit 2** Subdivision, generally located south of Grayson Street, west of Karnes Street. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).
7. **120462:** Request by Tierra Vista Joint Venture, for approval of a major plat to subdivide a 10.766-acre tract of land to establish the **Vista Al Lago Unit 3** Subdivision, generally located northwest of the intersection of Stuart Road and Helmsman Heights. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
8. **130353:** *Request by Stone Oak Hidden Canyon, L.L.C., for approval of a major plat to subdivide and replat a 54.562-acre tract of land to establish the **Hidden Canyon Subdivision, Unit 2 P.U.D.**, generally located north of the intersection of Majestic Bluff and Rugged Hills. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
9. **130426:** Request by Daphne Development, LLC, for approval of a major plat to subdivide a 20.47 acre tract of land to establish **Waterford Park Unit 2** Subdivision, generally located southeast of the intersection of Culebra Road and Talley Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
10. **140011:** *Request by Flamingo Cay, LLC. and Shuchi Development, LLC., for approval of a major plat to subdivide a 12.2236 acre tract of land to establish the **Pre-K 4 SA West, MAOZ** Subdivision, generally located northeast of the intersection of Highway 151 and Old Highway 90. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Variances

11. **TPV#14-003:** Request by the City of San Antonio for the Hausman Rd Expansion Segment 3 & 4 project for approval of a variance request from the Unified Development Code 35-523 (f) Table 523-1A, “up to 80% of significant and heritage trees may be mitigated rather than preserved” and 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas.” 751.5 inches of mitigation will be met by planting 132 inches of trees on-site and a \$123,900 payment into the Tree Mitigation Fund for the remaining 619.5 inches. Project is proposed along Hausman Rd between Babcock Rd and IH-10. **Staff recommends Approval.** (Justin R. Krobot, Assistant City Arborist, (210) 207-6042, justin.krobot@sanantonio.gov, Development Services Department, Land Development – Environmental Division)

- 12. AEVR FPV# 14-009:** Request by CPS Energy for a variance to the Unified Development Code Appendix F, Subdivision C, Sections 35-F124 (f) (20) which allows floodplain reclamation in the overbank areas of ineffective flow where floodplain storage volume is lost to reclamation is offset by comparable excavation within the same creek floodplain. The site is located at 501 and 515 Comal St. and 912 W. Cesar Chavez St. **Staff recommends Approval.** (Sabrina Santiago, EIT, CFM, Senior Engineering Associate, (210) 207-0182, sabrina.santiago@sanantonio.gov, Transportation & Capital Improvements, Storm Water Division)

Comprehensive Master Plan Amendments

- 13. PA 14053:** A request by KLove Engineering, LLC, for approval of a resolution to amend the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.683 acres of land out of Parcel 37, NCB 15261 located on a portion of the 7200 Block of Five Palms Drive at the northeast corner of Five Palms Drive and Elm Valley Drive, from “Low Density Residential” to “Mixed Use”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
- 14. PA 14054:** A request by KLove Engineering, LLC, for approval of a resolution to amend the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.525 acres of land out of Parcel 37A, NCB 15259 located on a portion of the 6000 Block of Medina Base Road at the southeast corner of Five Palms Drive and Medina Base Road, from “Low Density Residential” to “Community Commercial”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
- 15. PA 14055:** A request by Janice Hinds, for approval of a resolution to amend the future land use plan contained in the Midtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.8742 of an acre out of Lots 1, 2, 9, 10, Block 10, NCB 1890 located at 615 West Ashby Place and 626 West French Place, from “Public Institutional” to “Neighborhood Commercial”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
- 16. PA 14057:** A request by Memo's Landscaping and Lawncare (Christine Hernandez), 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 4.337 acres of land out of Lot 21, NCB 14941 located on a portion of the 11000 block of Rail Drive, from “Suburban Tier” to “Specialized Center”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)

Other Items

- 17.** Consideration and recommendation to amend Chapters 34 and 35 of the City Code of San Antonio, Texas.
- 18.** Election of a Planning Commission Technical Advisory Committee Nominating Committee and consideration to commence the membership application process pursuant to the PCTAC Establishment and Governance bylaws. (Christopher Looney, Development Services Policy Administrator)
- 19.** Approval of the minutes for the June 11, 2014 Planning Commission meeting.

20. Director's report - City Council Action Update (Planning Commission items sent to Council).

21. Adjournment.



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

Public Hearing:

Planning Commission
June 25, 2014

Application/Case Number:

070579

Project Name:

Acme Park

Applicant:

Mehul Patel

Representative:

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

Owner:

Mehul Patel

Staff Coordinator:

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

Property Address/Location:

Generally located northeast of the intersection of Highway 151 and Old Highway 90

Tract Size:

12.192-acres

Council District:

6

Notification:

Internet Agenda posting June 20, 2014

REQUEST

The applicant is requesting that the Planning Commission rescind the approval of Plat 070579, **Acme Park** Subdivision. The purpose of the request is to replace Plat 070579 with Plat 140011.

RECOMMENDED ACTION

Approval

CASE HISTORY

Plat No. 070579 was approved by the Planning Commission on October 22, 2008. A time extension was granted on June 8, 2011 that will expire on October 22, 2014.

ATTACHMENTS

1. Plat
2. Rescind request letter

PLAT NO. 070579



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

STREETScape NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 25-812 OF THE UNIFIED DEVELOPMENT CODE.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 25-05(2)(2).

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 25-05(2)(2).

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.

- TODOT NOTE:**
- For residential development directly adjacent to State right-of-way, the Developer shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation.
 - Owner/Developer is responsible for providing any advance input to the existing drainage system within the highway right-of-way.
 - Maximum access points to State Highway from this property will be regulated as directed by "Regulations for Access Driveways to State Highways". The property is eligible for a maximum combined total of 1 (one) access point, based on overall platting highway frontage of 102.28' feet.
 - If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TODOT, prior to construction when State right-of-way. Locations of the sidewalks within State right-of-way shall be as directed by TODOT.

DEVELOPER/OWNER:
MEHUL PATEL
702 S. ACME ROAD
SAN ANTONIO, TEXAS 78207
PHONE: (210) 438-0084

WHREN MIDDLE SCHOOL SUBDIVISION
LOT 14, BLOCK 6, N.C.S. 11279
(VOLUME 9662, PAGE 85)

- LEGEND**
- 1 14' GAS, ELEC, TELE, & CTV EASEMENT
 - 2 1' VEHICULAR NON-ACCESS EASEMENT
 - 3 10' DRAINAGE EASEMENT
 - 4 30' ELECTRIC TRANSMISSION EASEMENT
 - 5 10' SANITARY SEWER EASEMENT
 - 6 30.61' DRAINAGE EASEMENT
 - 7 8' DRAINAGE EASEMENT
 - 8 12' SANITARY SEWER EASEMENT
 - 9 10' WATER EASEMENT
 - 10 10' INGRESS / EGRESS EASEMENT (VOLUME 12016, PAGE 04)

CPIS NOTES:

The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-of-way for electric transmission and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Water Easement", "Sanitary Sewer Easement", "Drainage Easement", "Utility Easement", and "Transmission Easement" for the purposes of installing, maintaining, reconstructing, upgrading, repairing, replacing, painting, and setting poles, hanging or burying wires, cables, conduits, pipelines or transmission lines, and other necessary appurtenances together with the right of ingress and egress over any and all land the right to relocate said facilities within said easement and right-of-way and the right to remove from said land and from any easement or right-of-way any structure or any member with the utility of said lines or appurtenances. It is agreed and understood that no building, concrete slabs, or walls will be placed within said easement areas.

Any CPIS structure lines resulting from modifications required of CPIS easement located within said easement, due to grade changes or ground elevation differences shall be charged to the person or persons 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 or utilities unless the origin to such easements are described below.

Concrete driveway appurtenances are allowed within the 10' foot wide electric and gas easement when they are saved only by rear lot underground electric and gas facilities.

Road overhangs are allowed within five (5) feet wide electric and gas easement when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

LOCATION MAP
NOT TO SCALE

- GENERAL NOTES:**
- IRON PINS (1/2") FOUND AT ALL CORNERS, EXCEPT AS OTHERWISE NOTED.
 - BEARINGS ARE BASED ON NAD 83(1983) STATE PLANE GRID COORDINATE SYSTEM.
 - ALL 1' VEHICULAR NON-ACCESS EASEMENTS ARE 12" FROM THE CUT-OFF, EXCEPT ALONG HIGHWAY 90.
 - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT SHOWN ON THIS PLAT; NO LANDSCAPING OR OTHER TYPE MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER DRAGONER'S ADJACENT PROPERTY TO REMOVE ANY HAZARDOUS OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

LINE TABLE

LINE	BEARING	LENGTH
L1	N27°48'09"W	67.25
L2	N04°42'59"W	20.78
L3	S00°01'42"E	91.97
L4	S32°04'30"W	25.41
L5	N85°47'46"E	208.18
L6	S00°01'42"E	45.00
L7	N89°07'40"E	48.00
L8	S00°01'42"E	262.37
L9	S04°56'33"W	91.19
L10	S85°00'27"E	30.51
L11	N71°00'27"W	44.08
L12	S84°30'18"W	34.50
L13	N70°54'45"W	42.43

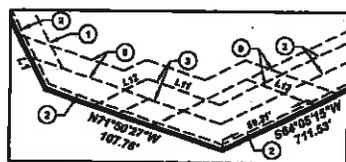
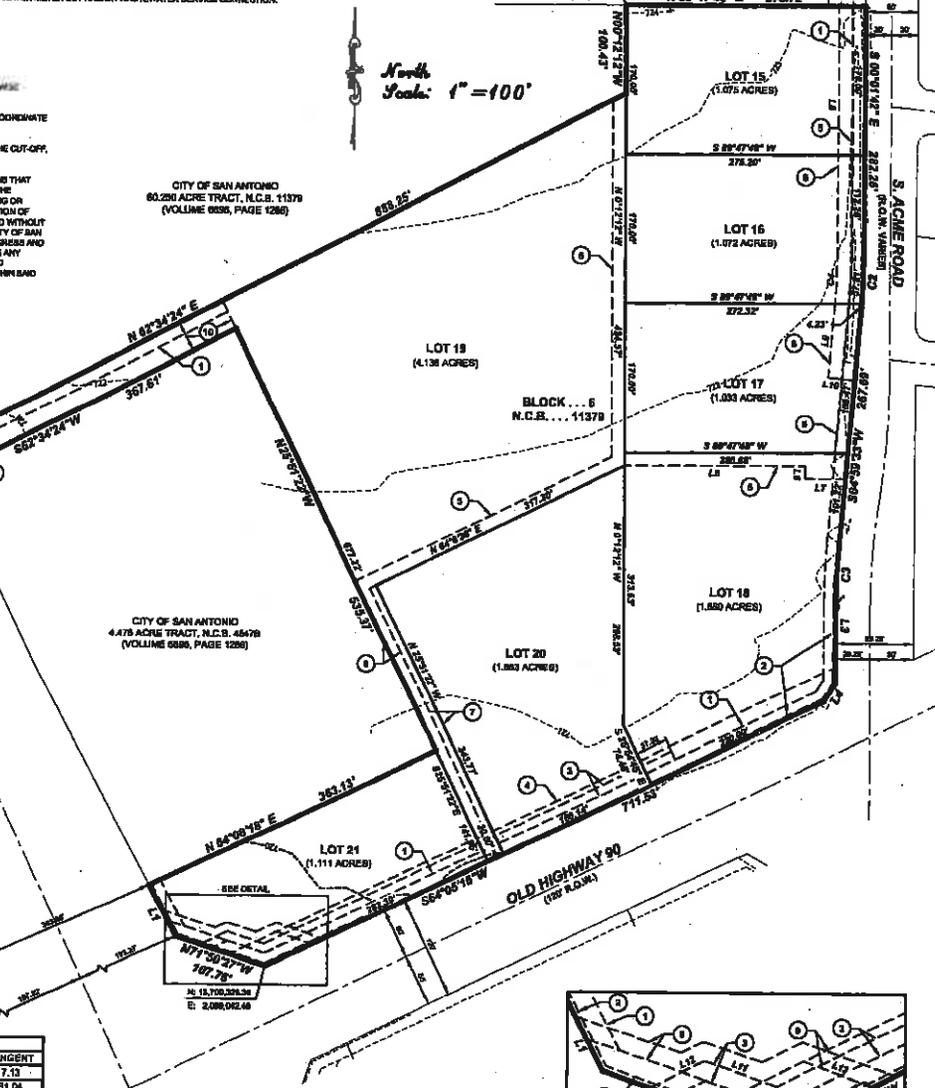
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	3099.70	14.29	0°18'10"	7.13
C2	708.02	62.04	5°01'15"	31.04
C3	810.75	71.05	5°01'15"	36.85
C4	877.61	59.37	8°01'15"	29.70

FIRE LANE 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 THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

Flores & Company Inc.
Consulting Engineers
12916 Jones Maltsberger, Suite 401
San Antonio, Texas 78247
Phone 210.489.8983 Fax 210.480.0820

North
Scale: 1" = 100'



PLAT ESTABLISHING
ACME PARK SUBDIVISION

ESTABLISHING LOTS 15-21, BLOCK 6, N.C.S. 11279, CONSISTING OF 12.16 ACRES OF LAND BEING A 1.150 ACRE TRACT RECORDED IN VOLUME 12016, PAGE 04 AND A 1.020 ACRE TRACT RECORDED IN VOLUME 12016, PAGE 02 AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

DATED THIS ___ DAY OF ___ A.D. 20__

BY: CHAIRMAN _____ BY: SECRETARY _____

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSTRUCTION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREET 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.

2011
APR 28 AM 11:38
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE AMENDMENTS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEE OF FLORES & COMPANY CONSULTING ENGINEERS UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THIS LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECARES TO THE LIMIT OF THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE, RESERVED ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THROUGH SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____

STATE OF TEXAS
COUNTY OF BEXAR

DAILY AUTHORIZED AGENT _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ___ A.D. 20__

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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

Mehul Patel
702 S. Acme Rd.
San Antonio, Texas 78237
(210) 825-3902

June 12, 2014

Mr. Larry Odis
City of San Antonio
Development Services Department
1901 S. Alamo
San Antonio, Texas 78204

Re: Plat Number 070579 Acme Park

Dear Mr. Odis:

This correspondence shall confirm my request that the approval of Plat Number 070579 Acme Park, dated October 22, 2008, be rescinded by the Planning Commission.

Thank you for your attention to this matter and the consideration of my request.

Very truly yours,



Mehul Patel



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 6

Public Hearing:

Planning Commission
June 25, 2014

Application/Case Number:

120381

Project Name:

I.D.Z. Pearl Brewery Development,
Unit 2

Applicant:

William G. Shown

Representative:

Pape-Dawson Engineers, Inc.
c/o Thomas Matthew Carter, P.E.

Owner:

Rio Perla Properties, LP

Staff Coordinator:

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

Property Address/Location:

Generally located south of Grayson
Street, west of Karnes Street.

Tract Size:

4.228 acres

Council District:

1

Notification:

Published in Daily Commercial
Recorder July 13, 2014
Internet Agenda Posting June 20,
2014

REQUEST

Approval of a major plat to replat a 4.228-acre tract of land to
establish **I.D.Z Pearl Brewery Development, Unit 2**

APPLICATION TYPE

Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

June 4, 2014

CASE HISTORY

The area being replatted is a portion of Lot 1, Block 1, N.C.B.
14164, out of the Pearl Brewing Company Property, recorded in
Volume 5870, Page 115 of deed and plat records of Bexar
County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of four (4) non-single family lots and two (2) non-single lots.

B. Zoning

“IDZ RIO 2” Infill Development Zone River Overlay 2 District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 8, 2014.

E. Interdepartmental Review June 4, 2014.

III. RECOMMENDATION

Approval of the proposed **I.D.Z. Pearl Brewery Development, Unit 2** subdivision plat

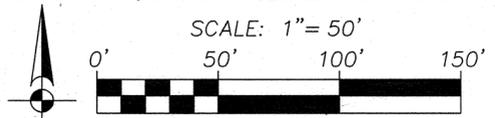
IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER 120381

REPLAT ESTABLISHING I.D.Z. PEARL BREWERY DEVELOPMENT, UNIT 2

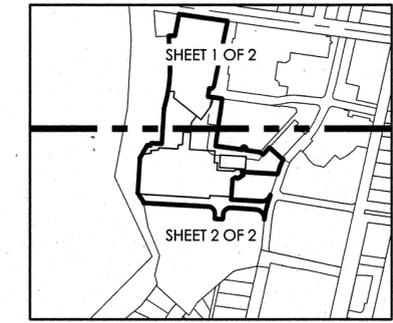
A 4.228 ACRE TRACT OF LAND, ESTABLISHING LOTS 13-16, LOT 906 AND LOT 907, BEING 4.205 ACRES OUT OF LOT 1, BLOCK 1, NEW CITY BLOCK 14164, PEARL BREWERY COMPANY PROPERTY SUBDIVISION, RECORDED IN VOLUME 5870, PAGE 115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDES THAT 0.0180 ACRE AND THAT 0.0048 ACRE TRACT CONVEYED TO RIO PERLA PROPERTIES IN DEED RECORDED IN VOLUME 12664, PAGES 388-399 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 14164, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: May 28, 2014

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. SEE SHEET 2 OF 2 FOR CURVE TABLE.

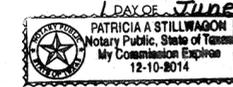


STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: WILLIAM G. SHOWN
RIO PERLA PROPERTIES, LP
303 PEARL PARKWAY, SUITE 300
SAN ANTONIO, TX 78215
(210) 582-2063

STATE OF TEXAS
COUNTY OF BEXAR



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM G. SHOWN, 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, A.D. 2014.

Patricia A. Stillwagon
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF PEARL BREWERY DEVELOPMENT, UNIT 2 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____.

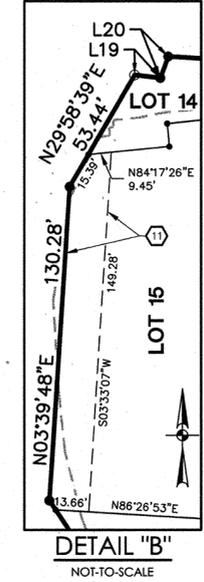
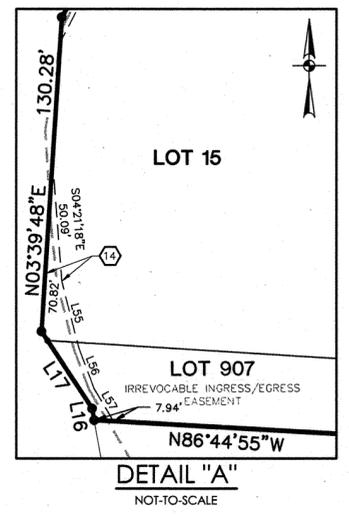
COUNTY CLERK, BEXAR COUNTY, TEXAS

By: _____ DEPUTY

LINE	BEARING	LENGTH
L1	N 81°57'49" W	2.39'
L2	S 08°02'11" W	25.46'
L3	S 03°41'59" W	4.55'
L4	S 81°57'54" E	52.59'
L5	S 82°00'12" E	51.58'
L6	S 47°32'18" W	13.33'
L7	N 42°28'47" E	36.36'
L8	S 47°32'24" E	60.88'
L9	S 61°15'28" E	6.70'
L10	S 18°24'34" W	31.35'
L11	S 18°24'34" W	31.44'
L12	S 05°33'50" W	1.59'
L13	S 03°15'05" W	18.40'
L14	N 86°31'54" W	30.00'
L15	N 03°15'05" E	18.42'
L16	N 09°54'00" W	4.88'
L17	N 33°05'38" W	38.18'
L18	S 15°58'19" E	12.96'
L19	S 83°15'34" E	10.62'
L20	N 20°10'18" E	9.46'
L21	S 86°31'03" E	39.21'
L22	N 87°48'39" E	23.23'
L23	S 74°01'41" W	6.22'
L24	S 70°07'55" W	7.32'
L25	N 07°53'06" E	15.53'
L26	N 19°32'08" E	17.80'
L27	N 35°59'07" E	56.48'
L28	S 50°20'13" W	9.87'
L29	S 39°04'37" W	30.71'
L30	N 08°05'53" E	22.35'
L31	S 81°54'07" E	23.73'
L32	S 86°14'37" E	27.47'
L33	N 03°45'23" E	46.70'
L34	S 80°35'30" W	16.66'
L35	S 02°42'00" W	13.84'
L36	N 03°33'07" E	8.18'
L37	N 84°27'43" E	27.85'
L38	N 05°33'57" W	9.59'
L39	N 84°17'26" E	33.52'
L40	N 74°01'41" E	4.03'
L41	S 00°32'38" W	14.91'
L42	S 86°26'53" E	12.10'
L43	S 03°33'07" W	27.81'
L44	S 03°33'07" W	10.67'
L45	N 03°28'57" E	46.39'
L46	S 58°37'14" E	28.97'
L47	S 19°14'19" E	29.19'
L48	S 68°23'44" W	13.61'
L49	S 87°02'21" W	31.37'
L50	S 06°09'22" E	5.42'
L51	S 03°33'07" W	5.46'
L52	S 83°10'54" W	45.34'
L53	S 45°41'13" W	13.38'
L54	S 27°15'45" W	30.75'
L55	S 14°12'44" E	28.76'
L56	S 20°30'04" E	17.31'
L57	S 30°27'49" E	16.11'
L58	S 15°58'19" E	5.35'

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- NCB NEW CITY BLOCK
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- Z LAND TIE/HOOK (SURVEYOR)
- 1140- EXISTING CONTOURS
- - - PROPOSED FEMA 1% ANNUAL CHANGE (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- FMG FOUND MAG NAIL & WASHER (PD)
- FXC FOUND "X" IN CONCRETE
- FOU FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD) OR MAG NAIL & WASHER (PD)



C.P.S. ENERGY NOTES:

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

2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS, IS BEING CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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.

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

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

COMMON AREA NOTE:

LOTS 906 AND 907, BLOCK 1, NCB 14164 SHALL BE DESIGNATED AS A VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, SANITARY SEWER AND FIRE DEPARTMENT ACCESS EASEMENT.

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED THROUGH 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

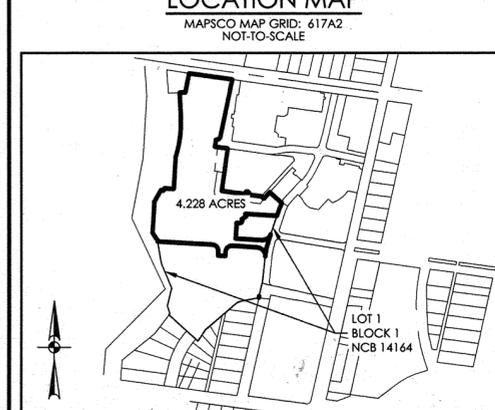
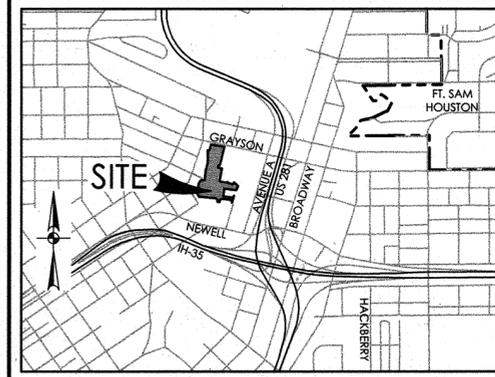
AIR RIGHTS NOTE:

OVERHANGS, CANOPIES, AWNINGS, PLANTERS OR OTHER FEATURES ATTACHED TO BUILDINGS AND APPROVED BY THE INTERNATIONAL BUILDING CODE SHALL BE PERMITTED WITHIN ALL 900 SERIES LOTS.

SHARED CROSS ACCESS NOTE:

OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-504(f)(3).

- 1 LOT 902, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT, UNIT 1A (VOL 9605, PG 55-59, DPR)
- 2 LOT 901, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT, UNIT 1A (VOL 9605, PG 55-59, DPR)
- 3 LOT 905, BLOCK 1, NCB 14164 PEARL BREWERY DEVELOPMENT, UNIT 3 (VOL 9641, PG 152, DPR)
- 4 LOT 904, NCB 959 PEARL BREWERY DEVELOPMENT, UNIT 4 (VOL 9621, PG 160, DPR)
- 5 FIRE INGRESS/EGRESS EASEMENT (VOL. 9605, PG. 55-59, DPR)
- 6 VARIABLE WIDTH NO BUILD EASMENT (VOL. 9605, PG. 55-59, DPR)
- 7 PERMANENT SUBTERRANEAN FLOOD CONTROL TUNNEL EASEMENT (VOL. 4252, PG. 1225-1230, OPR)
- 8 VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT (0.054 ACRE)
- 9 VARIABLE WIDTH ACCESS EASEMENT (0.046 ACRE)
- 10 VARIABLE WIDTH DRAINAGE EASEMENT (0.273 ACRE)
- 11 VARIABLE WIDTH DRAINAGE EASEMENT (0.016 ACRE)



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"=500'

4.228 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, NCB 14164 OF THE PEARL BREWERY COMPANY PROPERTY RECORDED IN VOLUME 5870, PAGE 115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE PEARL BREWERY SUBDIVISION PLAT RECORDED IN VOLUME 5870, PAGES 114-115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS - ROTATE PLAT 4°42'14" CLOCKWISE TO MATCH THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PEARL BREWERY COMPANY PROPERTY WHICH IS RECORDED IN VOLUME 5870, PAGE(S) 115, COUNTY PLAT AND DEED RECORDS.

I, (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: WILLIAM G. SHOWN
RIO PERLA PROPERTIES, LP
303 PEARL PARKWAY, SUITE 300
SAN ANTONIO, TX 78215
(210) 582-2063

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 1 DAY OF June, A.D. 2014.

Patricia A. Stillwagon
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12/10/2014

Patricia A. Stillwagon
Notary Public, State of Texas
My Commission Expires 12-10-2014

STATE OF TEXAS
COUNTY OF BEXAR

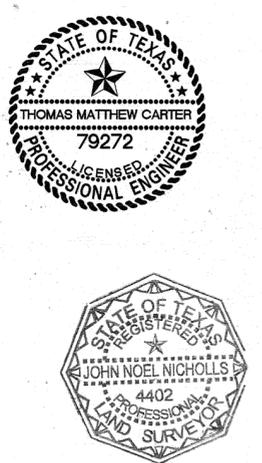
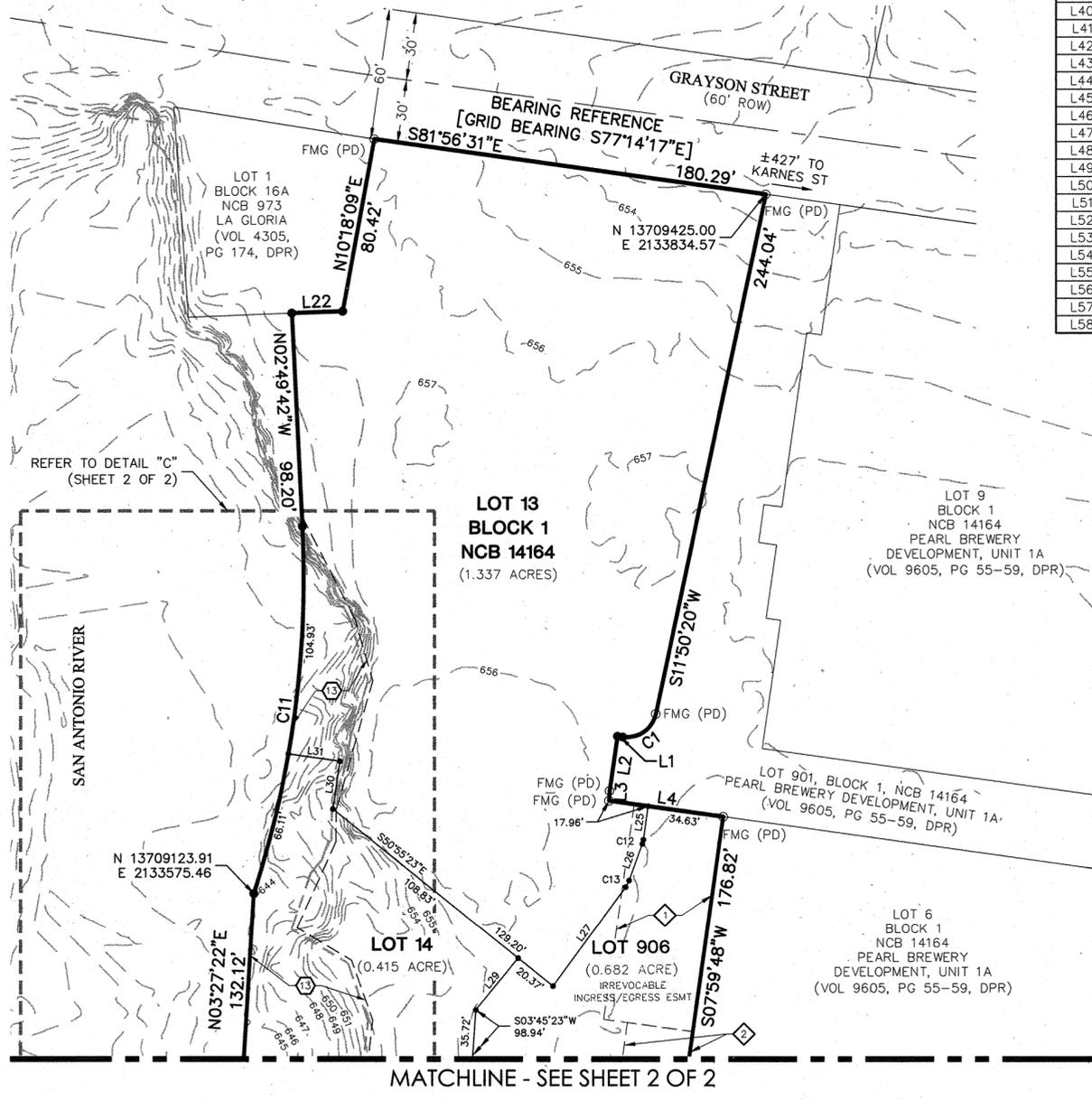
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

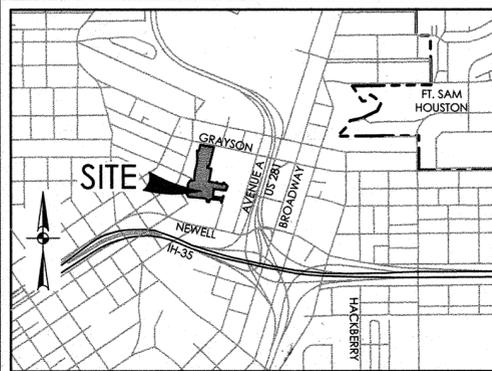
John Noel Nicholls
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

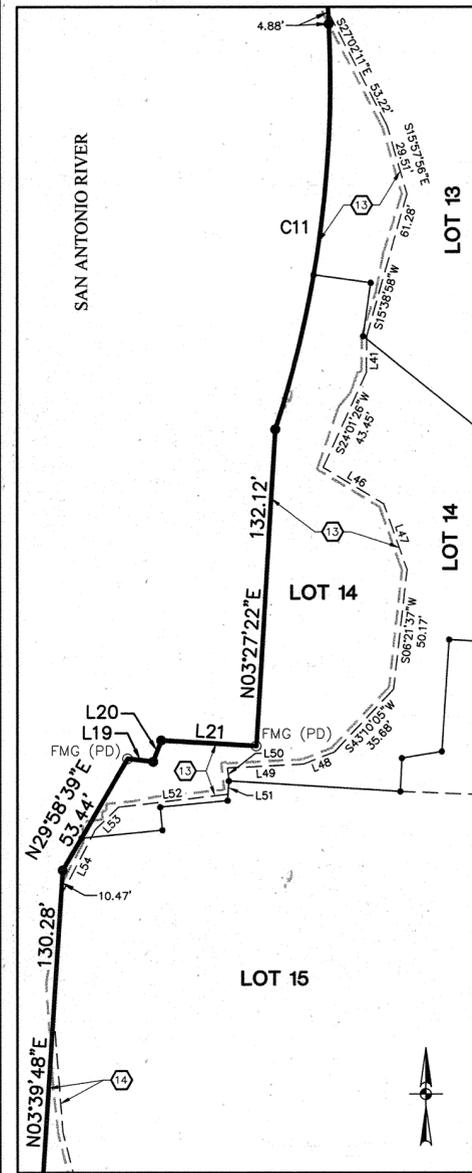
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR





LOCATION MAP
MAPSCO MAP GRID: 617A2
NOT-TO-SCALE



DETAIL "C"
NOT-TO-SCALE

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.

[Signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. ENERGY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR 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 AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	13.50'	86°11'51"	S54°56'15"W	18.45'	20.31'
C2	8.50'	229°30'29"	S82°00'12"E	15.44'	34.05'
C3	125.50'	12°16'49"	S24°32'58"W	26.85'	26.90'
C4	35.00'	75°03'32"	N55°56'20"E	42.64'	45.85'
C5	277.00'	12°50'44"	S11°59'12"W	61.97'	62.10'
C6	35.00'	92°05'44"	N40°29'02"W	50.39'	56.26'
C7	25.50'	90°13'01"	S48°21'35"W	36.13'	40.15'
C8	25.50'	90°00'00"	N41°44'55"W	36.06'	40.06'
C9	16.00'	44°06'42"	S48°04'34"W	12.02'	12.32'
C10	6.50'	104°52'26"	N77°13'34"W	10.30'	11.90'
C11	476.97'	20°32'46"	N07°26'41"E	170.12'	171.04'
C12	10.00'	11°39'03"	N13°42'37"E	2.03'	2.03'
C13	12.00'	16°26'58"	N27°45'38"E	3.43'	3.45'
C14	16.00'	101°19'10"	S84°57'39"W	24.75'	28.29'

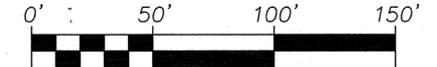
NOTE:
SEE SHEET 1 OF 2 FOR LINE TABLE

PLAT NUMBER 120381

**REPLAT ESTABLISHING
I.D.Z. PEARL BREWERY
DEVELOPMENT, UNIT 2**

A 4.228 ACRE TRACT OF LAND, ESTABLISHING LOTS 13-16, LOT 906 AND LOT 907, BEING 4.205 ACRES OUT OF LOT 1, BLOCK 1, NEW CITY BLOCK 14164, PEARL BREWERY COMPANY PROPERTY SUBDIVISION, RECORDED IN VOLUME 5870, PAGE 115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDES THAT 0.0180 ACRE AND THAT 0.0048 ACRE TRACT CONVEYED TO RIO PERLA PROPERTIES IN DEED RECORDED IN VOLUME 12664, PAGES 388-399 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 14164, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

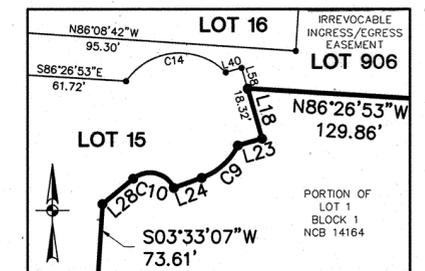
SCALE: 1" = 50'



**PAPE-DAWSON
ENGINEERS**
TBE, FIRM REGISTRATION # 470

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

DATE OF PRINT: May 28, 2014



DETAIL "D"
NOT-TO-SCALE

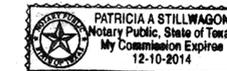
STATE OF TEXAS
COUNTY OF BEXAR

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 THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: *[Signature]*
WILLIAM G. SHOWN
RIO PERLA PROPERTIES, LP
303 PEARL PARKWAY, SUITE 300
SAN ANTONIO, TX 78215
(210) 592-2063

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM G. SHOWN, 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, A.D. 2014.



[Signature]
Patricia A. Stillwagon
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF PEARL BREWERY DEVELOPMENT, UNIT 2 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 1 DAY OF June, A.D. 2014.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 2014 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 2014 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. 2014.

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 2

BY: _____ DEPUTY



PEARL BREWERY DEVELOPMENT, UNIT 2
Civil Job No. 5576-65 AND 5576-24; Survey Job No. 9385-02 (5576-72)



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 7

Public Hearing:

Planning Commission
June 25, 2014

Application/Case Number:

120462

Project Name:

Vista Al Lago Subdivision Unit 3

Applicant:

Jason Roberts

Representative:

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

Owner:

Tierra Vista Joint Venture

Staff Coordinator:

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

Property Address/Location:

Generally located northwest of the
intersection of Stuart Road and
Helmsman Heights

Tract Size:

10.766-acres

Council District:

ETJ

Notification:

Internet Agenda posting June 20,
2014

REQUEST

Approval of a major plat to subdivide a 10.766-acre tract of land
to establish **Vista Al Lago Subdivision Unit 3**

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

June 9, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirteen (13) single-family lots, one (1) non-single family lot, and approximately five hundred one (501) linear feet of public streets.

B. Zoning

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

C. Major Thoroughfares

Stuart Road, Enhanced Secondary Arterial, 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 April 30, 2014.

F. Interdepartmental Review

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

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 016A-07, Vista Al Lago, accepted on September 26, 2012

III. RECOMMENDATION

Approval of the proposed **Vista Al Lago Subdivision Unit 3 Plat**

IV. ATTACHMENT

1. Proposed plat



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 8

Public Hearing:

Planning Commission
June 25, 2014

Application/Case Number:

130353

Project Name:

Hidden Canyon Subdivision, Unit 2
P.U.D.

Applicant:

Rajeev Puri

Representative:

M.W. Cude Engineers, L.L.C.
c/o Christopher R. Dice, P.E.

Owner:

Stone Oak Hidden Canyon, LLC.

Staff Coordinator:

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

Property Address/Location:

Generally located north of the
intersection of Majestic Bluff and
Rugged Hills

Tract Size:

54.562 acres

Council District:

9

Notification:

Published in Daily Commercial
Recorder June 6, 2014
Notices mailed June 6, 2014

- 11 to property owners within 200 feet within the subdivision
- Notice to the Champions Ridge HOA Inc.

Internet Agenda posting June 20,
2014

REQUEST

Approval of a major plat to replat and subdivide a 54.562-acre tract of land to establish the **Hidden Canyon Subdivision, Unit 2 P.U.D.**

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

June 2, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of Seventy Eight (**78**) single family lots, nine (**9**) non single family lots, and six thousand nine hundred twenty seven (**6,927**) linear feet of private right of way.

B. Zoning

“ PUD R-6 ERZD MLOD” Planned Unit Development Single Family Residential Edwards Recharge Zone Military Lighting Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on June 2, 2014.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the Camp Bullis Military Installation were notified.

E. Interdepartmental Review June 2, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

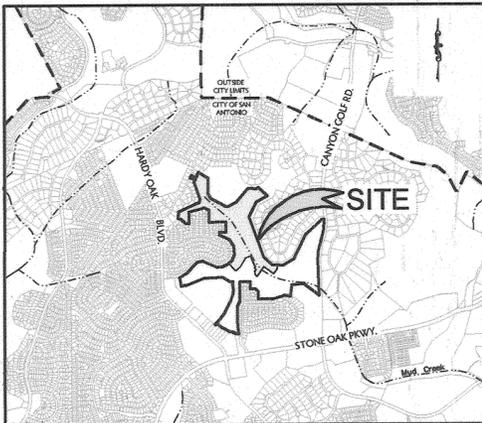
MDP 390-G, The Mesas of Stone Oak, accepted on April 20, 2012
PUD 12-001, Hidden Canyon Subdivision, approved April 25, 2012

III. RECOMMENDATION

Approval of the proposed **Hidden Canyon Subdivision, Unit 2 P.U.D.** plat

IV. ATTACHMENT

1. Proposed plat



LOCATION MAP
MAPSCO MAP GRID 482 F4 NOT TO SCALE

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF CHAMPIONS RIDGE SUBDIVISION, UNIT 3B P.U.D. WHICH IS RECORDED IN VOLUME 9554, PAGE 118, BEXAR COUNTY DEED AND PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF MESA GRANDE SUBDIVISION UNIT 1 P.U.D. WHICH IS RECORDED IN VOLUME 9550, PAGES 53-55, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF MESA VERDE - UNIT 4A P.U.D. WHICH IS RECORDED IN VOLUME 9542, PAGES 55-57, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF CHAMPIONS RIDGE SUBDIVISION, UNIT 1 P.U.D. WHICH IS RECORDED IN VOLUME 9542, PAGES 191-192, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF THE MESAS SUBDIVISION, UNIT 2 WHICH IS RECORDED IN VOLUME 9543, PAGE 95, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF THE MESAS SUBDIVISION, UNIT 3 WHICH IS RECORDED IN VOLUME 9543, PAGE 96, BEXAR COUNTY DEED & PLAT RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF MESA GRANDE SUBDIVISION, UNIT 5 P.U.D. WHICH IS RECORDED IN VOLUME 9566, PAGE 159, BEXAR COUNTY DEED & PLAT RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

Erin Saucedo
OWNER

DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS 17 DAY OF JUNE 2014.

Erin Saucedo
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7-16-16

ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires July 16, 2016

LEGEND

Ac. = ACRES	PG. = PAGE
C1 = CURVE NUMBER	PSI = POUNDS PER SQUARE INCH
GPS = CITY PUBLIC SERVICE	P.U.D. = PLANNED UNIT DEVELOPMENT
D.P.R. = DEED AND PLAT RECORDS	R = RADIUS
DRN. = DRAINAGE	R = RADIUS
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	SAN. SEW. = SANITARY SEWER
ELEC. = ELECTRIC	VAR. = VARIABLE
ESM'T. = EASEMENT	VOL. = VOLUME
EX. = EXISTING	WAT. = WATER
F.P.P. = FOUND 1/2" IRON PIN	WD. = WIDTH
G.P.M. = GALLONS PER MINUTE	ELEV. = PROPOSED CONTOUR
LI = LINE NUMBER	ELEV. = EXISTING GROUND MAJOR CONTOUR
NAD = NORTH AMERICAN DATUM	ELEV. = EXISTING GROUND MINOR CONTOUR
N.C.B. = NEW CITY BLOCK	--- = EXISTING PROPERTY LINE
NO. = NUMBER	--- = TREE PRESERVATION AREA
O.P.R. = OFFICIAL PUBLIC RECORDS	
PE. = PEDESTRIAN	

STATE OF TEXAS
COUNTY OF BEXAR

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

Christopher R. Dice
LICENSED PROFESSIONAL ENGINEER

M.W. CUDE ENGINEERS L.L.C.
CHRISTOPHER R. DICE, P.E.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

WAYNE A. SEEWALD
REGISTERED PROFESSIONAL LAND SURVEYOR

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

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (GPS ENERGY) 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; AND THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

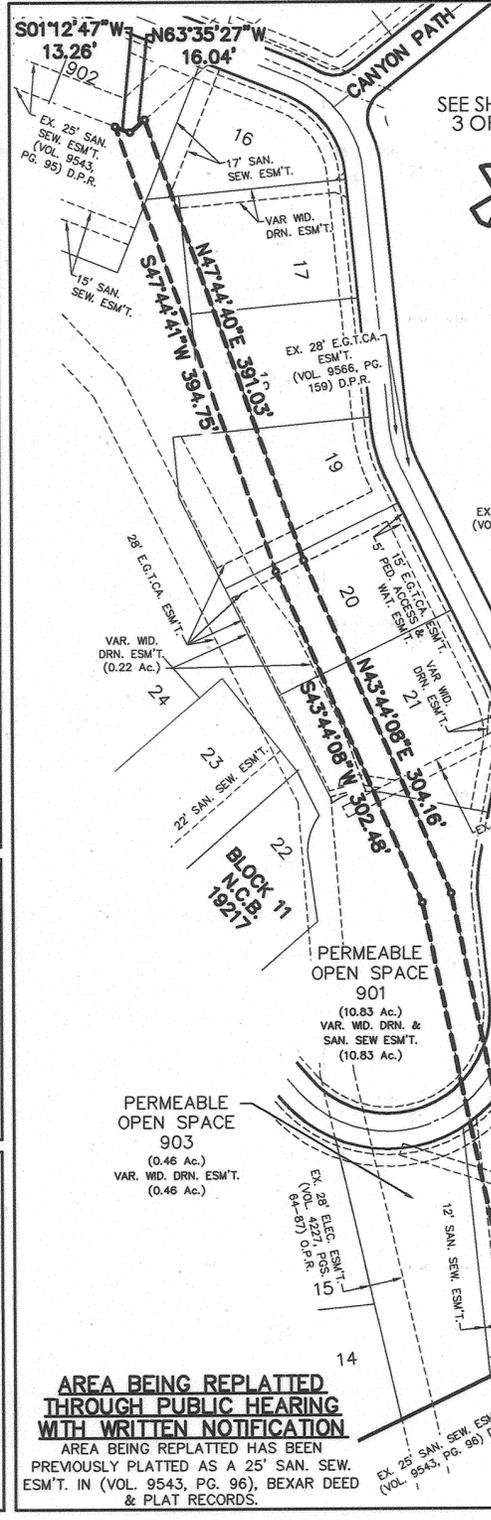
ANY GPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

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



ALL PRIVATE STREETS (LOT 999, BLOCK 10; CANYON HEIGHTS, CANYON PATH, & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

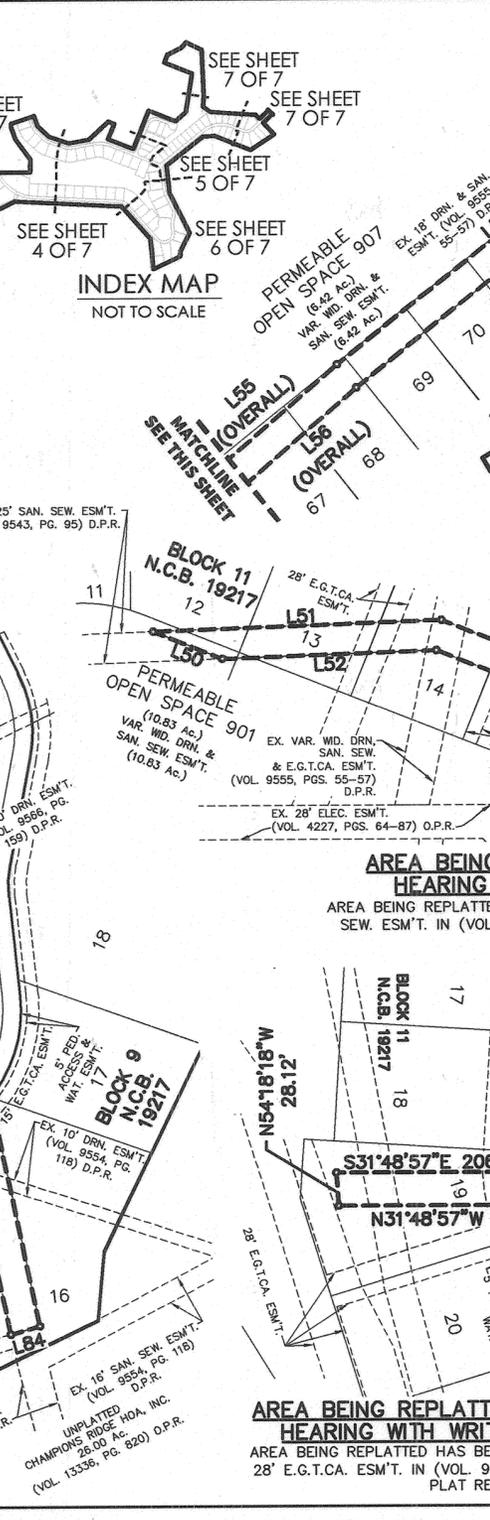
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, 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 RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. SHALL BE THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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



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

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

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 2250 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1023 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

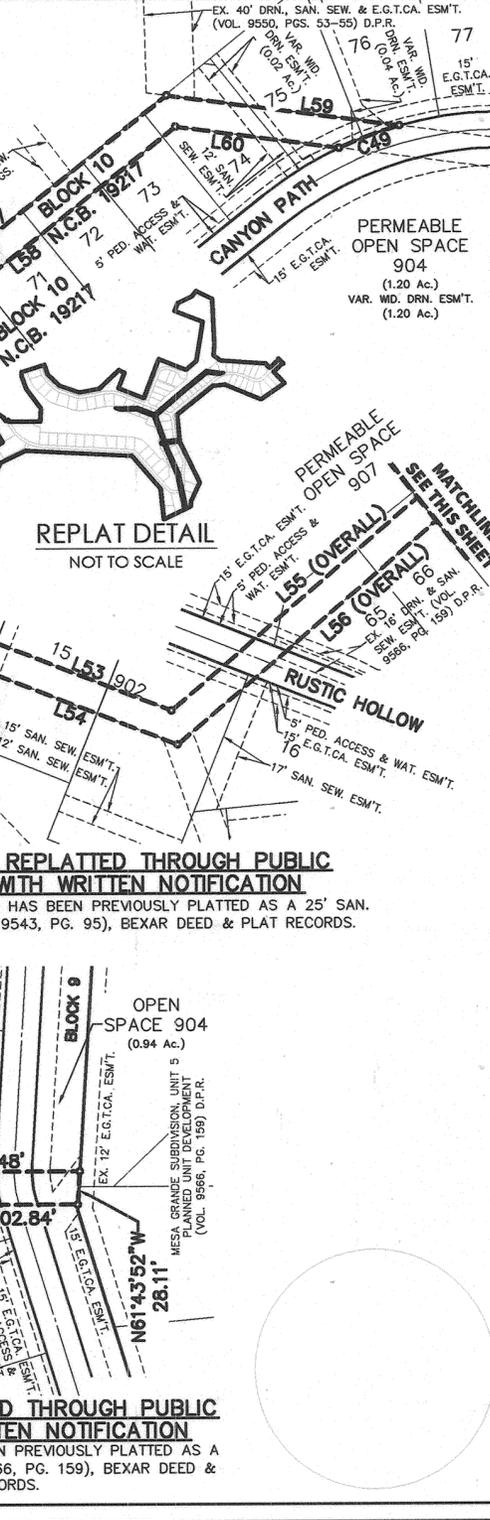
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1954493) 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).

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.504 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

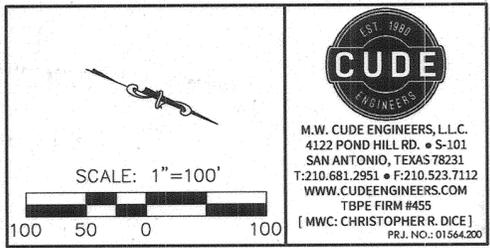
1/2" IRON PINS WITH RED CAP STAMPED CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.



PLAT NUMBER: 130353

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D.

BEING 54.562 ACRES OF LAND OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, BEXAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

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

Erin Saucedo
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF JUNE A.D. 2014.

Erin Saucedo
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires July 16, 2016

THIS PLAT OF HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

JUNE 2014 SHEET 2 OF 7



REPLAT AND SUBDIVISION PLAT
ESTABLISHING
HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D.

BEING 54,562 ACRES OF LAND OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, BEAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T: 210.681.2951 • F: 210.523.7112
WWW.CUDEENGINEERS.COM
TBP# FIRM #455
[MWC: CHRISTOPHER R. DICE]
PRJ. NO.: 01564200

SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

Rajeev Puri
OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF JUNE, A.D. 2014.

Erin Saucedo
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

Erin Saucedo
Notary Public, State of Texas
My Commission Expires
July 16, 2016

THIS PLAT OF HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D., HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

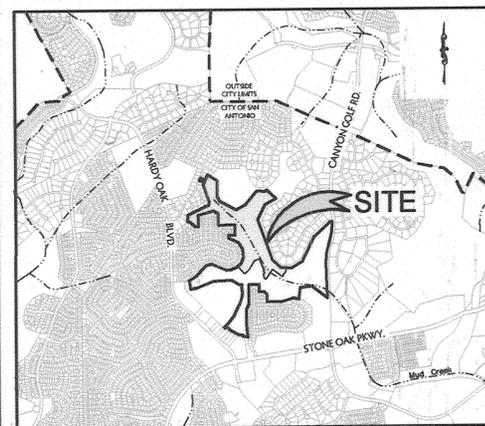
STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____, DEPUTY

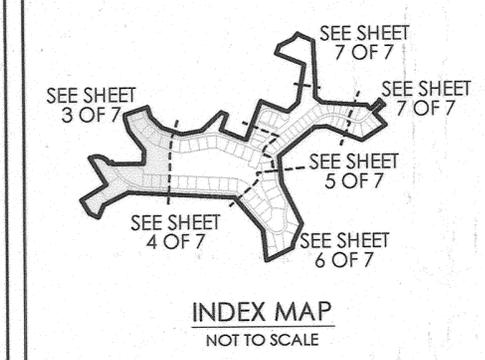
JUNE 2014 SHEET 3 OF 7



LOCATION MAP
MAPSCO MAP GRID 482 F4 NOT TO SCALE

LEGEND

- Ac. = ACRES
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- D.P.R. = DEED AND PLAT RECORDS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
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STATE OF TEXAS
COUNTY OF BEAR

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

M.W. CUDE ENGINEERS L.L.C.
CHRISTOPHER R. DICE, P.E.

Christopher R. Dice
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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

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

Wayne A. Seewald
REGISTERED PROFESSIONAL LAND SURVEYOR

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) 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; AND WHERE TO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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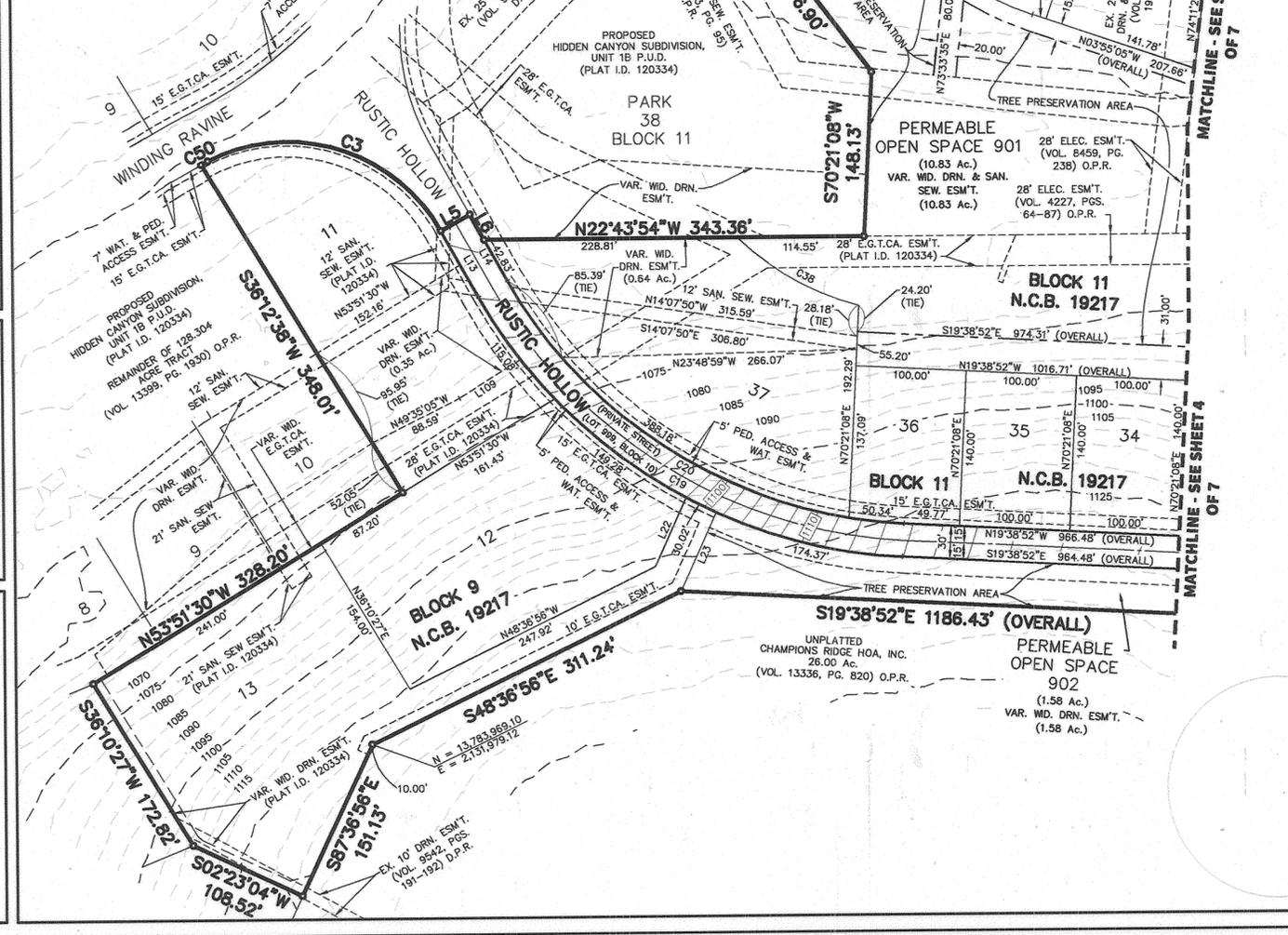
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CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

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

LINE TABLE

LINE	LENGTH	BEARING
L129	9.19'	S16°24'25"E
L130	13.29'	N33°37'00"E
L131	26.70'	S71°16'12"W
L132	5.79'	N39°39'21"W
L133	29.53'	N14°09'39"W
L134	13.64'	S14°09'39"E
L135	5.79'	S24°07'41"W
L136	30.34'	N65°52'19"W
L137	5.79'	N24°07'41"E
L138	5.79'	N24°07'41"E
L139	30.34'	S65°52'19"E
L140	5.79'	S24°07'41"W
L141	36.95'	S01°06'50"W
L142	7.96'	S55°07'15"W
L143	12.16'	S12°53'18"W
L144	12.16'	S82°38'48"E
L145	9.86'	N55°07'15"E
L146	23.83'	S76°39'42"E
L147	4.88'	N52°04'14"E



ALL PRIVATE STREETS (LOT 999, BLOCK 10; CANYON HEIGHTS, CANYON PATH, & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

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

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

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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

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.

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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 2250 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1954483) 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(h).

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

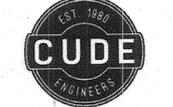
1/2" IRON PINS WITH RED CAP STAMPED CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

STATE OF TEXAS
104607
LICENSED PROFESSIONAL ENGINEER
CHRISTOPHER R. DICE

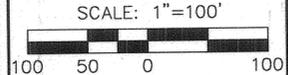
STATE OF TEXAS
3695
REGISTERED PROFESSIONAL LAND SURVEYOR
WAYNE A. SEEWALD

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D.

BEING 54.562 ACRES OF LAND OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, BEXAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • 5-101
SAN ANTONIO, TEXAS 78231
T: 210.681.2951 • F: 210.523.7112
WWW.CUDEENGINEERS.COM
TPE FIRM #455
[MWC: CHRISTOPHER R. DICE]
PRJ. NO.: 01564200



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
24165 IH, 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

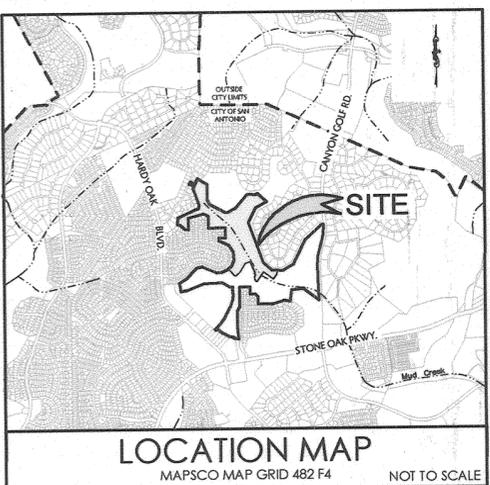
OWNER
Rajeev Puri
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

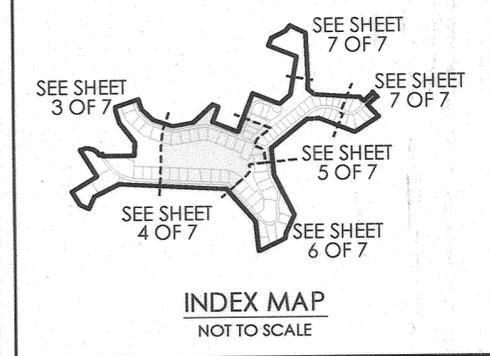
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF JUNE A.D. 2014.

Erin Saucedo
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS
ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires
July 16, 2016



LEGEND

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- DRN. = DRAINAGE
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- ELEC. = ELECTRIC
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- PE. = PEDESTRIAN
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- PSI. = POUNDS PER SQUARE INCH
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- VOL. = VOLUME
- WAT. = WATER
- WD. = WIDTH
- ELEV. = PROPOSED CONTOUR
- ELEV. = STREET CENTERLINE
- ELEV. = EXISTING GROUND MAJOR CONTOUR
- ELEV. = EXISTING GROUND MINOR CONTOUR
- ELEV. = EXISTING PROPERTY LINE
- ELEV. = TREE PRESERVATION AREA



THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

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

ALL PRIVATE STREETS (LOT 999, BLOCK 10; CANYON HEIGHTS, CANYON PATH, & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, 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 RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

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THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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.

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A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1023 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

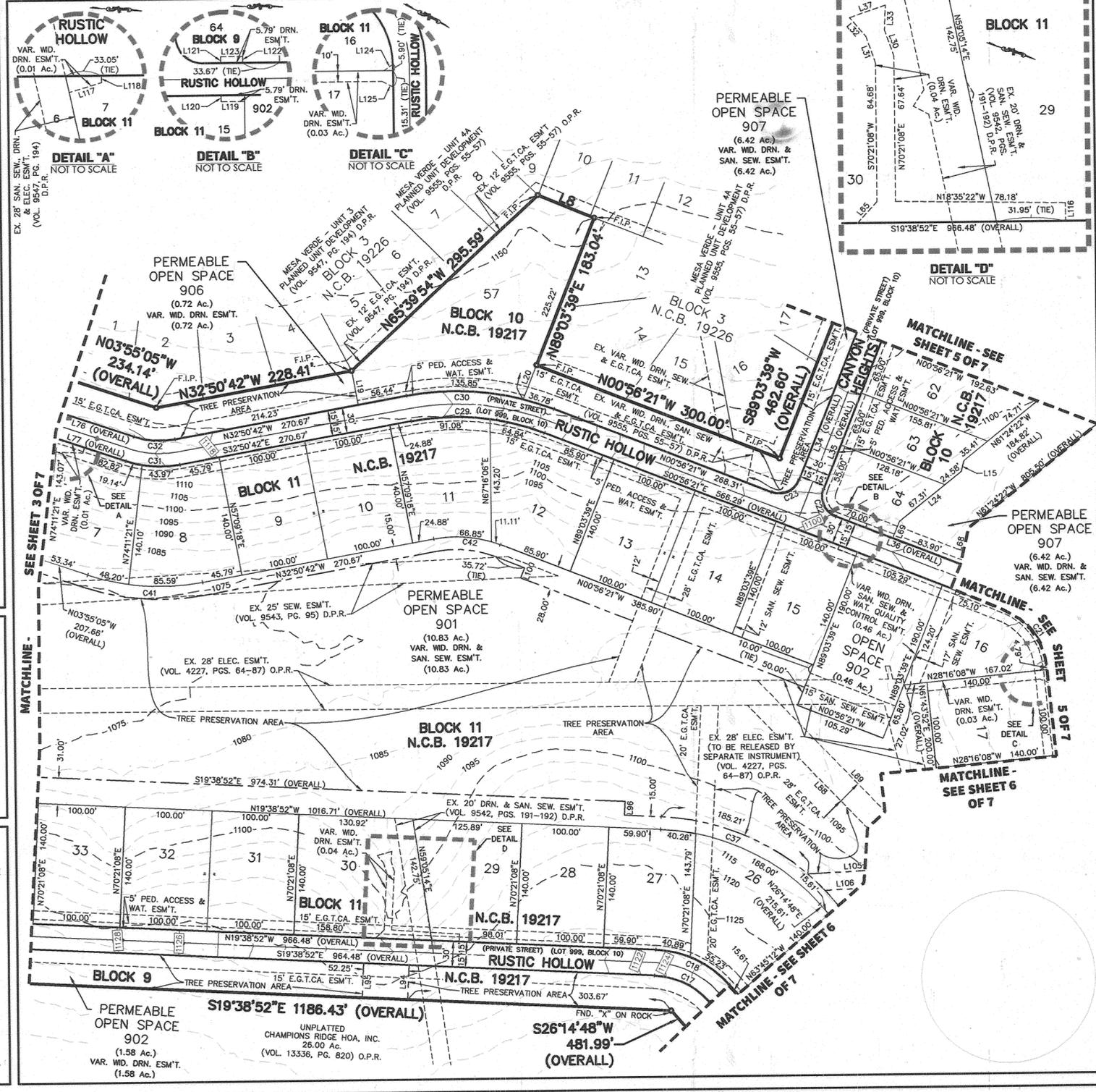
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THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1/2" IRON PINS WITH RED CAP STAMPED CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.



STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.
CHRISTOPHER R. DICE, P.E.

Christopher R. Dice
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

Wayne A. Seewald
REGISTERED PROFESSIONAL LAND SURVEYOR



THIS PLAT OF HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

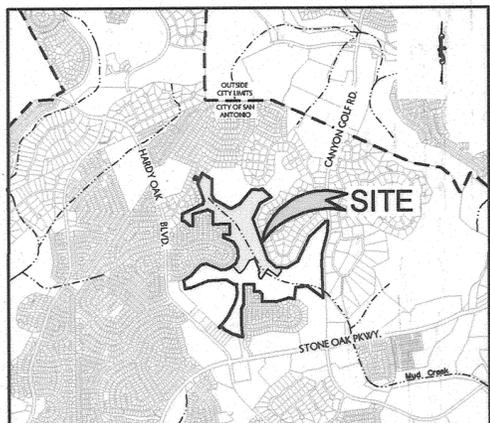
STATE OF TEXAS
COUNTY OF BEXAR

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

_____, COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

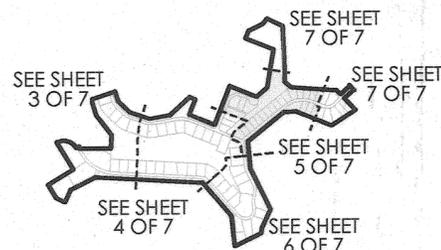
JUNE 2014 SHEET 4 OF 7



LOCATION MAP
MAPSCO MAP GRID 482 F4 NOT TO SCALE

LEGEND

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INDEX MAP
NOT TO SCALE

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THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D., SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

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

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 2250 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1023 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

THE NUMBER OF 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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1954483) 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(h).

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1/2" IRON PINS WITH RED CAP STAMPED CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

PLAT NUMBER: 130353

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D.

BEING 54.562 ACRES OF LAND OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, BEXAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T: 210.681.2951 • F: 210.523.7112
WWW.CUDEENGINEERS.COM
TBP# FIRM #455
[MWC: CHRISTOPHER R. DICE]
PRJ. NO.: 01554200

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
24165 L.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

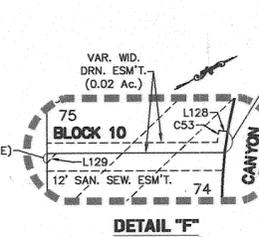
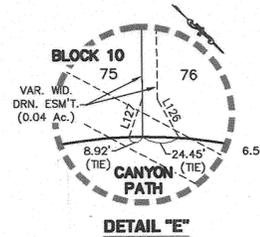
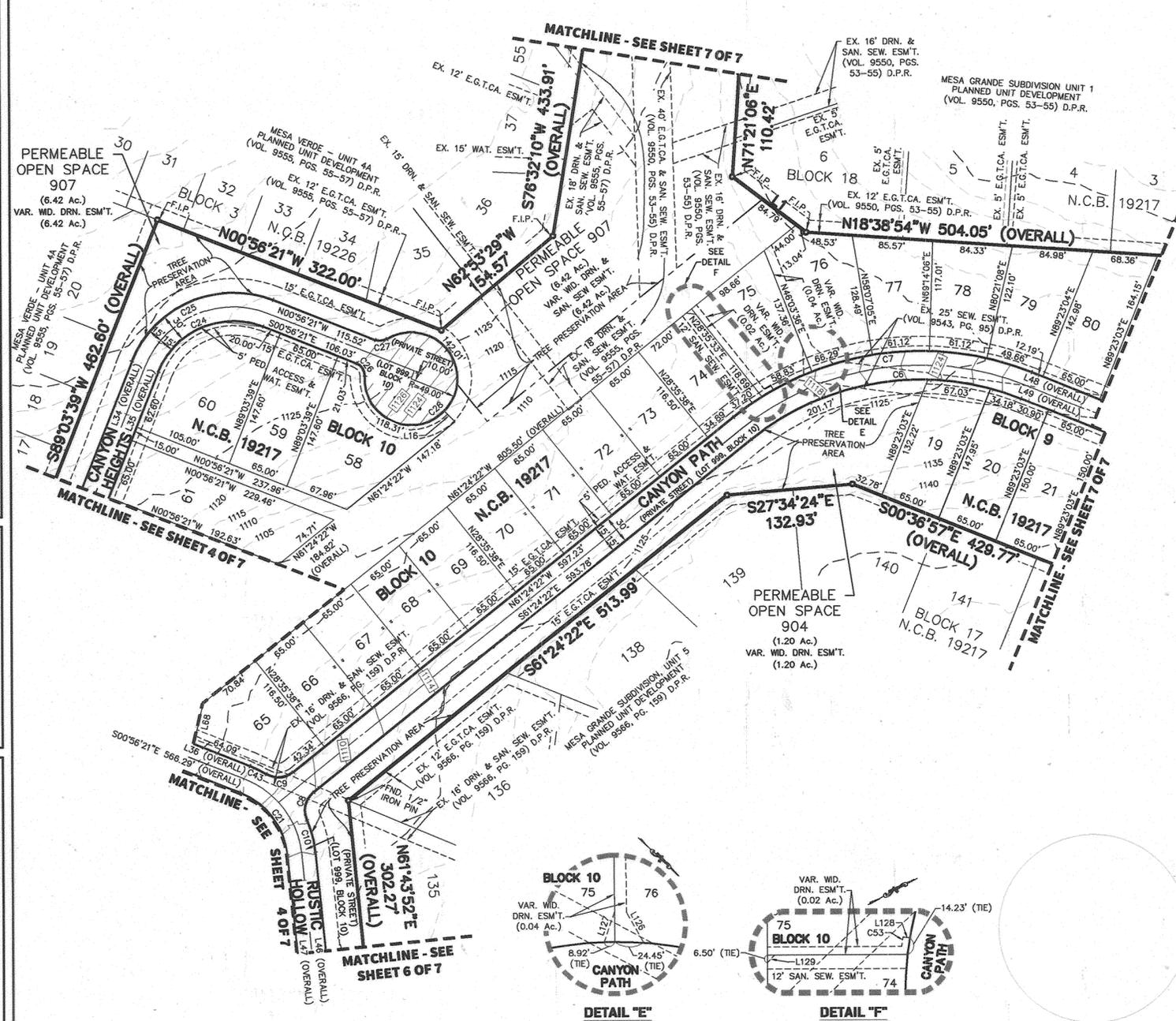
STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF JUNE A.D. 2014.

Erin Saucedo
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires
July 16, 2016



STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.
CHRISTOPHER R. DICE, P.E.

Christopher R. Dice
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

Wayne A. Seewald
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

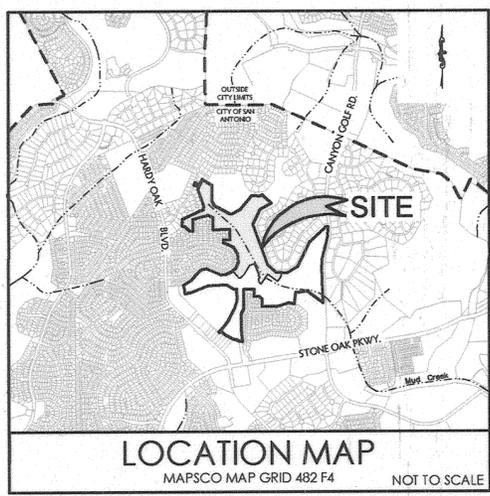
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

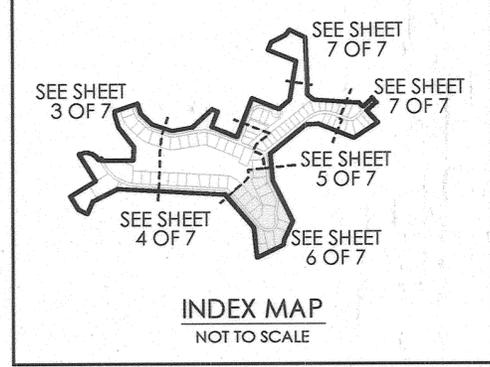
BY: _____ DEPUTY



LOCATION MAP
MAPSCO MAP GRID 482 F4 NOT TO SCALE

LEGEND

- Ac. = ACRES
- CI = CURVE NUMBER
- CPS = CITY PUBLIC SERVICE
- D.P.R. = DEED AND PLAT RECORDS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ELEC. = ELECTRIC
- ESMT. = EASEMENT
- EX. = EXISTING
- F.I.P. = FOUND 1/2" IRON PIN
- G.P.M. = GALLONS PER MINUTE
- LI = LINE NUMBER
- NAD = NORTH AMERICAN DATUM
- N.C.B. = NEW CITY BLOCK
- NO. = NUMBER
- O.P.R. = OFFICIAL PUBLIC RECORDS
- PEL. = PEDESTRIAN
- PG. = PAGE
- PGS. = PAGES
- PSI = POUNDS PER SQUARE INCH
- P.U.D. = PLANNED UNIT DEVELOPMENT
- R. = RADIUS
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- WD. = WIDTH
- ELEV. = PROPOSED CONTOUR
- ELEV. = STREET CENTERLINE
- ELEV. = EXISTING GROUND MAJOR CONTOUR
- ELEV. = EXISTING GROUND MINOR CONTOUR
- ELEV. = EXISTING PROPERTY LINE
- ELEV. = TREE PRESERVATION AREA



THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

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

ALL PRIVATE STREETS (LOT 999, BLOCK 10; CANYON HEIGHTS, CANYON PATH, & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE RIGHTS-OF-WAY SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, 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 RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

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

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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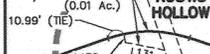
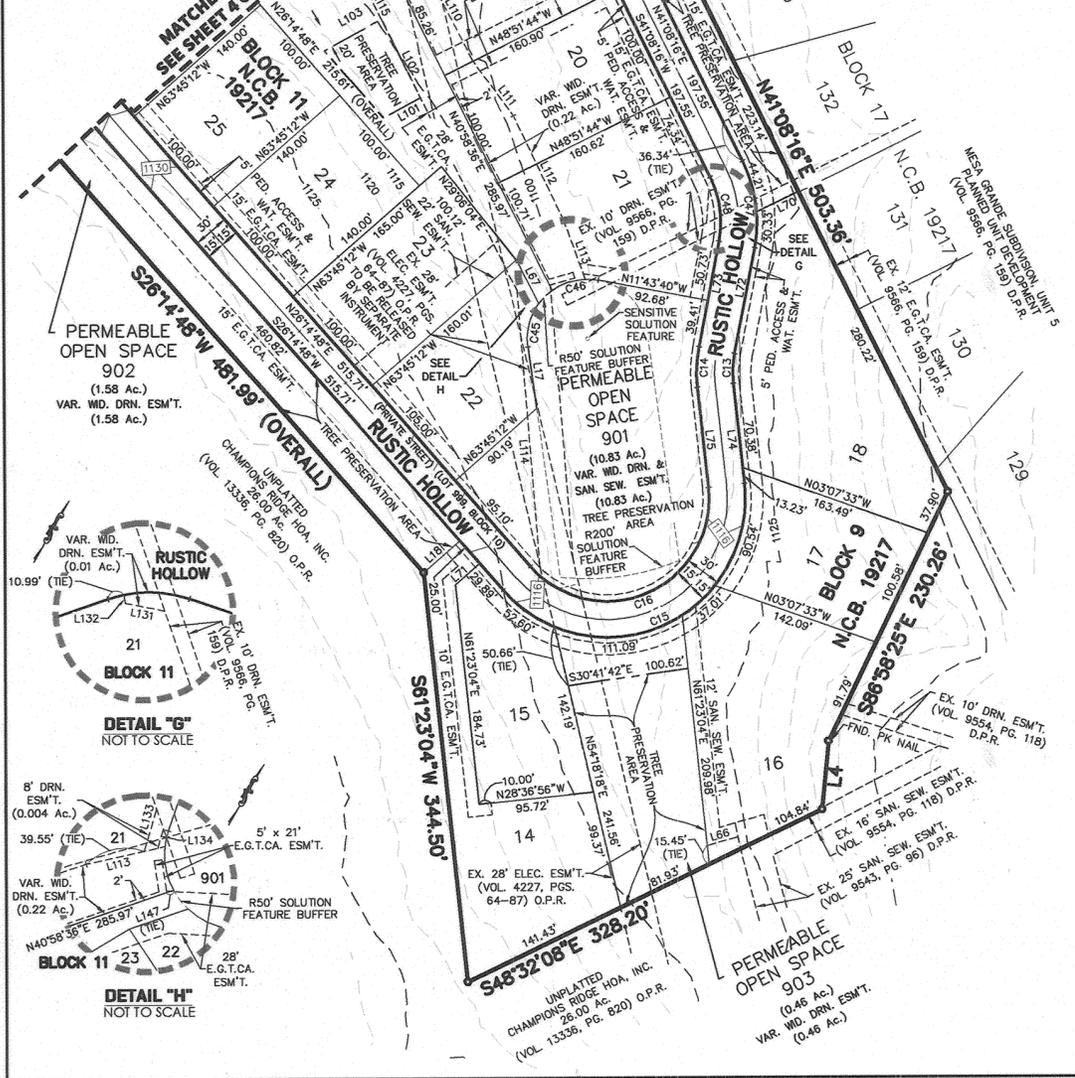
1/2" IRON PINS WITH RED CAP STAMPED CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

LINE TABLE

LINE	LENGTH	BEARING
L114	229.78'	S62°48'13"W
L115	378.87'	S40°58'36"W
L116	8.56'	N70°21'08"E
L117	31.10'	S20°29'36"E
L118	6.54'	N86°04'55"E
L119	21.60'	S00°56'21"E
L120	5.79'	S89°03'39"W
L121	5.79'	S89°03'39"W
L122	5.79'	N89°03'39"E
L123	20.34'	N00°56'21"W
L124	10.11'	N63°59'36"W
L125	11.32'	S00°19'19"E
L126	29.83'	N17°07'42"E
L127	26.81'	S65°29'27"W
L128	5.79'	N37°27'41"E

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	97.83'	N14°36'15"E	L54	219.96'	S01°12'47"E
L2	64.04'	N23°54'26"E	L55	392.67'	N63°35'27"W
L3	80.00'	N23°54'26"E	L56	407.33'	S63°35'27"E
L4	57.71'	N72°45'34"E	L57	357.99'	N61°24'21"W
L5	30.00'	N51°53'20"W	L58	346.83'	S61°24'21"E
L6	26.42'	S38°06'40"W	L59	195.55'	N15°06'58"W
L7	41.09'	S68°08'37"W	L60	137.50'	S15°06'58"E
L8	70.02'	N00°19'32"E	L61	56.93'	N84°29'02"W
L9	91.70'	S89°03'39"W	L62	13.81'	N25°23'45"W
L10	74.16'	N73°48'24"W	L63	6.29'	N24°32'19"W
L11	34.44'	N65°52'19"W	L64	20.39'	S19°38'52"E
L12	9.43'	N23°54'26"E	L65	13.53'	N67°16'57"W
L13	69.25'	S38°06'40"W	L66	27.05'	S38°32'08"E
L14	69.25'	N38°06'40"E	L67	41.39'	N40°58'36"E
L15	12.96'	N80°27'26"E	L68	43.82'	N80°27'26"E
L16	15.97'	N22°12'48"E	L69	21.44'	N89°03'39"E
L17	52.36'	N59°35'34"E	L70	38.39'	N48°51'44"W
L18	40.00'	N63°45'12"W	L71	27.02'	N63°45'12"W
L19	40.00'	N57°09'18"E	L72	90.14'	N78°16'20"E
L20	42.18'	N89°03'39"E	L73	90.14'	S78°16'20"W
L21	67.90'	N88°09'45"W	L74	83.61'	N61°08'50"E
L22	67.90'	N88°09'45"W	L75	83.61'	S61°08'50"W
L23	77.71'	N88°09'45"W	L76	207.66'	N03°55'05"W
L24	91.89'	N61°24'22"W	L77	207.66'	S03°55'05"E
L25	10.09'	S86°58'25"E	L78	207.66'	N65°52'19"W
L26	10.00'	S85°23'09"W	L79	21.00'	N65°52'19"W
L27	49.96'	N61°43'52"E	L80	30.00'	N24°07'41"E
L28	149.04'	N21°17'19"E	L81	172.87'	S65°52'19"E
L29	149.04'	S21°17'19"W	L82	71.87'	N65°52'19"W
L30	13.06'	N51°24'44"E	L83	25.06'	S38°32'08"E
L31	13.10'	S51°24'44"W	L84	27.00'	S24°07'41"W
L32	11.45'	S29°36'39"W	L85	15.52'	N23°54'26"E
L33	11.45'	N73°12'49"E	L86	198.26'	S23°57'11"W
L34	327.60'	S89°03'39"W	L87	214.54'	S23°57'11"W
L35	327.60'	N89°03'39"E	L88	40.00'	S70°21'08"W
L36	217.98'	N00°56'21"W	L89	40.00'	N70°21'08"E
L37	17.51'	N38°35'16"W	L90	16.00'	N70°21'08"E
L38	50.15'	N61°24'22"W	L91	60.87'	N68°32'22"W
L39	77.06'	N65°41'16"E	L92	79.01'	N50°16'02"W
L40	40.52'	S15°06'58"E	L93	50.44'	S28°34'21"W
L41	40.34'	S65°41'12"W	L94	12.50'	S89°03'39"W
L42	28.45'	N00°56'21"W	L95	35.04'	S51°20'47"E
L43	234.75'	N78°49'10"E	L96	72.72'	N40°58'36"E
L44	28.58'	S22°43'54"E	L97	59.19'	N51°20'47"W
L45	245.54'	S78°49'10"W	L98	92.71'	N25°43'23"W
L46	213.95'	N61°43'52"E	L99	82.99'	N25°43'23"W
L47	213.95'	S61°43'52"W	L100	29.31'	N40°58'36"E
L48	140.49'	N00°36'57"W	L101	62.49'	N66°32'58"W
L49	140.49'	S00°36'57"E	L102	65.41'	N54°47'32"W
L50	61.80'	S00°56'21"E	L103	129.77'	N39°40'48"E
L51	239.92'	N24°48'01"W	L104	56.51'	N31°04'36"E
L52	178.18'	S24°48'01"E	L105	95.59'	N41°46'44"E
L53	210.04'	N01°12'47"W	L106	53.52'	N47°20'57"E



STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.
CHRISTOPHER R. DICE, P.E.

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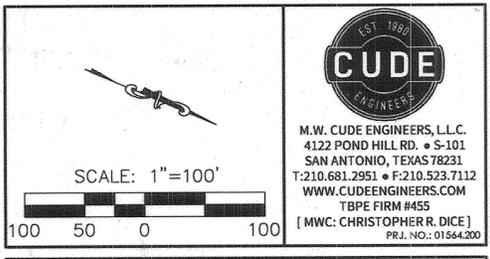
M.W. CUDE ENGINEERS L.L.C.
WAYNE A. SEEWALD, R.P.L.S.

Wayne A. Seewald
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NUMBER: 130353

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D.

BEING 54.562 ACRES OF LAND OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, BEXAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



CUDE ENGINEERS

M.W. CUDE ENGINEERS, L.L.C.
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WWW.CUDEENGINEERS.COM
TBP# FIRM #455
[MWC: CHRISTOPHER R. DICE]
PRJ. NO.: 01554200

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

Rajeev Puri
OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF JUNE A.D. 2014.

Erin Saucedo
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires
July 16, 2016

THIS PLAT OF HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

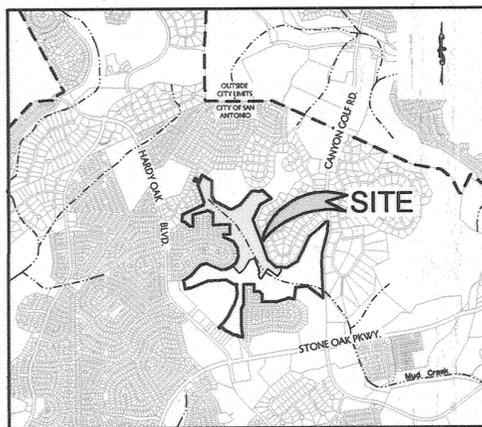
_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

JUNE 2014 SHEET 6 OF 7

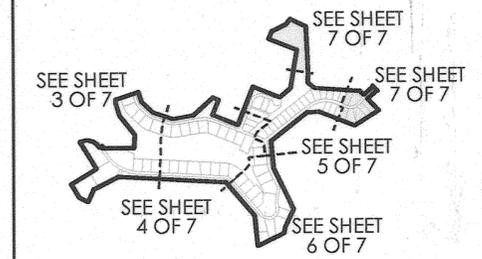




LOCATION MAP
MAPSCO MAP GRID 482 F4 NOT TO SCALE

LEGEND

Ac.	=	ACRES
C1	=	CURVE NUMBER
CPS	=	CITY PUBLIC SERVICE
D.P.R.	=	DEED AND PLAT RECORDS
DRN.	=	DRAINAGE
E.O.T.C.A.	=	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ELEC.	=	ELECTRIC
ESMT.	=	EASEMENT
EX.	=	EXISTING
F.I.P.	=	FOUND 1/2" IRON PIN
G.P.M.	=	GALLONS PER MINUTE
LI	=	LINE NUMBER
NAD	=	NORTH AMERICAN DATUM
N.C.B.	=	NEW CITY BLOCK
NO.	=	NUMBER
O.P.R.	=	OFFICIAL PUBLIC RECORDS
PG.	=	PAGE
PGS.	=	PAGES
PSI	=	POUNDS PER SQUARE INCH
P.U.D.	=	PLANNED UNIT DEVELOPMENT
R	=	RADIUS
SAN. SEW.	=	SANITARY SEWER
VAR.	=	VARIABLE
VOL.	=	VOLUME
WAT.	=	WATER
WD.	=	WIDTH
ELEV.	=	PROPOSED CONTOUR
---	=	STREET CENTERLINE
-ELEV.-	=	EXISTING GROUND MAJOR CONTOUR
-ELEV.-	=	EXISTING GROUND MINOR CONTOUR
---	=	EXISTING PROPERTY LINE
---	=	TREE PRESERVATION AREA



INDEX MAP
NOT TO SCALE

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

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

ALL PRIVATE STREETS (LOT 998, BLOCK 10, CANYON HEIGHTS, CANYON PATH, & RUSTIC HOLLOW) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

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

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

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D., SHALL BE THE RESPONSIBILITY OF THE HIDDEN CANYON HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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

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

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

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 2250 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1023 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

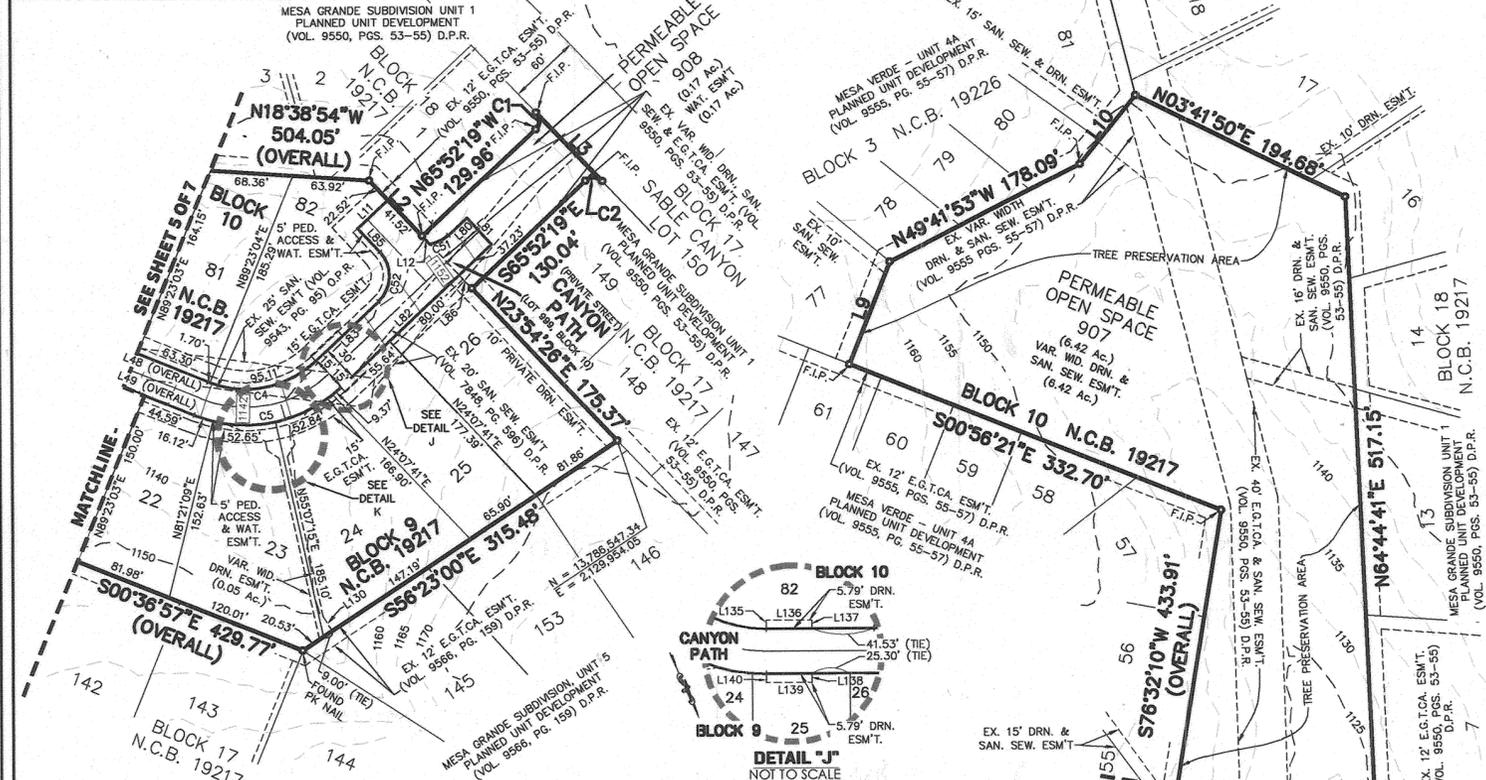
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1954493) 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(h).

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

THE BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE DEED OF THE 128.304 ACRE TRACT RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

1/2" IRON PINS WITH RED CAP STAMPED CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.



CURVE TABLE						CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	10.00'	90°13'15"	10.04'	15.75'	14.17'	C28	49.00'	304°23'35"	25.84'	260.32'	45.71'	S81°38'42"E
C2	10.00'	89°46'44"	9.96'	15.67'	14.11'	C29	280.00'	31°54'21"	80.04'	155.92'	153.91'	S16°53'32"E
C3	159.00'	87°27'38"	152.10'	242.71'	219.82'	C30	310.00'	31°54'21"	88.62'	172.63'	170.41'	N16°53'32"W
C4	85.00'	65°15'23"	54.42'	96.81'	91.66'	C31	125.00'	28°55'37"	32.24'	63.11'	62.44'	S18°22'54"E
C5	115.00'	65°15'23"	73.63'	130.98'	124.01'	C32	95.00'	28°55'37"	24.50'	47.96'	47.46'	N18°22'54"W
C6	285.00'	60°47'26"	167.18'	302.38'	288.40'	C33	125.00'	25°12'24"	27.95'	54.99'	54.55'	S08°41'07"W
C7	315.00'	60°47'26"	184.77'	334.21'	318.76'	C34	95.00'	25°12'24"	21.24'	41.79'	41.46'	N08°41'07"E
C8	25.00'	75°12'49"	19.26'	32.82'	30.51'	C35	125.00'	27°31'56"	30.62'	60.07'	59.49'	S35°03'17"W
C9	25.00'	70°16'59"	17.60'	30.67'	28.78'	C36	95.00'	27°31'56"	23.28'	45.65'	45.21'	N35°03'17"E
C10	110.00'	18°21'03"	17.77'	35.23'	35.08'	C37	260.00'	45°53'40"	110.08'	208.26'	202.74'	S03°17'58"W
C11	90.00'	20°35'36"	16.35'	32.35'	32.17'	C38	245.00'	29°39'24"	64.86'	126.81'	125.40'	N07°00'40"E
C12	120.00'	20°35'36"	21.80'	43.13'	42.90'	C39	265.00'	27°31'56"	64.92'	127.34'	128.12'	N35°03'17"E
C13	85.00'	17°07'30"	12.80'	25.41'	25.31'	C40	265.00'	25°12'24"	59.25'	116.58'	115.65'	N08°41'07"E
C14	115.00'	17°07'30"	17.32'	34.37'	34.24'	C41	265.00'	28°55'37"	68.35'	133.79'	132.37'	N18°22'54"W
C15	115.00'	145°05'59"	365.84'	291.23'	219.41'	C42	140.00'	31°54'21"	40.02'	77.96'	76.96'	S16°53'32"E
C16	85.00'	145°05'59"	270.41'	215.26'	162.18'	C43	110.00'	09°48'58"	9.45'	18.85'	18.82'	S03°58'08"W
C17	90.00'	45°53'40"	38.11'	72.09'	70.18'	C45	50.00'	43°39'26"	20.03'	38.10'	37.18'	N81°25'17"E
C18	120.00'	45°53'40"	50.81'	96.12'	93.57'	C46	50.00'	46°48'27"	21.64'	40.85'	39.72'	S35°07'53"E
C19	465.00'	57°45'32"	256.48'	468.76'	449.16'	C47	115.00'	37°08'04"	38.63'	74.53'	73.24'	N59°42'18"E
C20	435.00'	57°45'32"	239.93'	420.18'	402.18'	C48	85.00'	37°08'04"	28.55'	55.09'	54.13'	S59°42'18"W
C21	80.00'	62°40'14"	48.71'	87.50'	83.21'	C49	315.00'	09°45'11"	26.88'	53.62'	53.56'	S42°56'34"E
C22	25.00'	90°00'00"	25.00'	39.27'	35.36'	C50	477.00'	00°48'42"	3.38'	6.76'	6.76'	N49°45'19"W
C23	25.00'	90°00'00"	25.00'	39.27'	35.36'	C51	29.00'	34°20'57"	8.96'	17.39'	17.13'	N48°41'50"W
C24	85.00'	90°00'00"	85.00'	133.52'	120.21'	C52	29.00'	90°00'00"	29.00'	45.55'	41.01'	S69°07'41"W
C25	115.00'	90°00'00"	115.00'	180.64'	162.63'	C53	320.79'	01°26'28"	4.03'	8.07'	8.07'	N52°46'56"W
C26	14.00'	71°29'26"	10.08'	17.47'	16.36'							
C27	14.00'	52°54'09"	6.97'	12.93'	12.47'							

PLAT NUMBER: 130353

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D.

BEING 54.562 ACRES OF LAND OUT OF THE R. FROEHL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934 AND THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, BEAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

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PRJ. NO.: 01544.200

STATE OF TEXAS
COUNTY OF BEAR

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OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
24165 I.H. 10 WEST, SUITE 217-641
SAN ANTONIO, TEXAS 78257
PHONE: (210) 698-3004
FAX: (210) 698-3014
CONTACT PERSON: RAJEEV PURI

Rajeev Puri
OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF JUNE A.D. 2014.

Erin Saucedo
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

ERIN SAUCEDO
Notary Public, State of Texas
My Commission Expires
July 16, 2016

THIS PLAT OF HIDDEN CANYON SUBDIVISION, UNIT 2 P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

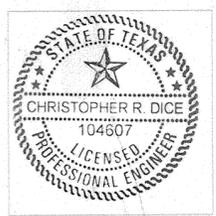
STATE OF TEXAS
COUNTY OF BEAR

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

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____, DEPUTY

JUNE 2014 SHEET 7 OF 7



STATE OF TEXAS
COUNTY OF BEAR

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

M.W. CUDE ENGINEERS L.L.C.
CHRISTOPHER R. DICE, P.E.

Christopher R. Dice
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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

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

Wayne A. Sewald
REGISTERED PROFESSIONAL LAND SURVEYOR



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

Public Hearing:

Planning Commission
June 25, 2014

Application/Case Number:

130426

Project Name:

Waterford Park Unit 2

Applicant:

Gordon Hartman

Representative:

KFW Engineers and Surveying
c/o Teresa A. Seidel, P.E.

Owner:

Daphne Development, LLC.

Staff Coordinator:

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

Property Address/Location:

Generally located southeast of the
intersection of Culebra Road and
Talley Road

Tract Size:

20.47 acres

Council District:

ETJ

Notification:

Internet Agenda posting June 20,
2014

REQUEST

Approval of a major plat to subdivide a 20.47-acre tract of land to
establish **Waterford Park Unit 2** subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

June 11, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of eighty two (82) single family lots, two (2) non single family lots, and two thousand eight hundred and eighty six (2,886) linear feet of public right of way.

B. Zoning

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

C. Major Thoroughfare

Culebra Road, Primary Arterial Type A, 120-foot minimum right-of-way
Talley Road, Secondary Arterial Type A, 86-foot minimum right-of-way

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on June 9, 2014.

F. Interdepartmental Review June 2, 2014.

II. A. Association Applications

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

III. RECOMMENDATION

Approval of the proposed **Waterford park Unit 2** subdivision plat

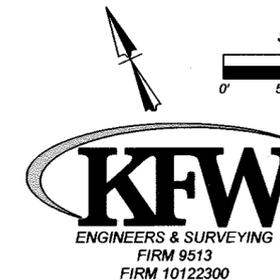
IV. ATTACHMENT

1. Proposed plat

PLAT NUMBER: 130426

SUBDIVISION PLAT ESTABLISHING WATERFORD PARK UNIT 2

BEING A TOTAL OF 20.47 ACRES TRACT OF LAND IN THE CITY SAN ANTONIO OUT OF A 132.62 ACRE TRACT, AND BEING OUT OF THE U.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, OF RECORD IN VOLUME 15884 PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



KFW Engineers & Surveying 14603 Huebner Rd, Bldg. 40 San Antonio, TX 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 HEREIN EXPRESSED.

OWNER: DAPHNE DEVELOPMENT, LLC

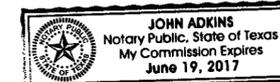
DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gordon Hartman 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 16th DAY OF June A.D. 2014

John Adkins NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

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

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

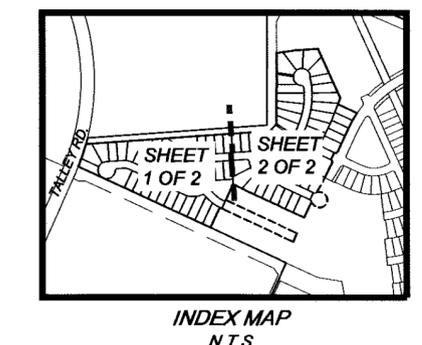
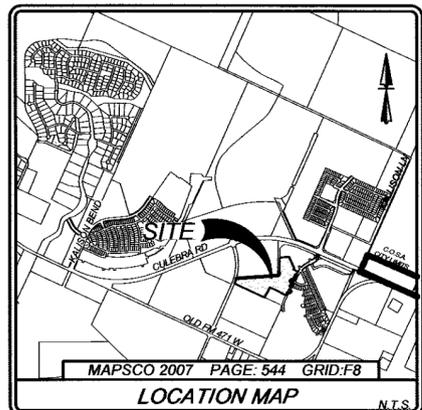
THIS PLAT OF WATERFORD PARK UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN BY: _____ SECRETARY

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

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



- NOTES: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED... 2. LOT 904 & LOT 905, BLOCK 15 ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER & DRAINAGE EASEMENT. 3. NOTE FOR FUTURE UNIT: FOR LOT 1 BLOCK 16 & LOT 10 BLOCK 17 SIDEWALK ALONG PROPOSED WATERFORD TREE WILL BE BUILT BY DEVELOPER...

- C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES... 2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS...

- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT. IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT... MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION... FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE...

OWNER/DEVELOPER: DAPHNE DEVELOPMENT, LLC 1202 W. BITTERS, BLDG 1, SUITE 1200 SAN ANTONIO, TX 78216 PHONE: 210-490-1798 FAX: 210-493-2811

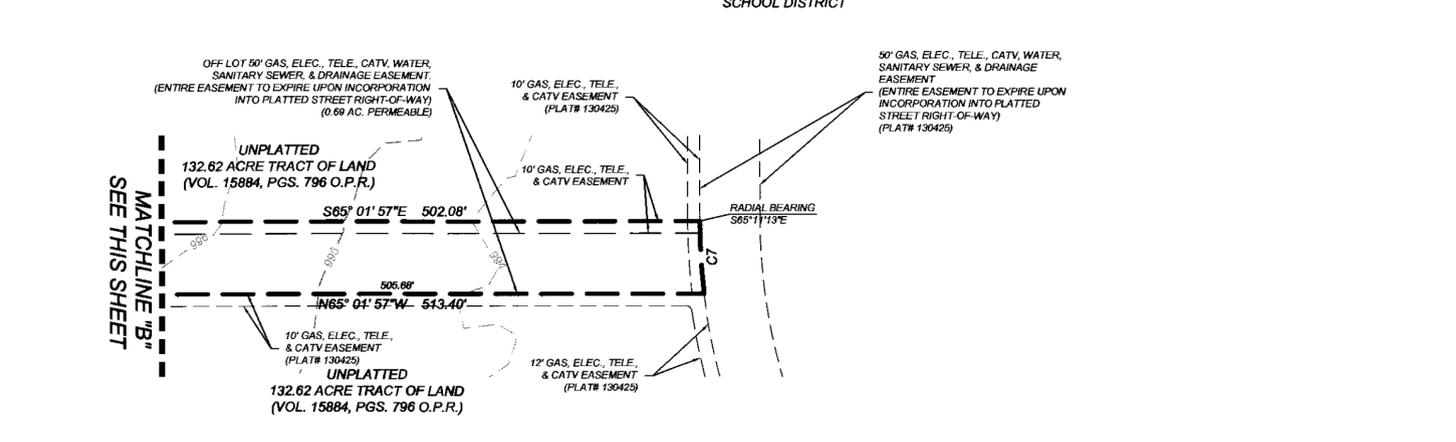
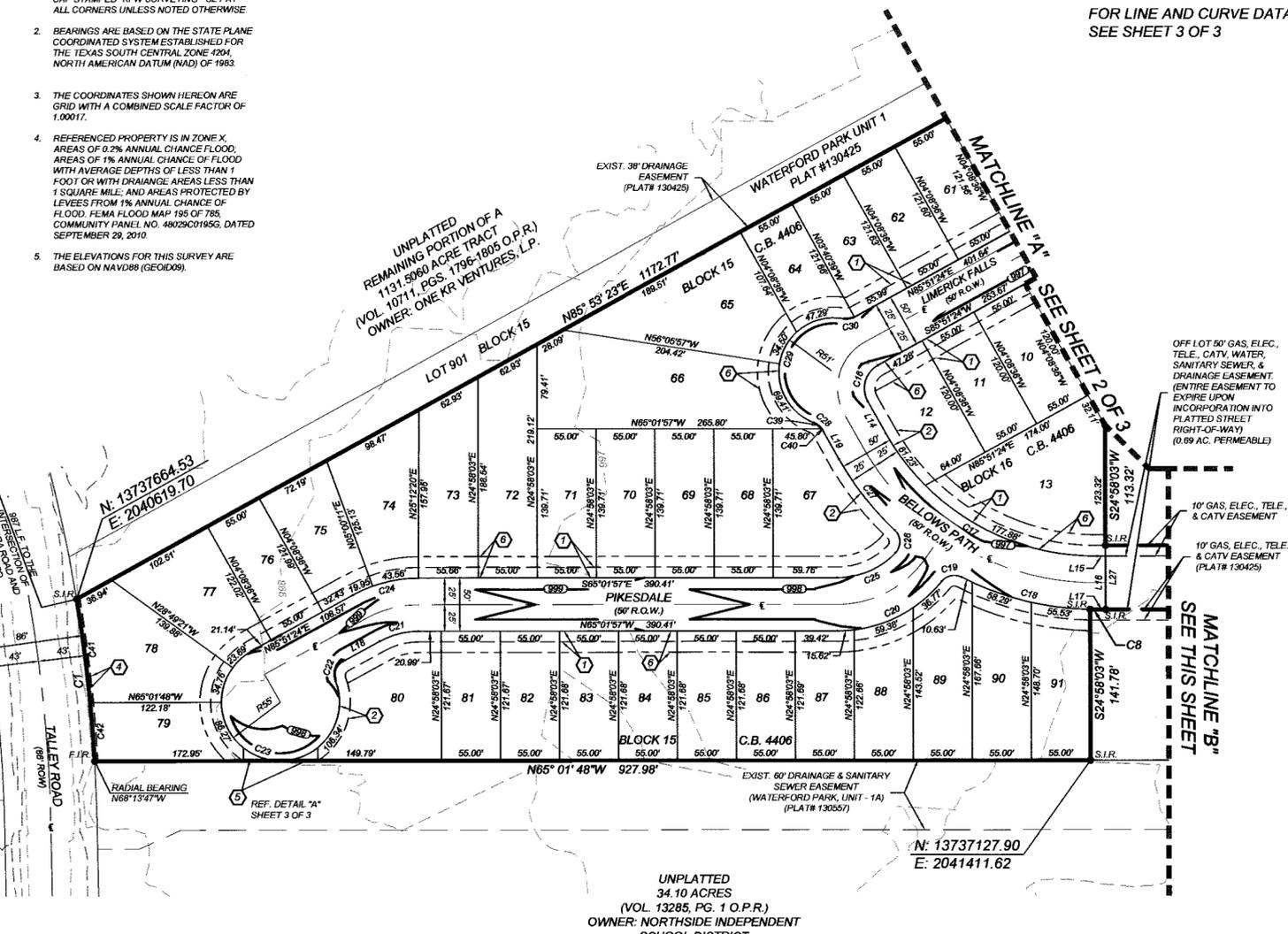
- SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204 NORTH AMERICAN DATUM (NAD) OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. REFERENCED PROPERTY IS IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD... 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

- LEGEND: F.I.R. = FOUND 1/2" IRON ROD S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" R.O.W. = RIGHT-OF-WAY O.P.R. = OFFICIAL PUBLIC RECORDS ESMT = EASEMENT V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT

- KEY NOTES: 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 2. 10' BUILDING SETBACK LINE & ELEC., GAS, TELE., & CATV EASEMENT. 3. VARIABLE WIDTH CLEAR VISION EASEMENT. 4. 1' VEHICULAR NON-ACCESS EASEMENT. 5. VARIABLE WIDTH DRAINAGE EASEMENT. 6. 20' BUILDING SETBACK LINE

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

Blaine P. Lopez LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW Surveying, LLC 14603 Huebner Rd, Bldg. 40 San Antonio, TX 78230 Phone: (210) 979-8444 Fax: (210) 979-8441



SUBDIVISION PLAT ESTABLISHING WATERFORD PARK UNIT 2

BEING A TOTAL OF 20.47 ACRES TRACT OF LAND IN THE CITY SAN ANTONIO OUT OF A 132.62 ACRE TRACT, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 686, COUNTY BLOCK 4451, OF RECORD IN VOLUME 15884 PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



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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.

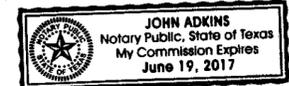
OWNER: DAPHNE DEVELOPMENT, LLC

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Corolon Hartman 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 19th DAY OF June A.D. 2014

John Adkins NOTARY PUBLIC BEXAR COUNTY TEXAS



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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

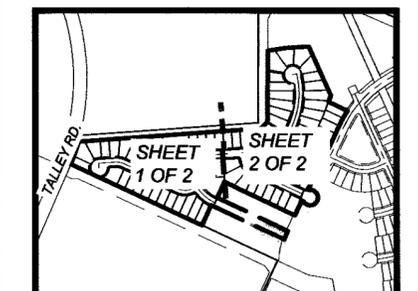
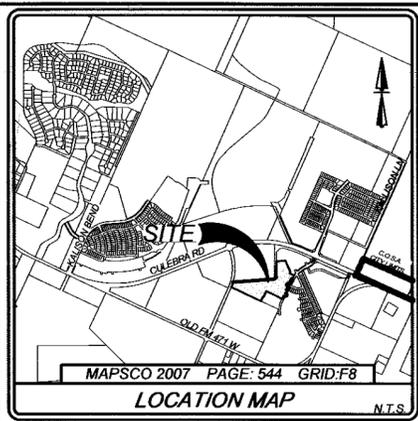
THIS PLAT OF WATERFORD PARK UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN BY: _____ SECRETARY

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

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



NOTES: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 2. LOT 904 & LOT 905, BLOCK 15 ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER & DRAINAGE EASEMENT... 3. NOTE FOR FUTURE UNIT: FOR LOT 1 BLOCK 16 & LOT 10 BLOCK 17 SIDEWALK ALONG PROPOSED WATERFORD TREE WILL BE BUILT BY DEVELOPER...

C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES... 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT... 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...

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SURVEYOR PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT... IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT... MINIMUM FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOOD PLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN... MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION... FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 26 PSI RESIDUAL PRESSURE... BUILDING SETBACK LINE: THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE... 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4904, NORTH AMERICAN DATUM (NAD 83) OF 1983... 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017... 4. REFERENCED PROPERTY IS IN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH ORANGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD... 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID0608)

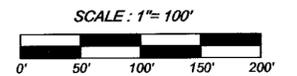
- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING", R.O.W. = RIGHT-OF-WAY, O.P.R. = OFFICIAL PUBLIC RECORDS, ESMT = EASEMENT, V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT... KEY NOTES: 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT, 2. 10' BUILDING SETBACK LINE & ELEC, GAS, TELE, & CATV EASEMENT, 3. VARIABLE WIDTH CLEAR VISION EASEMENT, 4. 1' VEHICULAR NON-ACCESS EASEMENT, 5. VARIABLE WIDTH DRAINAGE EASEMENT, 6. 20' BUILDING SETBACK LINE

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. Blaine P. Lopez LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW Surveying, LLC 14603 Huebner Rd, Bldg. 40 San Antonio, TX 78230 Phone: (210) 979-8444 Fax: (210) 979-8441

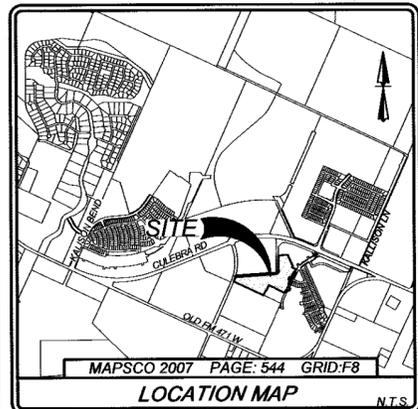


SUBDIVISION PLAT ESTABLISHING
WATERFORD PARK UNIT 2

BEING A TOTAL OF 20.47 ACRES TRACT OF LAND IN THE CITY SAN ANTONIO OUT OF A 132.62 ACRE TRACT, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, OF RECORD IN VOLUME 15884 PAGE 796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



KFW Engineers & Surveying
14603 Huebner Rd, Bldg. 40
San Antonio, TX 78230
Phone: (210) 979-8444
Fax: (210) 979-8441



NOTES:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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.
- LOT 904 & LOT 905, BLOCK 15 ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER & DRAINAGE EASEMENT.
- NOTE FOR FUTURE UNIT: FOR LOT 1 BLOCK 16 & LOT 10 BLOCK 17 SIDEWALK ALONG PROPOSED WATERFORD TREE WILL BE BUILT BY DEVELOPER. WHEN PERMITS ARE SUBMITTED FOR THESE TWO LOTS ONLY THE PORTION THAT WILL BE BUILT IN R.O.W. WILL BE PERMITTED.

OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC
1202 W. BITTERS, BLDG 1, SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-490-1798
FAX: 210-493-2811

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 RAISE GRADE CHANGES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS. WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

WASTEWATER EDDU NOTE:

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

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.

MINIMUM FINISHED FLOOR NOTE:

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

MAINTENANCE NOTE:

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

FIRE FLOW NOTE:

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

BUILDING SETBACK LINE:

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

Line #	Length	Direction
L1	50.98'	N46°25'11"E
L2	18.18'	N23°52'10"E
L3	43.99'	S21°22'34"W
L4	2.50'	N65°01'57"W
L5	50.00'	S24°58'03"W
L6	90.66'	S25°35'12"W
L7	109.85'	S28°35'58"W
L8	4.68'	S81°24'11"E
L9	10.87'	N65°01'57"W
L10	105.00'	S24°58'03"W
L11	51.27'	N65°01'57"W
L12	70.64'	S85°51'24"W
L13	50.00'	S24°58'03"W
L14	34.52'	S04°08'36"E
L15	7.72'	S65°01'57"E
L16	50.00'	S24°58'03"W
L17	7.72'	N65°01'57"W
L18	39.29'	S85°51'24"W
L19	31.54'	N04°08'36"E
L20	52.49'	N21°29'49"E

Line #	Length	Direction
L21	53.40'	S21°29'56"W
L22	51.27'	S65°01'57"E
L23	6.43'	S89°37'00"W
L24	6.43'	N25°32'26"W
L25	3.40'	N65°01'57"W
L26	4.64'	S65°01'57"E
L27	60.00'	N24°58'03"E
L28	12.28'	S24°58'12"W
L29	34.52'	N65°01'48"W
L30	12.28'	N24°58'12"E
L31	34.52'	N85°01'48"W
L38	6.43'	S89°37'00"W
L39	6.43'	N25°32'28"W

Curve #	Length	Radius	Tangent	Delta	Chord	Chord Bearing
C1	153.12'	1475.40'	76.63'	5°56'46"	153.05'	N18°47'50"E
C2	107.87'	730.00'	54.03'	8°28'00"	107.77'	S29°12'03"W
C3	23.58'	15.00'	15.00'	90°00'00"	21.21'	S69°58'03"W
C4	23.72'	15.00'	15.16'	90°37'09"	21.33'	S19°43'23"E
C5	10.52'	200.00'	5.26'	3°00'48"	10.52'	S27°05'35"W
C6	223.45'	50.00'	63.93'	256°03'33"	78.77'	S23°46'29"W
C7	80.14'	525.00'	30.10'	6°33'48"	60.11'	S21°31'53"W
C8	6.65'	275.00'	3.32'	1°23'08"	6.65'	N64°20'23"W
C9	16.56'	175.00'	8.28'	5°25'13"	16.55'	N62°19'21"W
C10	21.29'	15.00'	12.88'	81°19'08"	19.55'	S79°43'43"W
C11	204.15'	250.00'	108.15'	48°47'14"	198.52'	S62°27'47"W
C12	25.57'	15.00'	17.16'	97°40'17"	22.58'	S37°01'15"W
C13	89.68'	75.00'	37.57'	53°13'03"	67.18'	S38°25'26"E
C14	125.68'	125.00'	68.73'	57°36'34"	120.46'	N36°13'40"W
C15	22.70'	15.00'	14.17'	66°43'13"	20.60'	N50°47'00"W
C16	39.27'	25.00'	25.00'	90°00'00"	35.36'	S40°51'24"W
C17	239.11'	225.00'	132.24'	60°53'21"	228.02'	S34°35'17"E
C18	131.10'	275.00'	66.82'	27°18'52"	128.86'	N51°22'32"W
C19	20.56'	15.00'	12.27'	78°32'43"	18.99'	N78°59'27"W
C20	111.77'	125.00'	56.93'	51°13'51"	108.08'	S89°21'07"W
C21	38.11'	75.00'	19.47'	29°06'39"	37.70'	N78°35'17"W
C22	21.41'	15.00'	12.99'	81°47'12"	19.64'	S44°57'47"W
C23	251.30'	55.00'	63.51'	261°47'15"	83.15'	N45°02'12"W
C24	63.51'	125.00'	32.46'	29°06'39"	62.83'	S79°35'17"E
C25	60.94'	75.00'	32.28'	46°33'09"	59.27'	S68°16'32"E

Curve #	Length	Radius	Tangent	Delta	Chord	Chord Bearing
C26	23.62'	15.00'	15.05'	90°12'28"	21.25'	N23°18'41"E
C27	84.71'	275.00'	42.89'	17°38'56"	84.37'	N12°58'04"W
C28	10.46'	15.00'	5.45'	39°56'08"	10.24'	N2°06'40"W
C29	161.21'	51.00'	575.48'	169°52'16"	101.60'	N40°51'24"E
C30	10.46'	15.00'	5.45'	39°56'08"	10.24'	S74°10'32"E
C31	224.66'	200.00'	128.85'	64°21'34"	213.03'	N53°40'36"E
C32	230.26'	475.00'	117.44'	27°46'27"	228.01'	N07°36'36"E
C33	21.44'	15.00'	13.02'	81°53'55"	19.66'	N47°13'35"W
C34	285.80'	55.00'	48.93'	276°41'22"	73.11'	N50°10'08"E
C35	5.30'	15.00'	2.66'	20°15'22"	5.28'	S01°36'52"E
C36	304.57'	525.00'	156.71'	33°14'22"	300.32'	S04°52'38"W
C37	21.29'	15.00'	12.88'	81°19'06"	19.55'	S18°57'11"E
C38	11.83'	125.00'	5.92'	5°29'13"	11.82'	S62°19'21"E
C39	9.35'	15.00'	4.83'	35°43'29"	9.20'	S26°13'00"E
C40	1.10'	15.00'	0.55'	4°12'39"	1.10'	S06°14'56"E
C41	97.95'	1475.40'	49.00'	3°48'15"	97.94'	N17°43'35"E
C42	55.16'	1475.40'	27.58'	2°08'31"	55.15'	N20°41'58"E
C43	23.96'	15.00'	15.00'	90°00'02"	21.21'	S20°01'56"E
C44	22.61'	15.00'	14.08'	86°22'05"	20.53'	S71°47'00"W
C45	69.66'	75.00'	37.57'	53°13'03"	67.18'	N36°25'26"W
C46	9.62'	15.00'	4.98'	36°43'54"	9.45'	N06°33'03"E
C47	37.35'	55.00'	19.43'	38°54'59"	36.64'	S84°36'36"E
C48	37.35'	55.00'	19.43'	38°54'48"	36.64'	S45°26'53"E
C51	16.90'	200.00'	8.46'	4°50'29"	16.90'	S32°02'14"W
C52	10.01'	55.00'	5.02'	10°25'55"	10.00'	S08°15'12"W

FOR LINE AND CURVE DATA
SEE SHEET 3 OF 3

SURVEYOR NOTES:

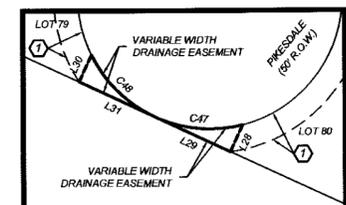
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BASIS OF BEARING IS CURRENT WARRANTY DEED FOR THE TRACT.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 195 OF 765, COMMUNITY PANEL NO. 48029C0195G, DATED SEPTEMBER 28, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID00).

LEGEND

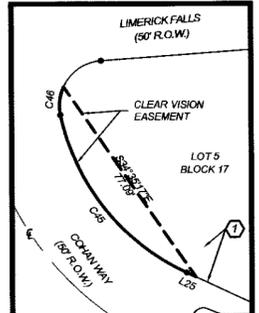
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- ESMT = EASEMENT
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT

KEY NOTES

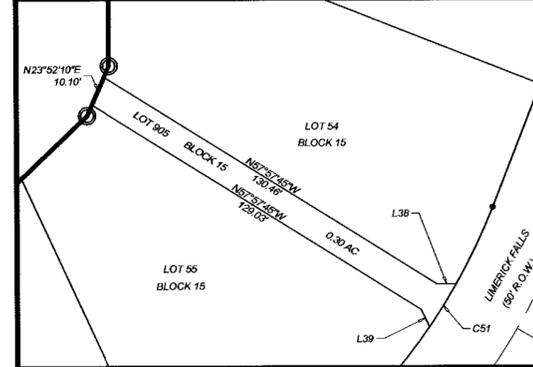
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT.
- 10' BUILDING SETBACK LINE & ELEC. GAS, TELE., & CATV EASEMENT.
- VARIABLE WIDTH CLEAR VISION EASEMENT.
- 1' VEHICULAR NON-ACCESS EASEMENT.
- VARIABLE WIDTH DRAINAGE EASEMENT.
- 20' BUILDING SETBACK LINE.



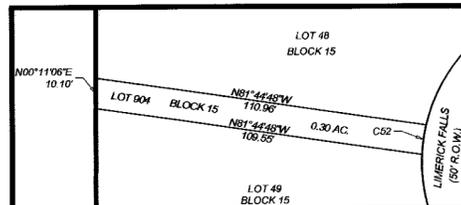
DETAIL "A"
SCALE: 1" = 50'
(SHEET 1 OF 3)



DETAIL "B"
SCALE: 1" = 40'
(SHEET 2 OF 3)



DETAIL "C"
SCALE: 1" = 40'
(SHEET 2 OF 3)



DETAIL "D"
SCALE: 1" = 40'
(SHEET 2 OF 3)

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: DAPHNE DEVELOPMENT, LLC.

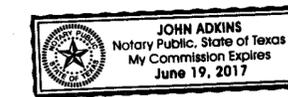
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gordon Hartman 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 6th DAY OF JUNE A.D. 2014

NOTARY PUBLIC
BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

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

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WATERFORD PARK UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

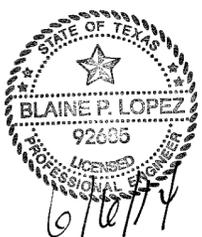
BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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



STATE OF TEXAS
COUNTY OF BEXAR

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

Blaine P. Lopez
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Teresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW Surveying, LCC
14603 Huebner Rd, Bldg. 40
San Antonio, TX 78230
Phone: (210) 979-8444
Fax: (210) 979-8441



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 10

Public Hearing:

Planning Commission
June 25, 2014

Application/Case Number:

140011

Project Name:

Pre-K 4 SA, West, MAOZ

Applicant:

Mark Granados & Mehul Patel

Representative:

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

Owner:

Flamingo Cay, LLC.
Shuchi Development, LLC.

Staff Coordinator:

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

Property Address/Location:

Generally located northeast of the
intersection of Highway 151 and Old
Highway 90

Tract Size:

12.2236-acres

Council District:

6

Notification:

Internet Agenda posting June 20,
2014

REQUEST

Approval of a major plat to subdivide a 12.2236-acre tract of land
to establish **Pre-K 4 SA, West, MAOZ** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 2, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of seven (7) non-single family lots.

B. Zoning

“C-3 GC-2 MAOZ-1” General Commercial Highway 151 Gateway Corridor District Military Airport Overlay Zone

“I-1 GC-2 MAOZ-1 MLOD” General Industrial Highway 151 Gateway Corridor District Military Airport Overlay Zone

“C-3 NA GC-2” General Commercial Nonalcoholic Sales Highway 151 Gateway Corridor District

“I-1 GC-2” General Industrial Highway 151 Gateway Corridor District

“C-3 GC-2” General Commercial Highway 151 Gateway Corridor District

“C-3R GC-2” General Commercial Restrictive Alcoholic Sales Highway 151 Gateway Corridor District

C. Major Thoroughfares

Old U.S. Highway 90, Enhanced Secondary Arterial, 120-foot minimum right-of-way.

Acme, Secondary Arterial Type B, 70-foot minimum right-of-way.

Highway 151 is a freeway.

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

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

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

F. Interdepartmental Review

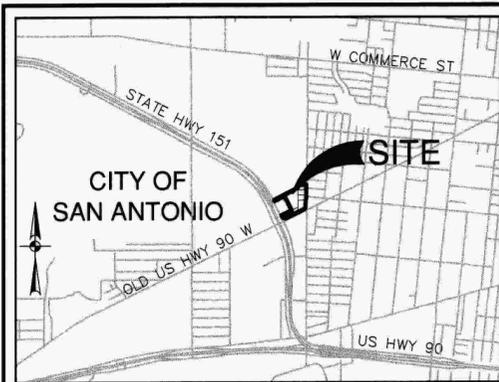
LOCs were issued from all reviewing agencies on June 9, 2014.

II. RECOMMENDATION

Approval of the proposed **Pre-K 4 SA, West, MAOZ**, Subdivision Plat

III. ATTACHMENT

1. Proposed plat



LOCATION MAP
MAPSCO MAP GRID: 614 E5 & E6
NOT-TO-SCALE

LEGEND

Legend table with symbols for ACRE(S), BLOCK, CABLE TELEVISION, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, DEED RECORDS OF BEAR COUNTY, TEXAS (SURVEYOR), ELECTRIC EASEMENT, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION, INGRESS/EGRESS, NEW CITY BLOCK, OVERHEAD ELECTRIC, VOLUME PAGE(S), RIGHT-OF-WAY TELEPHONE, FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE), FOUND TxDOT MONUMENTATION, FOUND MONUMENTATION (OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS)

4446 EXISTING CONTOURS
1140 PROPOSED CONTOURS

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 12' WATER EASEMENT (VOL 12016, PG 643, OPR)
3 35' INGRESS/EGRESS EASEMENT (VOL 12016, PG 643, OPR)
4 16' SANITARY SEWER EASEMENT
5 20' DRAINAGE EASEMENT (VOL 9631, PG 104, DPR)
6 14' GAS, ELEC. TELE. & CATV EASEMENT (VOL 9631, PG 104, DPR)
7 10' WATER EASEMENT (VOL 9569, PG 214, DPR)
8 16' SEWER EASEMENT (VOL 9569, PG 214, DPR)
9 30' SANITARY SEWER TURNAROUND EASEMENT (VOL 9569, PG 214, DPR)
10 28' ELECTRIC EASEMENT (VOL 15661, PG 1929, OPR)
11 25' SANITARY SEWER TURNAROUND EASEMENT
12 20' DRAINAGE EASEMENT (VOL 9631, PG 104, DPR)
13 VARIABLE WIDTH SANITARY SEWER EASEMENT
14 14' GAS, ELEC. TELE. & CATV EASEMENT (VOL 9631, PG 104, DPR)
15 34' X 9' WATER EASEMENT
16 28' X 30' ELECTRIC EASEMENT
17 31' PRIVATE DRAINAGE EASEMENT
18 30' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
19 30' DRAINAGE EASEMENT
20 20' GAS, ELECTRIC, TELEPHONE, CABLE TV, & WATER EASEMENT
21 1' NON-ACCESS EASEMENT (NOT-TO-SCALE)
22 28' ELECTRIC EASEMENT (VOL 15690, PG 470, 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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

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

STATE OF TEXAS COUNTY OF BEAR

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

Signature: Matt Johnson, LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEAR

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

Signature: Paul T. Ross, 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 BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINTS ALONG STATE HWY 151, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 102.29'.

MAOZ NOTE:
THIS PROPERTY, EITHER PARTIALLY OR WHOLLY, LIES WITHIN MILITARY AIRPORT OVERLAY ZONES (MAOZ) 1 AND 2 AND IS SUBJECT TO NOISE AND/OR AIRCRAFT ACCIDENT POTENTIAL WHICH MAY BE OBJECTIONABLE.

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

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

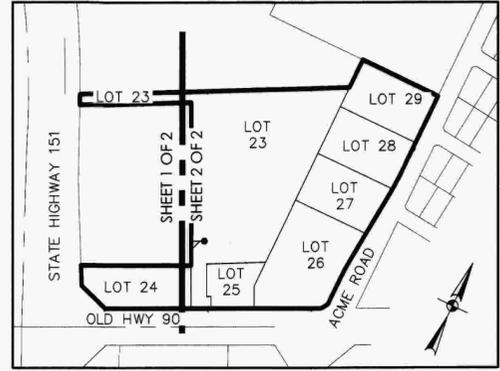
FIRE DEPARTMENT ACCESS EASEMENT NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE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

SHARED ACCESS NOTE:
OWNER(S) SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(R)(3).

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 through C5.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 through L4.



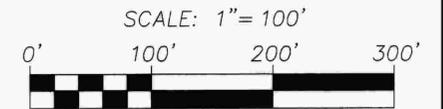
INDEX MAP

SCALE: 1" = 400'

PLAT NUMBER 140011

SUBDIVISION PLAT OF PRE-K 4 SA, WEST, MAOZ

ESTABLISHING LOTS 23 - 29, BLOCK 6, N.C.B. 11379 CONSISTING OF 12.2236 ACRES OF LAND KNOWN AS AN 11.00 ACRE TRACT RECORDED IN VOLUME 12016, PAGE 643, RECORDED IN VOLUME 12579, PAGE 163, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE I.&G.N.R.R. CO. SURVEY NO. 1, ABSTRACT 937 COUNTY BLOCK 4327 AND OUT OF THE C.L. OWENS SURVEY NO. 73, ABSTRACT 565 COUNTY BLOCK 4328, NOW IN NEW CITY BLOCK 11379, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



DATE OF PRINT: June 3, 2014

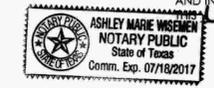
STATE OF TEXAS COUNTY OF BEAR

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

OWNER/DEVELOPER: MARK GRANADOS, FLAMINGO CAY, LLC, 4600 LOCKHILL SELMA RD., SUITE 108, SAN ANTONIO, TX 78249, (210) 378-1209

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK GRANADOS, 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, A.D. 2014.



Signature: Ashley Marie Wiseman, NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEAR

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

OWNER/DEVELOPER: MEHUL PATEL, MEMBER SHUCHI DEVELOPMENT, LLC, 702 S. ACME RD., SAN ANTONIO, TX 78227

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MEHUL PATEL, 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, A.D. 2014.



Signature: Rachel L. Talbot, NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF PRE-K 4 SA, WEST, MAOZ 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 June, A.D. 2014.

Signature lines for CHAIRMAN and SECRETARY.

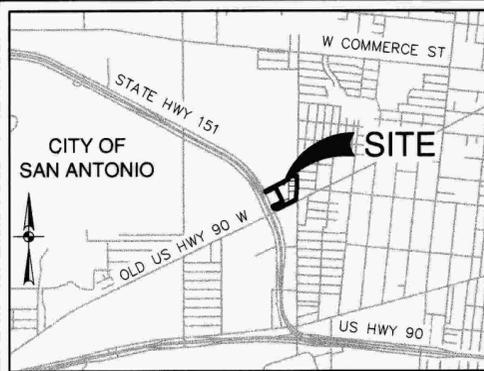
STATE OF TEXAS COUNTY OF BEAR

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

Signature line for COUNTY CLERK, BEAR COUNTY, TEXAS.

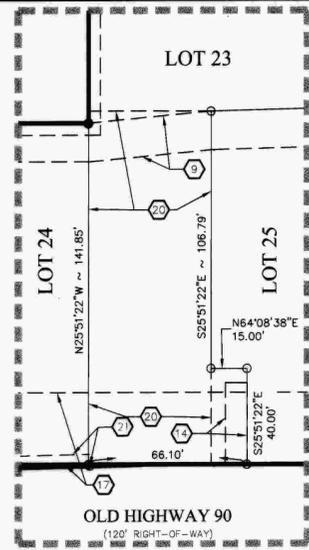
Signature line for DEPUTY.



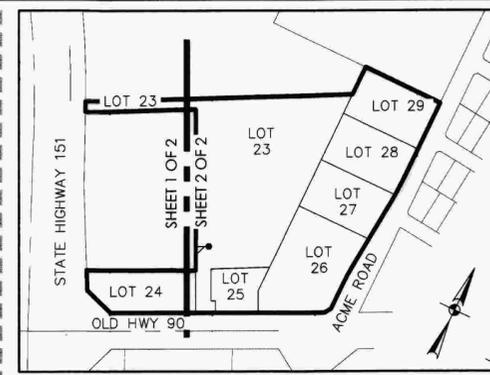


LOCATION MAP
MAPSCO MAP GRID: 614 E5 & E6
NOT-TO-SCALE

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



DETAIL "A"
SCALE: 1" = 50'



INDEX MAP
SCALE: 1" = 400'

PLAT NUMBER 140011

**SUBDIVISION PLAT
OF
PRE-K 4 SA, WEST, MAOZ**

ESTABLISHING LOTS 23 - 29, BLOCK 6, N.C.B. 11379 CONSISTING OF 12.2236 ACRES OF LAND KNOWN AS AN 11.00 ACRE TRACT RECORDED IN VOLUME 12016, PAGE 643, RECORDED IN VOLUME 12579, PAGE 163, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE I.& G.N.R.R. CO. SURVEY NO. 1, ABSTRACT 937 COUNTY BLOCK 4327 AND OUT OF THE C.L. OWENS SURVEY NO. 73, ABSTRACT 565 COUNTY BLOCK 4328, NOW IN NEW CITY BLOCK 11379, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS
TBPFE, FIRM REGISTRATION # 470

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

DATE OF PRINT: June 4, 2014

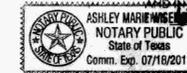
STATE OF TEXAS
COUNTY OF BEXAR

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: MARK GRANADOS
FLAMINGO CAY, LLC
4600 LOCKHILL SELMA RD., SUITE 108
SAN ANTONIO, TX 78249
(210) 378-1209

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK GRANADOS 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 June DAY OF June, A.D. 2014.



Signature
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: MEHUL PATEL, MEMBER
SHUCHI DEVELOPMENT, LLC.
702 S. ACME RD.
SAN ANTONIO, TX 78227

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MEHUL PATEL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF June, A.D. 2014.



Signature
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF PRE-K 4 SA, WEST, MAOZ 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 _____ 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

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

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

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

C.P.S. ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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. 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 BY CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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.

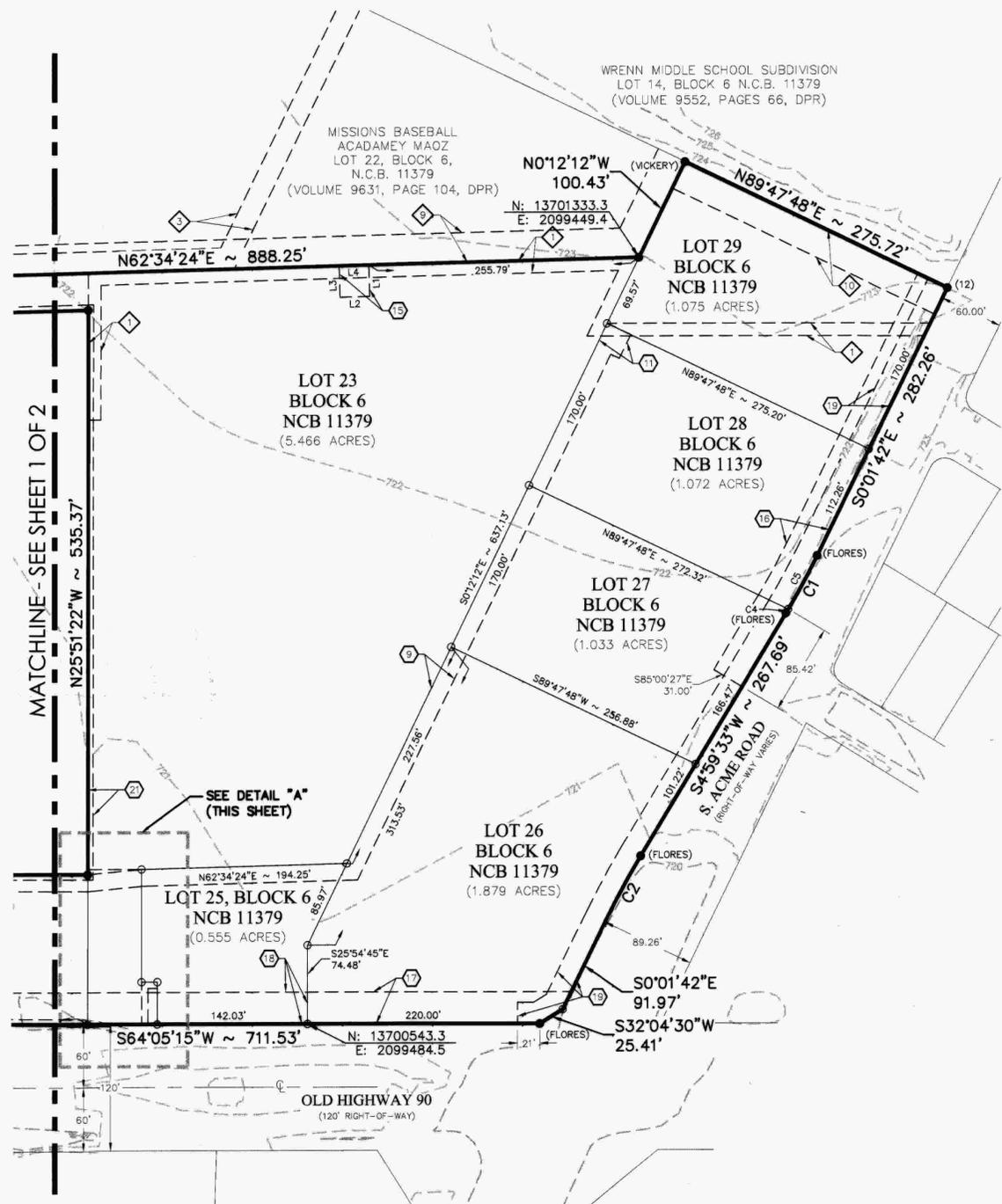
STATE OF TEXAS
COUNTY OF BEXAR

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



Signature
LICENSED PROFESSIONAL ENGINEER

Signature
REGISTERED PROFESSIONAL LAND SURVEYOR



Civil Job No. 8334-03; Survey Job No. 9257-13



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND DEVELOPMENT - ENVIRONMENTAL

STAFF REPORT

AGENDA ITEM NO. 11

Public Hearing:

Planning Commission
June 25, 2014

Application/Case Number:

TPV 14-0003 / AP#1959715

Project Name:

Hausman Rd Expansion Segment
3&4

Applicant:

Lawrence Clark, PLA, ASLA

Representative:

Benders Wells Clark Design

Owner:

City of San Antonio

Staff Coordinator:

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

Property Address/Location:

Along Hausman Rd from Babcock Rd
to IH-10
San Antonio, TX

Legal Description:

N/A

Tract Size:

Approximately 44 Acres

Council District(s):

Council District 8

Notification:

Internet Agenda Posting June 20,
2014

REQUEST

A Variance Request by Bender Wells Clark on behalf of The City of San Antonio for a Tree Preservation Variance from the Unified Development Code 35-523 (f) Table 523-1A, "up to 80% of significant and heritage trees may be mitigated rather than preserved" and 35-523 (h), "significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas" for the **Hausman Rd Expansion Segment 3&4.**

APPLICATION TYPE

Tree Preservation Variance

RECOMMENDED ACTION

Staff recommends **approval** for the proposed development.

ANALYSIS

The applicant wishes to go below the minimum preservation for small species, significant, and heritage trees in the non-floodplain, floodplain buffer, and floodplain for the **Hausman Rd Expansion Segment 3&4.** DSD staff agrees with the applicant's request to go below the minimum preservation requirements for floodplain for the following reasons:

1. *Public Benefit:* The project consists of widening Hausman Rd from 2 lanes to 4 lanes with center medians and left turn lanes at intersections. A 6' sidewalk and 10' shared use path will provide alternate transportation options for citizens in the area. Other improvements consist of bridge work, drainage improvements, utility improvements, and road illumination. Benefits of this project include traffic congestion reduction, improved drainage and flood control, and allowing hike and bike opportunities for the neighborhood with the tie-in to the Leon Creek Greenway.

2. *Tree Preservation Mitigation Provided:* Mitigation for the removed trees will be provided by planting of 132" in new trees and payment into the Tree Mitigation Fund for the remaining 619.5" in the amount of \$123,900. See below for Tree Preservation Calculations:

Table 1 - Hausman Expansion Segment 3 & 4 Tree Preservation Calculations

Non-Floodplain Small Species Preservation	6"	of 306"	2 % Preserved
Non-Floodplain Significant/Heritage Preservation	198"	of 1,944"	10 % Preserved
Floodplain Buffer Preservation	0"	of 33"	0 % Preserved
Floodplain Significant Preservation	34"	of 417"	8 % Preserved
Floodplain Heritage Preservation	0"	of 61"	0 % Preserved
Total Mitigation Required:	751.5" met by planting and payment		

3. *Site Constraints:* Project design was constrained on both sides by existing residential properties and limited right of way for expansion.

4. *Low Impact Development Features:* The road design incorporated a grassed inverted road median throughout the length of the entire length of Hausman Rd, curb openings, and an inverted center

to allow for stormwater infiltration and filtration of pollutants with added water quality benefits. The grassed inverted road median functions as a grassy swale and has a total area of 37,263 sqft with a projected total suspended solids removal of 3,521 lbs/yr.

ATTACHMENTS

1. Variance Request Application [1 PAGE]
2. Letter Requesting Variance [3 PAGES]
3. Overview of Project Plan [1 PAGE - Actual preservation and planting plan is 38 pages – available upon request]
4. Variance Request Analysis [3 PAGES]



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

ADMINISTRATIVE EXCEPTION/VARIANCE
REQUEST APPLICATION

Project Name:	HAUSMAN RD. SEGMENTS 3 & 4
A/P # /PPR # /Plat #	AP# 1959715
Date:	11/19/2013
Code Issue:	TREE REMOVAL BELOW 25% PRESERVATION TREE REMOVAL BELOW 80% PRESERVATION IN FLOODPLAINS
Code Sections:	35-523

Submitted By:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent)
Owners Name:	CITY OF SAN ANTONIO	
Company:	-	
Address:	-	Zip Code:
Tel #:	Fax#	E-Mail:
Consultant:	LAWRENCE CLARK, PLA, ASLA	TX LANDSCAPE ARCHITECT #1211
Company:	BENDER WELLS CLARK DESIGN	
Address:	830 N. ALAMO SAN ANTONIO, TX	Zip Code: 78215
Tel #:	210-692-9221 Fax# 210-223-8582	E-Mail: lclark@bwcdesign.com
Signature:	<i>James Clark</i>	

Additional Information – Subdivision Plat Variances & Time Extensions

1. Time Extension Sidewalk Floodplain Permit Completeness Appeal
 Other TREE PRESERVATION VARIANCE REQUEST

2. City Council District 8 Ferguson Map Grid _____ Zoning District N/A

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

June 04, 2014

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



Re: Hausman Road - Segments 3 & 4
UDC 35-523, Tree removal below the required 25% & 80% preservation

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

Dear COSA DSD,

We are seeking an environmental variance for the Hausman Road Segments 3 & 4 project located between Babcock Road and I-10. The issue pertains to UDC Section 35-523 Tree Preservation and relates to tree species removal below the 25% preservation required of public projects and the 80% preservation required in floodplain & floodplain buffer areas.

The Hausman Road project is the first proposed design/build road work project by the City of San Antonio. The project is divided into 4 segments between Loop 1604 and US I-10. As mentioned, this variance request is for Segments 3 & 4. The contractor of record is Sundt Construction and the project engineers are URS Corp. and CEC Don Durden. The Hausman Road improvements consist of widening Hausman Road from 2 lanes to 4 lanes with center medians and left turn lanes at intersections. In addition, Hausman Road will have a 6' wide sidewalk on the north side against the curb and a 10' wide shared use path on the south side. Other improvements will include bridge work, drainage improvements, utility improvements, and road illumination.

The project site currently has protected trees at various locations in the Hausman Road project limits. Due to the extensive nature of construction the City has proposed for Hausman Road, it is difficult to achieve the required 25% tree preservation in non-floodplain areas and the 80% preservation in floodplain & floodplain buffer areas.

Bender Wells Clark Design

**830 North Alamo
San Antonio, Texas 78215
(210) 692-9221
Fax (210) 223-8582
www.bwcdesign.com**

For non-flood plain areas, we are at 10% preservation for significant/heritage trees and 2% preservation for small species. A total of 358.5" of mitigation will be required. We propose to plant 75.5" of new trees for mitigation. The rest of the 283" will be paid into the tree fund.

For floodplain areas, we are at 8% preservation for significant trees, 0% for heritage trees, and 0% for small species. A total of 367" of mitigation will be required. We propose to plant 56.5" of new trees for mitigation. The rest of the 310.5" will be paid into the tree fund.

For floodplain buffer areas, we are at 0% preservation for significant trees, heritage trees, and small tree species. A total of 26" of mitigation will be required and will be paid into the tree fund.

To mitigate for the loss of trees, a total payment into the tree fund is proposed at the rate of 619.5" at \$200 per inch. In addition, a total of 132" of new trees to be planted are proposed for mitigation.

Although tree removal is considered extensive on this project, the project has incorporated low impact development measures to address storm water management and water quality issues.

Low impact development features such as grassed inverted road medians are placed appropriately throughout the entire length of Hausman Rd. The proposed center medians will have curb openings and an inverted center to allow for storm water to flow into them. This allows for both stormwater infiltration and filtration of pollutants for water quality benefits. The medians are referred to as grassy swales. In Segments 3 & 4, the total area of grassy swales is 37,263 sf with a projected TSS removal rate of 3,521 lbs / yr.

The overall Hausman Rd. improvements will benefit the community through traffic congestion reduction, drainage and flood control, and allowing hike and bike opportunities for the neighborhood with the addition of the sidewalks and the linkage to the Leon Creek Greenway.

We believe that tree removal in the ROW will not be contrary to the spirit and intent of the UDC and does not adversely impact public health, safety, and welfare. The overall project would provide a positive enhancement to the neighborhood.

Sincerely,

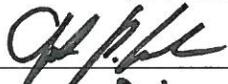


Lawrence Clark, PLA, ASLA

Bender Wells Clark Design

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San Antonio, Texas 78215
(210) 692-9221
Fax (210) 223-8582
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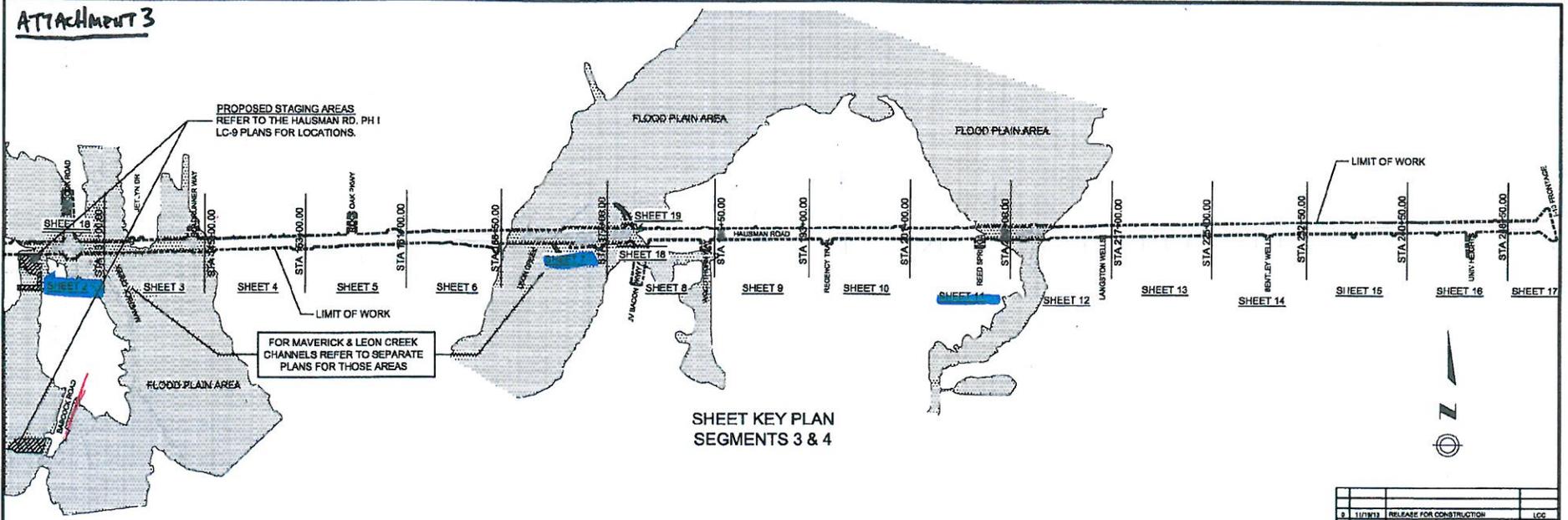
Texas Registered Landscape Architect, 1211

For Office Use Only:	AEVR #:	Date Received:
TPV#	14-003	6/4/14
DSD – Director Official Action:		
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED
Signature:		Date: 6/18/14
Printed Name:	JUSTIN R. KROBOT	Title: ASSISTANT CITY ARCHITECT
Comments:	SEE AP#1959715	

Bender Wells Clark Design

830 North Alamo
San Antonio, Texas 78215
(210) 692-9221
Fax (210) 223-8582
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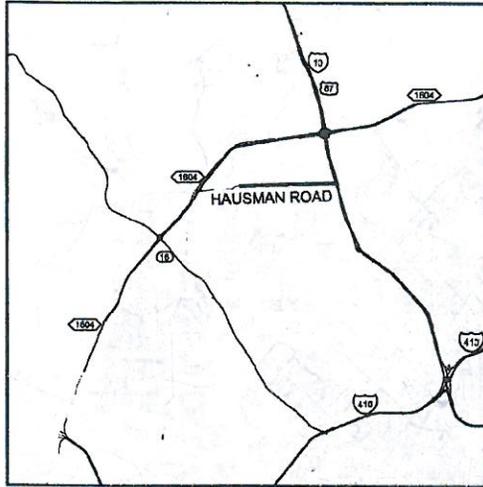
ATTACHMENT 3



**SHEET KEY PLAN
SEGMENTS 3 & 4**

GENERAL NOTES:

1. ALL EXISTING TREE LOCATIONS PROVIDED ARE SURVEYED TREES THAT ARE 5" DIAMETER OR GREATER.
 - A. EXISTING TREES IN THE PROJECT LIMITS ARE TO BE REMOVED ONLY IF THEY ARE IMPACTED BY CONSTRUCTION ACTIVITIES.
 - B. NO EXISTING TREES OUTSIDE OF THE PROJECT LIMITS ARE TO BE REMOVED, UNLESS SHOWN ON THE PLANS. CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION IF A TREE OUTSIDE OF THE PROJECT LIMITS WILL BE IMPACTED BY CONSTRUCTION ACTIVITIES.
2. TREE PROTECTION FENCING
 - A. EXISTING TREES SHOWN ON THE PLANS AS PRESERVED MUST HAVE TREE PROTECTION FENCING INSTALLED PRIOR TO BEGINNING ANY SITE WORK.
 - B. PROVIDE TREE PROTECTION FENCING ALONG THE ENTIRE LENGTH OF PROJECT SITE WHERE THERE ARE TREES OR TREE GROUPINGS PRESENT BEYOND THE PROJECT LIMITS.
 - C. TREE FENCING CAN BE INSTALLED TO FENCE OFF A LARGE GROUPING OF TREES OR INDIVIDUALLY AS APPROPRIATE.
 - D. REFER TO THE TREE PROTECTION DETAILS FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL OBTAIN TREE FENCING APPROVAL FROM THE OWNER AND THE CITY TREE INSPECTOR PRIOR TO BEGINNING ANY SITE WORK.
4. ALL TREE WORK SUCH AS PRUNING AND TREE CARE SHALL BE PERFORMED BY A CERTIFIED ARBORIST.
5. CONTRACTOR SHALL CALL TEXAS 811 & OTHER UTILITY COMPANIES AS NECESSARY AT LEAST 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION WORK FOR UTILITY LOCATES.
6. FOR TREE PRESERVATION IN ROW AREAS BETWEEN PROPOSED HAUSMAN ROAD STATIONS 116+50.00 TO 129+00.00, CONTRACTOR SHALL REFER TO THE HAUSMAN ROAD DRAINAGE PROJECT PHASE I LC-9, HUNTSMAN RD. TO BABCOCK RD. PLANS PREPARED BY CP&Y AND TERRA DESIGN GROUP LOCATED IN APPENDIX A OF THE LATEST HAUSMAN ROAD PLANS.
7. FOR ALL PROPOSED HAUSMAN ROADWAY AND ASSOCIATED WORK, REFER TO THE HAUSMAN ROAD CONSTRUCTION PLANS.
8. A PRE-CONSTRUCTION MEETING IS REQUIRED BY COSA TO REVIEW PROCEDURES FOR PROTECTION AND MANAGEMENT OF ALL SIGNIFICANT OR HERITAGE TREES. CONTRACTOR SHALL SCHEDULE THIS MEETING WITH THE FENCING INSPECTION.



VICINITY MAP
NOT TO SCALE
**HAUSMAN RD
SEGMENT
AP# 1959715
3-4**

DATE	REVISION	LOC
11/19/13	RELEASE FOR CONSTRUCTION	
DATE	REVISION	APPROVED
	GRAPHIC SCALE (IN FEET)	
400	200	0
400	800	1200
1" = 800'		

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
LAWRENCE C. CLARK, L211
11-19-13
Lawrence C. Clark

URS
8001 N10 WEST, SUITE 300
SAN ANTONIO, TEXAS 78209 (PH# 83142)
TEL: 210.377.3764 FAX: 210.377.3057 WWW.URSGROUP.COM

SUNDT

CITY OF SAN ANTONIO
**CAPITAL IMPROVEMENTS
MANAGEMENT SERVICES**

HAUSMAN RD

**TREE
PRESERVATION
KEY PLAN**

LN_TRE_01_SEG_3-4.DWG	SHEET 1 OF 27	
SUBMITAL	PROJECT NUMBER	DATE
TPP		11/19/2013
DRWN BY:	CSGN BY:	CHD BY:
		SHEET NO.

PLOTTED ON: 5/6/2014 @ 11:21:10 AM
DESIGN FILENAME: S:\013\proj\hausman\hausman\roadway\hausman_re_01_seg_3-4.dwg

ATTACHMENT 3



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

Project:	Hausman Rd Expansion Segment 3 & 4
Address:	Along Hausman Rd from Babcock Rd to IH-10 San Antonio, TX
A/P #/PPR #/Plat#:	A/P# 1959715
VR Submittal Date:	06/04/2014
VR Submitted by:	Lawrence Clark, PLA, ASLA agent of City of San Antonio
Issue:	Below 20% preservation small species, significant/heritage trees, below 80% preservation significant trees in floodplain and floodplain buffer, and below 100% preservation in floodplain and floodplain buffer
Code Sections:	Unified Development Code (UDC), 35-523 (f) Table 523-1A “up to 80% of significant and heritage trees may be mitigated rather than preserved” and 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas”
By:	Justin Krobot, Assistant City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. Lawrence Clark’s letter dated June 4, 2014.

The Unified Development Code (UDC) – Article 5, Division 5. Natural Resource Protection, Section 35, states that 35-523 (f) Table 523-1A “up to 80% of significant and heritage trees may be mitigated rather than preserved” and 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas.” (2010 Tree Preservation Ordinance)

The applicant wishes to go below the minimum preservation for small species, significant, and heritage trees in the non-floodplain, floodplain buffer, and floodplain for the **Hausman Rd Expansion Segment 3&4**. DSD staff agrees with the applicant’s request to go below the minimum preservation requirements for floodplain for the following reasons:

1. *Public Benefit:* The project consists of widening Hausman Rd from 2 lanes to 4 lanes with center medians and left turn lanes at intersections. A 6’ sidewalk and 10’ shared use path will provide alternate transportation options for citizens in the area. Other improvements consist of bridge work, drainage improvements, utility improvements, and

road illumination. Benefits of this project include traffic congestion reduction, improved drainage and flood control, and allowing hike and bike opportunities for the neighborhood with the tie-in to the Leon Creek Greenway.

2. *Tree Preservation Mitigation Provided:* Mitigation for the removed trees will be provided by planting of 132" in new trees and payment into the Tree Mitigation Fund for the remaining 619.5" in the amount of \$123,900. See below for Tree Preservation Calculations:

Table 1 - Hausman Expansion Segment 3 & 4 Tree Preservation Calculations

Non-Floodplain Small Species Preservation	6"	of	306"	2	% Preserved
Non-Floodplain Significant/Heritage Preservation	198"	of	1,944"	10	% Preserved
Floodplain Buffer Preservation	0"	of	33"	0	% Preserved
Floodplain Significant Preservation	34"	of	417"	8	% Preserved
Floodplain Heritage Preservation	0"	of	61"	0	% Preserved
Total Mitigation Required:	751.5" met by planting and payment				

3. *Site Constraints:* Project design was constrained on both sides by existing residential properties and limited right of way for expansion.
4. *Low Impact Development Features:* The road design incorporated a grassed inverted road median throughout the length of the entire length of Hausman Rd, curb openings, and an inverted center to allow for stormwater infiltration and filtration of pollutants with added water quality benefits. The grassed inverted road median functions as a grassy swale and has a total area of 37,263 sqft with a projected total suspended solids removal of 3,521 lbs/yr.

DSD staff supports the applicants request to go below the minimum preservation for small species, significant, and heritage trees in the non-floodplain, floodplain buffer, and floodplain for the **Hausman Rd Expansion Segment 3&4**. The proposed Variance Request meets the spirit and intent of the Tree Ordinance with the design of the project by providing public benefit, planted and payment to meet tree mitigation requirements, and low impact development features to enhance water quality and provide storm water relief.

RECOMMENDATION: Tree Preservation Variance Approval



Justin R. Krobot
Assistant City Arborist
DSD –Environmental

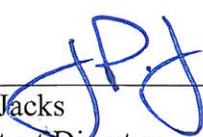
Date 6/17/2014



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

Date 6/17/14

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



John Jacks
Assistant Director
DSD

Date 6/17/14



CITY OF SAN ANTONIO

TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI)

PLANNING & ENGINEERING/STORM WATER ENGINEERING

STAFF REPORT

AGENDA ITEM NO. 12

Public Hearing:

Planning Commission
June 25, 2014

Application/Case Number:

FPV 14-009

Applicant:

Donald McCroskey, P.E.

Representative:

Raymond Tarin, P.E.

Owner:

CPS Energy

Staff Coordinator:

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

Property Address/Location:

501, 515 Comal St., & 912 W. Cesar
Chavez St.

MAPSCO Map Grid (Ferguson)

616C5

Tract Size:

Tract is approximately 1.84 acres

Council District(s):

5

Notification:

Internet Agenda Posting June 20,
2014

REQUEST

1) A request for approval of a floodplain variance **FPV 14-009** to Appendix F, Subdivision C, Section 35-F124 (f) (20) of the Unified Development Code (UDC), respectively, regarding allowable development within the regulatory floodplain for the **CPS Energy-Comal Street-Alazan Creek CLOMR** a 1.84 acre tract of land within San Antonio River 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

May 28, 2014

I. SYNOPSIS OF ANALYSIS

The applicant has submitted a subdivision plat and applied for a Floodplain Development Permit (FPDP) for the proposed parking lot construction within the overbank areas of Leon Creek. 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 requires that 1% annual chance floodplain reclamation in overbank areas of ineffective flow where floodplain storage volume is lost to reclamation is offset by comparable excavation within the same creek floodplain.

III. RECOMMENDATION

The Director of Transportation & Capital Improvements (TCI) recommends approval of the floodplain variance (Attachment 2) with the following conditions:

- The engineer of record has demonstrated that with the proposed floodplain reclamation, fill within the 1% annual chance floodplain, will not cause increases in the 1% annual chance water surface elevations or velocities within the study limits of Alazan Creek.
- The engineer of record has proven that this reach of Alazan Creek and the subject site is fully developed and as such limits the potential area for any compensatory cut within the 1% annual chance floodplain.
- CPS Energy has proven that the subject site is a redevelopment project and is imperative to the City of San Antonio's Hemisphere Park and Convention Center improvements energy demands.

The Director of Development Services recommendation for the **CPS Energy Comal Street Substation CLOMR** is **Pending** approval of this variance request.

IV. ATTACHMENTS

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



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

May 21, 2014

Mr. John Jacks
Assistant Director, Development Services
City of San Antonio
1901 S. Alamo
San Antonio, Texas

RE: CPS Energy – Comal St. Substation
Variance Request- Appendix F, Section 35-F124(f)(20)

Dear Mr. Jacks:

CPS Energy requires to construct an electrical substation in order to improve the reliability of the electrical distribution system and provide additional electrical power to downtown San Antonio. The proposed substation site is located along Comal St., between San Luis St. and W. Cesar Chavez. Additionally, the site is adjacent to Alazan Creek and requires a Conditional Letter of Map Revision (CLOMR) as a result of needing to fill in the outer ineffective flow areas of the creek bank that is within the 1% annual chance floodplain.

The City of San Antonio is currently reviewing the CLOMR for approval. The proposed analysis conducted as part of the CLOMR requirements demonstrate that the project will not increase the 100 year base flood elevations nor will it increase the velocities within the creek. However, the substation site requires approximately 542 cubic yards of fill and approximately 92 cubic yards of cut within the 100 year floodplain. Due to the site constraints, additional cut cannot be generated in order comply with

Pursuant to Section 35 F-135 Variance Procedures of the Unified Development Code, CPS Energy is hereby requesting a variance from Section 35 F-124 Allowable Development within the Regulatory Floodplain (f) (20) that requires compensatory volume exchange as part of a project within a floodplain.

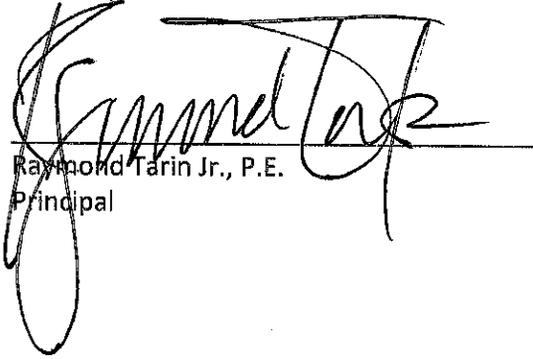
Additionally, below is a summary of the variance approval criteria that warrants approval of the variance:

1. The variance requested is the minimum required, considering the flood hazard to afford relief. Without approval of this variance, the electrical substation as proposed will not be able to be constructed and will therefore impact the reliability of the electrical distribution system in downtown San Antonio.
2. There is good and sufficient cause for approval of the variance as the proposed site will be the location of a future CPS Energy substation that will assist in improving the reliability of the electrical service within the nearby vicinity.
3. Failure to approve the variance will result in an exceptional hardship to CPS Energy by limiting the size and capacity of the substation below what may ultimately be needed to provide adequate reliable service for the area.
4. The approval of the variance will not result in any increase in flood heights, cause an additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or

ordinances. The hydraulic analysis that was conducted as part the CLOMR demonstrates no adverse impact will occur as a result of this project.

If you should have any questions or comments regarding this request, please do not hesitate to contact us at 698-5051.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond Tarin Jr.", written over a horizontal line. The signature is stylized and cursive.

Raymond Tarin Jr., P.E.
Principal



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

June 11, 2014

Donald McCrosey, P.E.
CPS Energy
145 Navarro
San Antonio, TX 78205

**Re: SWE# 27612 CPS Energy-Comal St. Alazan Creek CLOMR
Floodplain Variance-FPV# 14-009**

Dear Mr. McCrosey;

The Transportation & Capital Improvements (TCI) Storm Water Engineering Division has been in review of the CPS Energy Comal Street-Alazan Creek CLOMR associated with the proposed improvements related to the CPS Energy Comal Street development. 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 volume is lost to reclamation must be offset by comparable excavation within the same creek floodplain.
2. A variance to the above UDC requirements will be required prior to TCI Storm Water Engineering Division approval of the CLOMR and issuance of the Floodplain Development Permit (FPDP) for the construction of the improvements once building permits have been approved.
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 with the proposed floodplain reclamation, fill within the 1% annual chance floodplain, will not cause increases in the 1% annual chance water surface elevations or velocities within the study limits of Alazan Creek.
 - The engineer of record has proven that this reach of Alazan Creek and the subject site is fully developed and as such limits the potential area for any compensatory cut within the 1% annual chance floodplain.
 - CPS Energy has proven that the subject site is a redevelopment project and is imperative to the City of San Antonio's Hemisphere Park and Convention Center improvements energy demands.

Donald McCroskey, P.E.
CPS Energy
FPV# 14-009
June 11, 2014
Page 2 of 2

4. TCI Storm Water Engineering Division will support a variance to the above UDC requirements with the following conditions:
- All necessary building permits will be acquired for the proposed improvements.
 - The Certificate of Occupancy for any building permits associated with this project shall remain on hold until a LOMR is approved by FEMA and a final elevation certification is submitted to and approved by TCI Storm Water Engineering Division.

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

Attachments: Exhibit 1-Vicinity Map

cc: Raymond Tarin, P.E., MTR Engineers, LLC.
City of San Antonio, Planning Commission



CITY OF SAN ANTONIO FLOOD PLAIN DEVELOPMENT PERMIT



Application Number 14-167

Date 6/18/2014

Permit Number 2014167

1. APPLICANT DATA (Owner)

Company Name CPS Energy

First Name Donald MI _____ Last McCrosey

Address: Number 145 Street Navarro City San Antonio

State TX Zip Code 78205 Phone (210) 353-4172

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: Other*

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

Type of use proposed: Existing commercial/industrial property

Occupant Name CPS Energy Phone _____

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

Type: Other Other (Describe): Redevelopment project of existing commercial properties to be used as CPS substation.

ON THE FOLLOWING DESCRIBED PROPERTY:

4. LOCATION

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

Location Description: 501, 515 Comal St, 912 W. Cesar Chavez

Permittee Print Name

Permittee Signature

RECOMMEND FOR DISAPPROVAL

Date

6/18/14

Date

6/18/14

Date

FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

(Conditions and provisions on next page)



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



FOR OFFICE USE ONLY

Application Number 14-167

Date 6/18/2014

Permit 2014167

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.

FPV# 14-009 is for the comparable excavation within the floodplain where fill is being placed in the 1% annual chance floodplain.

Is Additional Information Required? No

Are other Federal, State, or Local Permits required? Yes

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

WARNING:

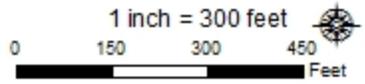
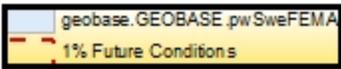
The flood hazard boundary maps and other flood data used by the Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater 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



1022 MONTEREY ST
 SAN ANTONIO, TX 78207
 116 GRENET
 SAN ANTONIO, TX 78207
 1309 W CESAR E CHAVEZ BLVD
 SAN ANTONIO, TX 78207
 1303 W CESAR E CHAVEZ BLVD
 SAN ANTONIO, TX 78207
 403 S SAN MARCOS
 SAN ANTONIO, TX 78207
 407 S SAN MARCOS
 SAN ANTONIO, TX 78207
 411 S SAN MARCOS
 SAN ANTONIO, TX 78207
 1128 W CESAR E CHAVEZ BLVD
 SAN ANTONIO, TX 78207
 102 VIOLETA PL
 SAN ANTONIO, TX 78207
 100 S TULIPAN WALK
 SAN ANTONIO, TX 78207
 101 TORREON
 SAN ANTONIO, TX 78207
 915 MONTEREY ST
 SAN ANTONIO, TX 78207
 815 MATAMOROS ST
 SAN ANTONIO, TX 78207
 309 S SALADO ST
 SAN ANTONIO, TX 78207
 415 S COMAL ST
 SAN ANTONIO, TX 78207
 501 S COMAL ST
 SAN ANTONIO, TX 78207
 912 W CESAR E CHAVEZ BLVD
 SAN ANTONIO, TX 78207
 912 SAN LUIS ST
 SAN ANTONIO, TX 78207
 813 S SAN FERNANDO ST
 SAN ANTONIO, TX 78207
 702 S SAN FERNANDO ST
 SAN ANTONIO, TX 78207
 400 BUENA VISTA ST
 SAN ANTONIO, TX 78207
 301 S PRIO
 SAN ANTONIO, TX 78207
 229 S PRIO
 SAN ANTONIO, TX 78207
 401 S SALADO ST
 SAN ANTONIO, TX 78207
 912 W CESAR E CHAVEZ BLVD
 SAN ANTONIO, TX 78207
 701 S SAN FERNANDO ST
 SAN ANTONIO, TX 78207
 813 S SAN FERNANDO ST
 SAN ANTONIO, TX 78207
 803 S MEDINA
 SAN ANTONIO, TX 78207

CP S Energy Substation-Comal St.





CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 13

Public Hearing:

Planning Commission
June 25, 2014

Case Number:

PA 14053

Applicant:

KLOVE Engineering, LLC

Representative:

KLOVE Engineering, LLC

Owner:

Land Resources Corporation

Staff Coordinator:

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

Property Address/Location:

Approximately 5.683 acres of land out of Parcel 37, NCB 15261 located on a portion of the 7200 Block of Five Palms Drive at the northeast corner of Five Palms Drive and Elm Valley Drive.

Legal Description/Location:

Approximately 5.683 acres of land out of Parcel 37, NCB 15261 located on a portion of the 7200 Block of Five Palms Drive at the northeast corner of Five Palms Drive and Elm Valley Drive.

Tract Size:

5.683 acres

Council District(s):

District 4

Notification:

Published in Daily Commercial Recorder 6/6/2014

Notices Mailed 6/12/2014

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

REQUEST

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

RECOMMENDED ACTION

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

ALTERNATIVE ACTIONS

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

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

SYNOPSIS OF ANALYSIS

Land Use:

The development of the subject property as Mixed Use would contribute toward the plan's vision of promoting economic development and compatibility by not significantly altering the existing development pattern.

Transportation:

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

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

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

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Vacant Lot
North	Low Density Residential	Single-Family Homes
East	Low Density Residential	Single-Family Homes
South	Medium Density Residential	Vacant Lot and Multi-Family Homes
West	Low Density Residential	Vacant Lot

Land Use: The subject property is a vacant lot located along the east side of Five Palms Drive at the intersection of Five Palms Drive and Elm Valley within the United Southwest Communities Plan. The applicant requests this plan amendment and associated zoning change in order to develop a multi-family development and a commercial center. The Low Density Residential classification allows residential development by right; however the associated zoning district required to implement the proposed development requires a higher intense land use classification and thus the need to request a change in the land use plan.

The subject property's location on a collector street, along with the general surrounding conditions, which include multi-family uses to the south and west and its close proximity to Ray Ellison Drive and Medina Base Road both major arterials make it appropriate for the Mixed Use land use classification. The development of the subject property as Mixed Use would contribute toward the plan's vision of promoting economic development and compatibility by not significantly altering the existing development pattern. The Mixed Use land use classification supports the goals of the United Southwest Communities Plan of promoting new housing and economic growth in the plan area.

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

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

II. SUPPLEMENTAL INFORMATION

Current Zoning: "NP-8" Neighborhood Preservation District

Proposed Zoning: "MF-18" Multi-Family District and "C-1 CD" Commercial District

Corresponding Zoning Case: Application not filed

Zoning Commission Public Hearing Date: TBA

III. RECOMMENDATION

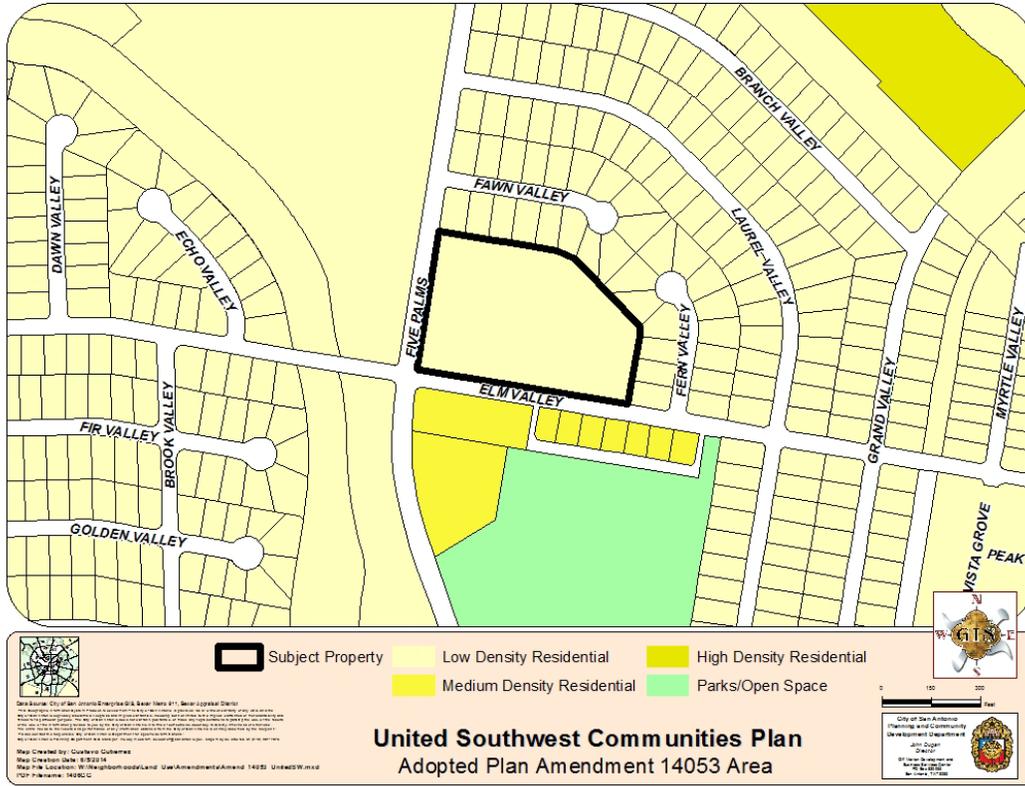
The subject property's location on a collector street, along with the general surrounding conditions, which include multi-family uses to the south and west and its close proximity to Ray Ellison Drive and Medina Base Road both major arterials make it appropriate for the Mixed Use land use classification. The development of the subject property as Mixed Use would contribute toward the plan's vision of promoting economic development and compatibility by not significantly altering the existing development pattern. The Mixed Use land use classification supports the goals of the United Southwest Communities Plan of promoting new housing and economic growth in the plan area.

IV. ATTACHMENTS

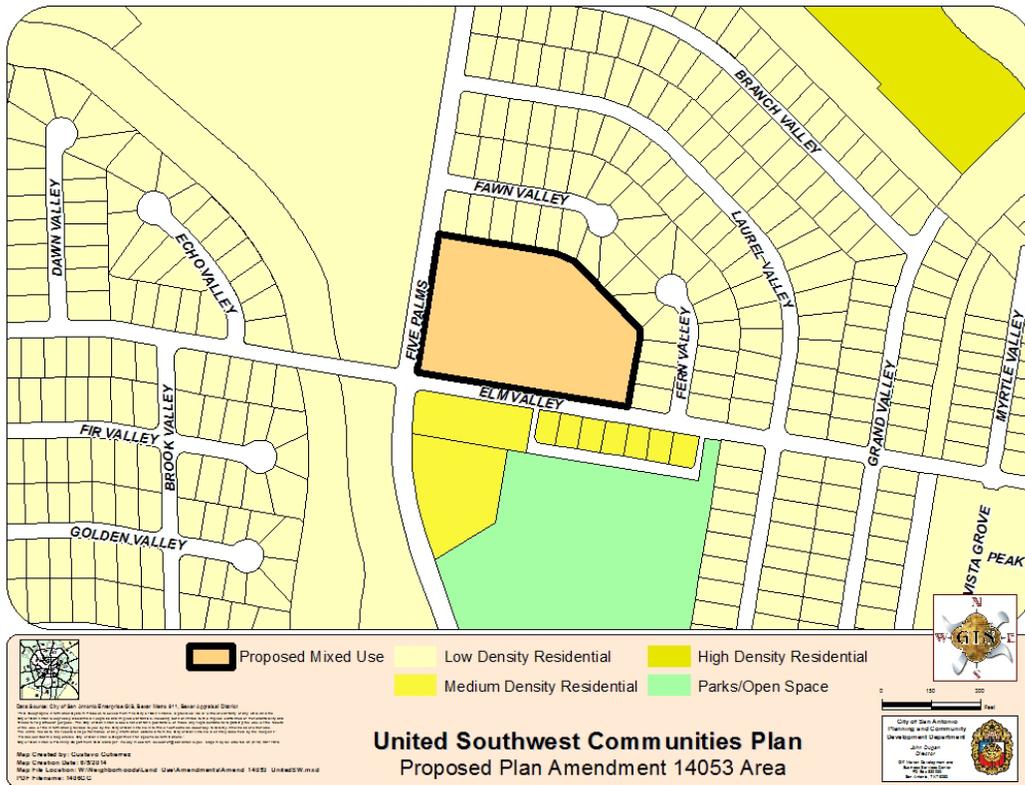
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE UNITED SOUTHWEST COMMUNITIES PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO MIXED USE LAND USE FOR APPROXIMATELY 5.683 ACRES OF LAND OUR OF PARCEL 37, NCB 15261 LOCATED AT THE NORTHEAST CORNER OF FIVE PALMS DRIVE AND ELM VALLEY DRIVE.

WHEREAS, City Council approved the United Southwest Communities Plan as an addendum to the Comprehensive Master Plan on August 18, 2005 and updated on June 16, 2011; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on June 25, 2014 and **APPROVED** the amendment on June 25, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 25th DAY OF JUNE 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. 14

Public Hearing:

Planning Commission
June 25, 2014

Case Number:

PA 14054

Applicant:

KLOVE Engineering, LLC

Representative:

LOVE Engineering, LLC

Owner:

Showcase Custom Homes of
Texas, LLC

Staff Coordinator:

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

Property Address/Location:

Approximately 5.525 acres of land
out of Parcel 37A, NCB 15259
located on a portion of the 6000
Block of Medina Base Road at the
southeast corner of Five Palms
Drive and Medina Base Road.

Legal Description/Location:

Approximately 5.525 acres of land
out of Parcel 37A, NCB 15259
located on a portion of the 6000
Block of Medina Base Road at the
southeast corner of Five Palms
Drive and Medina Base Road.

Tract Size:

5.525 acres

Council District(s):

District 4

Notification:

Published in Daily Commercial
Recorder 6/6/2014
Notices Mailed 6/12/2014

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

Internet Agenda Posting 6/20/2012

REQUEST

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

RECOMMENDED ACTION

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

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The development of the subject property as Community Commercial would contribute toward the plan's vision of promoting economic development and compatibility by not significantly altering the existing development pattern.

Transportation:

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

Community Facilities:

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

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

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

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Low Density Residential	Vacant Lot
North	Low Density Residential	Single--Family Homes
East	High Density Residential and Low Density Residential	Multi-Family Homes and Vacant Lot
South	Low Density Residential	Single-Family Homes
West	Low Density Residential and Community Commercial	Vacant Lot

Land Use: The subject property is a vacant lot and the applicant requests this plan amendment and associated zoning change in order to construct a commercial center at this location. The Low Density Residential classification does not allow commercial uses by right, the associated zoning district required to implement the proposed development requires a higher intense land use classification and thus the need to request a change in the land use plan.

The subject property is undeveloped land and is located at the intersection of a collector street and a major arterial. Its location on an arterial roadway along a neighborhood perimeter make it appropriate for commercial uses of a community scale, coupled with the general surrounding conditions which include

community commercial uses to the west and its close proximity to a potential commercial node at the intersection of Medina Base Road and Loop 410 make it appropriate for the Community Commercial classification. The development of the subject property at the Community Commercial land use classification would contribute toward the plan's vision of promoting economic development and compatibility by not significantly altering the existing development pattern. The Community Commercial land use classification supports the goals of the United Southwest Communities Plan of promoting economic growth in the plan area.

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

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

II. SUPPLEMENTAL INFORMATION

Current Zoning: "NP-8"

Proposed Zoning: "C-2" Commercial District

Corresponding Zoning Case: Application not filed

Zoning Commission Public Hearing Date: TBA

III. RECOMMENDATION

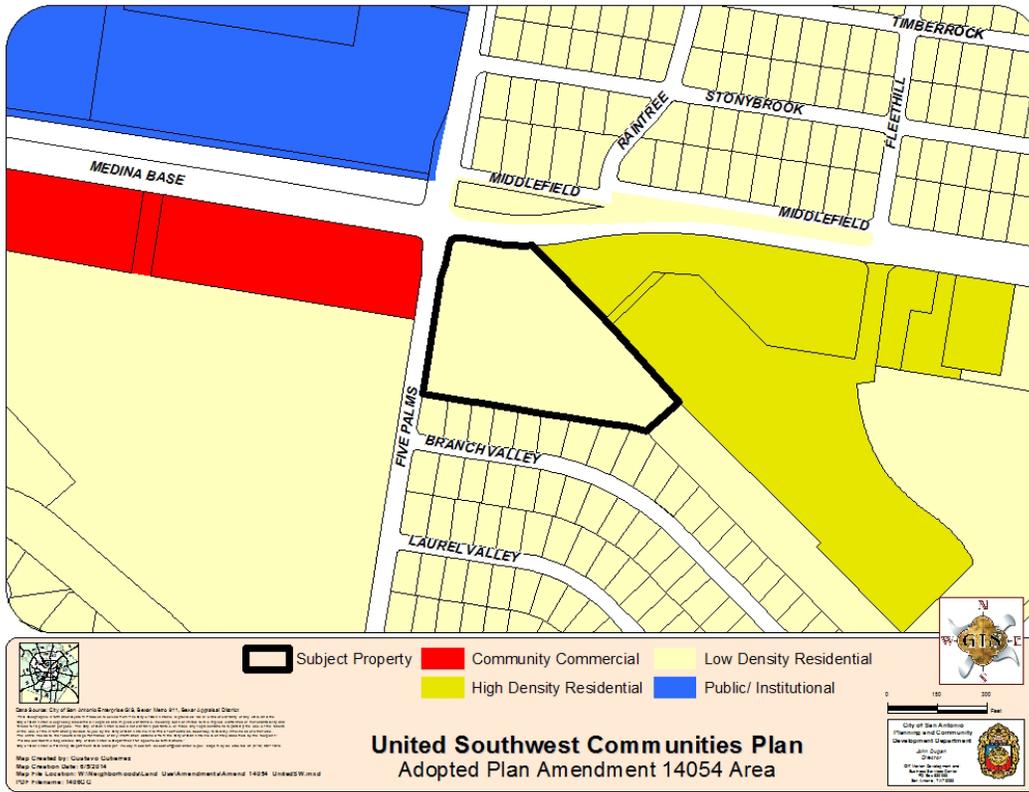
The subject property is undeveloped land and is located at the intersection of a collector street and a major arterial. Its location on an arterial roadway along a neighborhood perimeter make it appropriate for commercial uses of a community scale, coupled with the general surrounding conditions which include community commercial uses to the west and its close proximity to a potential commercial node at the intersection of Medina Base Road and Loop 410 make it appropriate for the Community Commercial classification. The development of the subject property as Community Commercial would contribute toward the plan's vision of promoting economic development and compatibility by not significantly altering the existing development pattern. The Community Commercial land use classification supports the goals of the United Southwest Communities Plan of promoting economic growth in the plan area.

IV. ATTACHMENTS

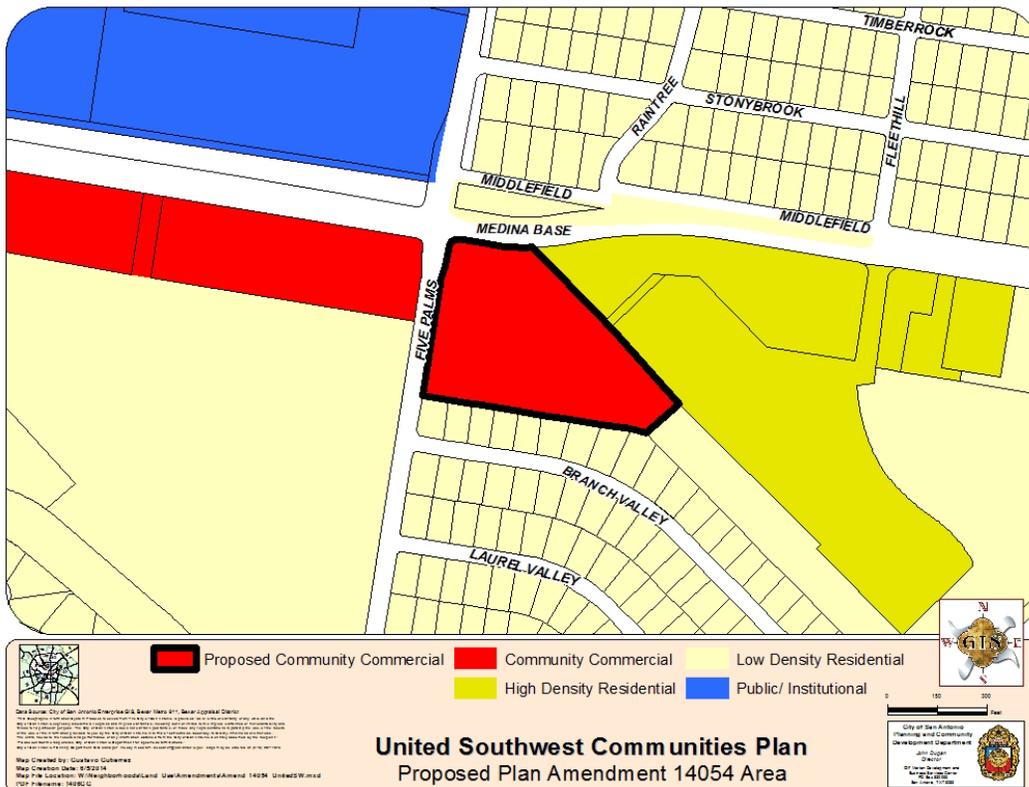
- A. Plan Amendment Maps
- B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



 2013 Aerial

 Subject Property  VIA Bus Stops  VIA Bus Routes

Data Source: City of San Antonio Energy & GIS, Sewer Utility & IT, Sewer & Water Utility
 This map displays information derived from the City of San Antonio, Texas, and is provided as a general informational tool only. It is not intended to be used as a legal document or to provide any warranty of accuracy or completeness. The City of San Antonio is not responsible for any errors or omissions in this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map.

Map Created by: Gustavo Gutierrez
 Map Creation Date: 6/15/2014
 Map File Location: W:\Neighborhoods\Land Use\Amendments\Amend 14054_UnitedSW.mxd
 File Name: 14054_C

United Southwest Communities Plan
 Proposed Plan Amendment 14054 Area



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



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE UNITED SOUTHWEST COMMUNITIES PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 5.525 ACRES OF LAND OUT OF PARCEL 37A, NCB 15259 LOCATED AT THE SOUTHWESTERN CORNER OF FIVE PALMS DRIVE AND MEDINA BASE ROAD.

WHEREAS, City Council approved the United Southwest Communities Plan as an addendum to the Comprehensive Master Plan on August 18, 2005 and updated on June 16, 2011; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on June 25, 2014 and **APPROVED** the amendment on June 25, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 25th DAY OF JUNE 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. 15

Public Hearing:

Planning Commission
June 25, 2014

Case Number:

PA 14055

Applicant:

Janice Hindes

Representative:

Janice Hindes

Owner:

Johannes and Joanna Laven

Staff Coordinator:

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

Property Address/Location:

615 W. Ashby Place and 626 W.
French

Legal Description:

Lot 1, 2, 9, 10, Block 10, NCB 1890

Tract Size:

0.8742 Acres

Council District(s):

District 1

Notification:

Published in Daily Commercial
Recorder 6/5/2014
Notices Mailed 6/12/2014

- 19 to property owners within 200 feet
- Alta Vista registered neighborhood association within 200 feet
- 11 to planning team members
Internet Agenda Posting 6/20/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the Midtown Neighborhood Plan future land use classification from Public/institutional to Neighborhood Commercial.

RECOMMENDED ACTION

Approval of the proposed amendment to the Midtown Neighborhood Plan to change the future land use classification of the subject property from Public/institutional to Neighborhood Commercial

ALTERNATIVE ACTIONS

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

SYNOPSIS OF ANALYSIS

Land Use:

The neighborhoods encourage the use or adaptive use of existing commercial or residential structures in areas identified for Neighborhood Commercial development while maintaining the buildings' architectural character.

Transportation:

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

Community Facilities:

There are no anticipated negative impacts on the community facilities in the area.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: Midtown Neighborhoods Neighborhood Plan	
Plan Adoption Date: October 12, 2000	Update History: N/A
<p>Goal 1, Objective 1.3: Business Development Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood’s daily needs, build on our base of “mom and pop” businesses and bring new vitality to the neighborhood’s commercial centers.</p> <p>Objective 1.3.7 Identify incentives to stimulate the rehabilitation of commercial buildings in the plan area. Encourage businesses to improve their facades, open boarded-up storefronts, and find alternatives to unappealing security bars on windows.</p>	
Comprehensive Land Use Categories	
Public/Institutional Public, quasi-public and institutional uses, such as schools.	
<p>Neighborhood Commercial Neighborhood Commercial: Low-impact convenience retail or service uses, generally serving the neighborhood area, as well as Medium-Density Residential uses. Retail uses could include gift shops, delis, beauty parlors, antique stores, small neighborhood groceries or markets, restaurants that serve alcohol, coffee shops, and live/work units. Service uses could include shoe repair shops, dry cleaners and doctor’s offices. Residential uses include multi-family housing such as duplexes, three-to-four-unit family dwellings, small apartments or own houses. The neighborhoods encourage the use or adaptive use of existing commercial or residential structures in areas identified for Neighborhood Commercial development while maintaining the buildings’ architectural character. For example, a single family house in the Neighborhood Commercial area could be adapted into a coffee shop while maintaining the house’s architectural features. Businesses are encouraged to utilize on street parking and/or parking in the rear of the establishment. The neighborhoods also encourage mixed-use buildings where the first floor is used for retail or service businesses and the second/upper floor(s) is used for residences.</p>	

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Public/Institutional	Montessori School
North	Low Density Residential Medium Density Residential	Single-Family Homes Mix Density Residential

East	Public/Institutional	School
South	Park and Green Space	Park
West	Medium Density Residential Neighborhood Commercial	Mix Density Residential Church and Parking Lot

Land Use: The subject property is located at the intersection of Breeden Street and West Ashby Place on the west side of a Montessori School. The subject property is classified as Public/Institutional in the Midtown Neighborhood Plan. The subject property was once a part of the school property. The existing surrounding land uses include low density residential, medium density residential, and parks/open space, though low density residential is the predominant land use classification. The Neighborhood Commercial will be consistent with the property location for the proposed readaptive use. It will meet the Plan’s desire for the expansion of balanced land use growth within the area. The continuation and future expansion of the uses provided by the development is consistent with Midtown Neighborhood Plan’s land use concept, which states the community’s desire to locate different land uses based on existing land uses, community discussions and policies from the City’s Master Plan. The Land Use Plan indicates how vacant and occupied parcels should be developed in the future. The neighborhood encourages the use or adaptive use of existing commercial or residential structures in areas identified for Neighborhood Commercial development while maintaining the buildings’ architectural character.

Transportation: The subject property is one block west of the San Pedro and West Ashby Place intersection. The City’s Major Thoroughfare Plan identified San Pedro Avenue as a Primary Arterial, Type B roadway traveling in a north-south direction. The subject property is bounded on three sides by local arterials. It fronts West Ashby, Place and West French Place as well as Breeden Street. VIA bus line operates along San Pedro with several stops located nearby the subject property. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

Community Facilities: The subject property has several community facilities nearby. On the west side of subject property exists a church and on the east side of the subject property is a Montessori School. South of the subject property is San Pedro City Park. Nearby the subject property is San Antonio Junior College. Several public schools are in the general vicinity of the subject property. There are no anticipated negative impacts on the community facilities in the area.

II. SUPPLEMENTAL INFORMATION

Current Zoning: “R-6 S NCD-2”

Proposed Zoning: “IDZ” with uses permitted in “C-1” and “RM-5”

Corresponding Zoning Case: Z2014179

Zoning Commission Public Hearing Date: July 1, 2014

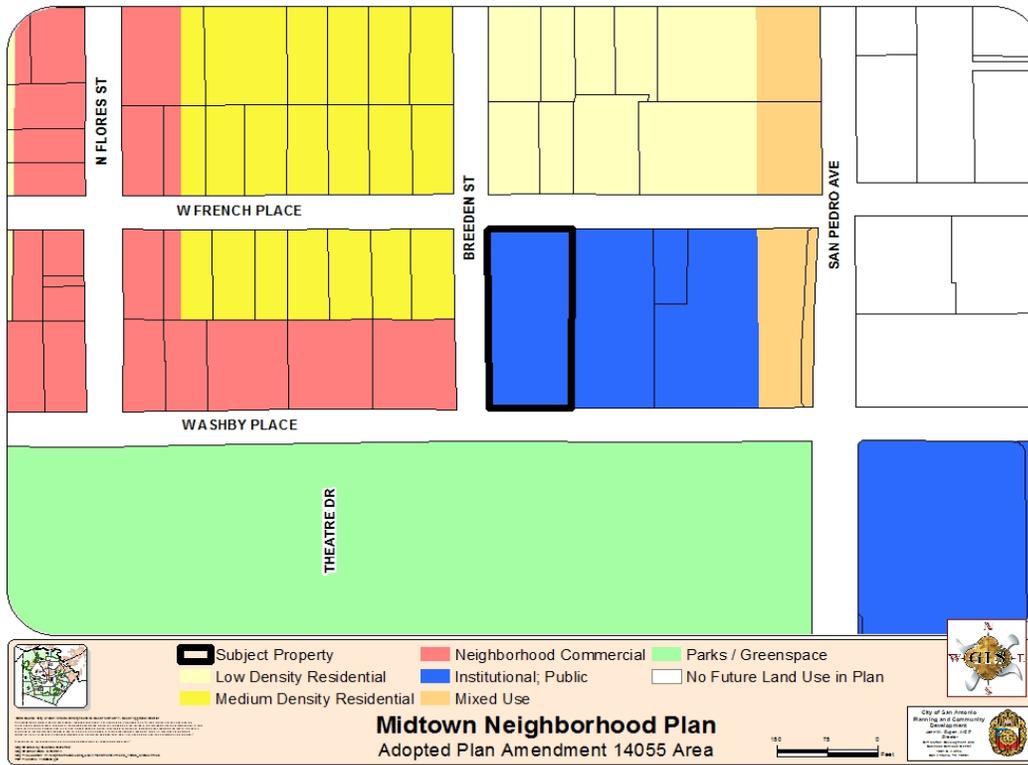
III. RECOMMENDATION

Approval. The proposed plan amendment is consistent with the Midtown Neighborhoods Neighborhood Plan desire to facilitate mixed use commercial development and will pose minimal impacts on adjacent residential properties.

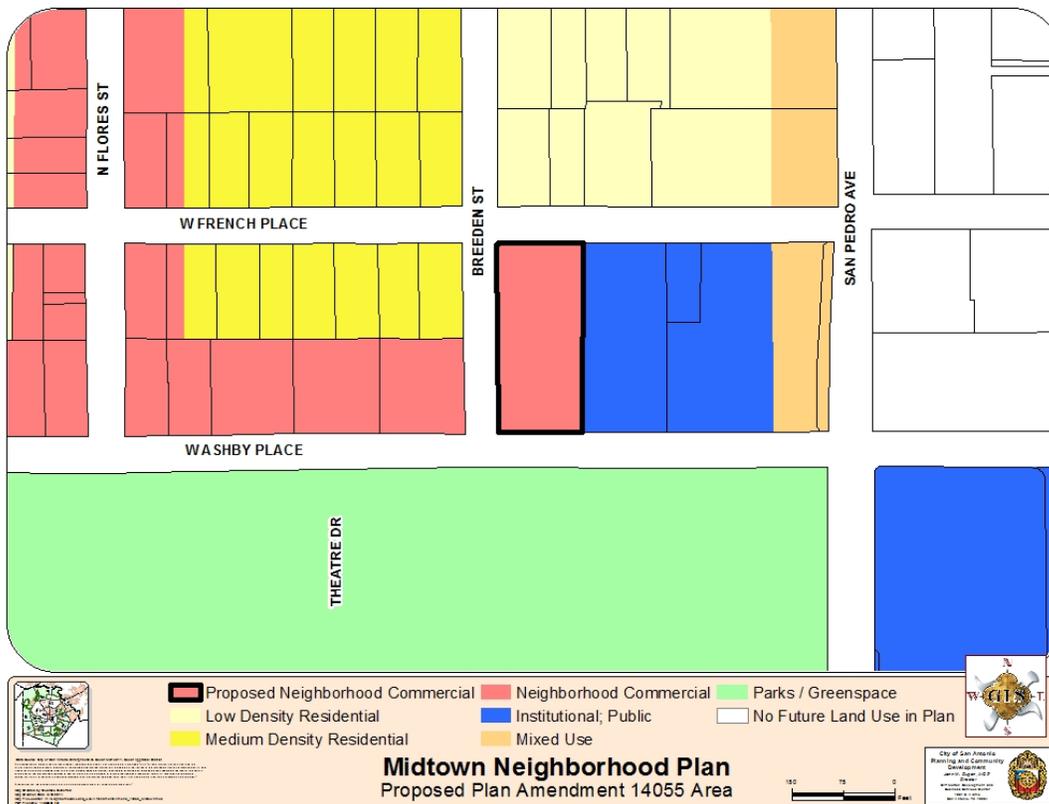
IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

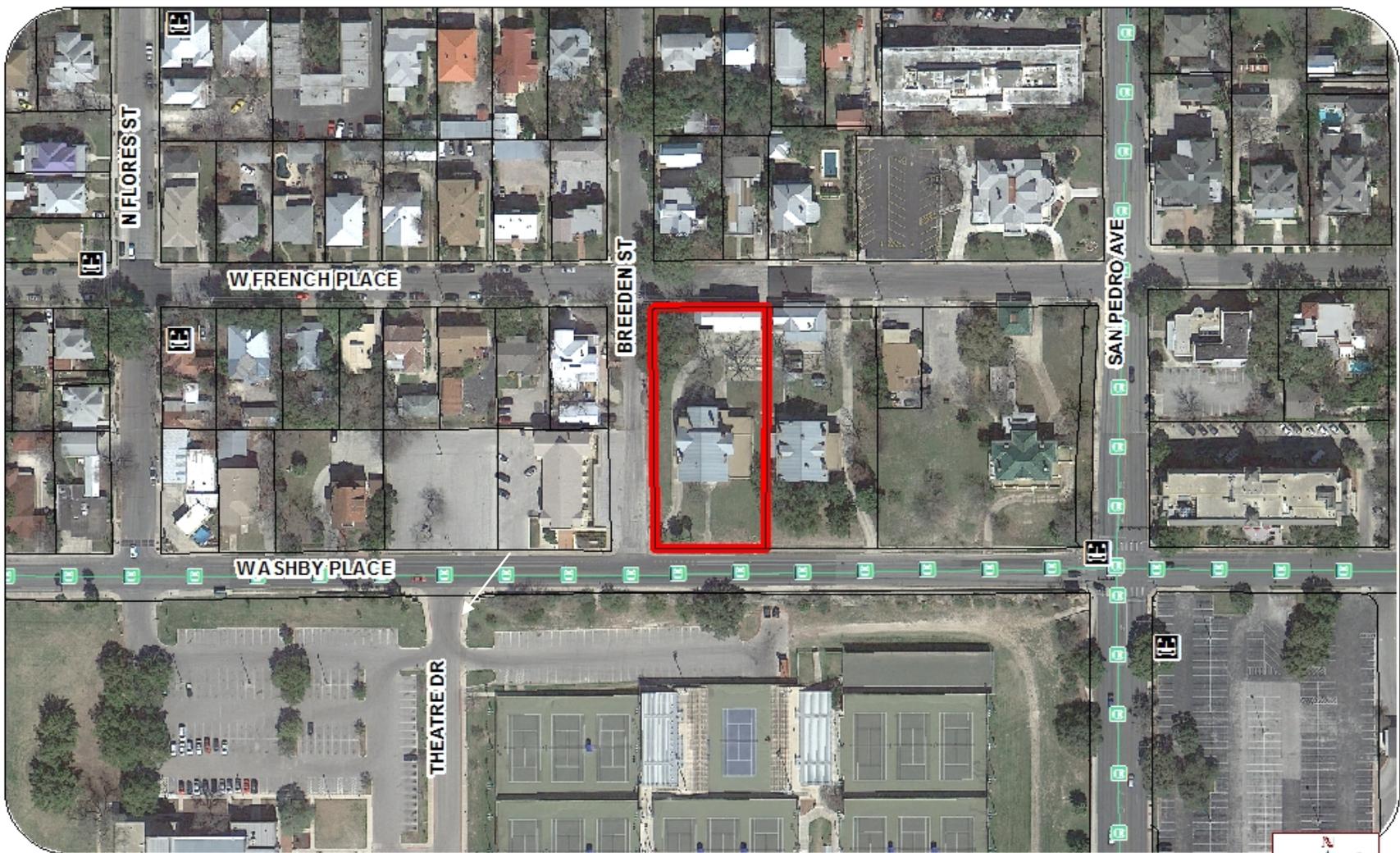
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



 Subject Property  VIA Bus Stops  VIA Bus Routes



Midtown Neighborhood Plan
Adopted Plan Amendment 14055 Area



City of San Antonio
Planning and Community
Development
Jennifer Soper, City of
San Antonio
Midtown Neighborhood Plan
Adopted Plan Amendment
14055 Area



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RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE MIDTOWN NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PUBLIC/INSTITUTION TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.8742 ACRES LOCATED AT 615 W. A SHBY PLACE AND 626 W. FRENCH PLACE

WHEREAS, City Council approved the Midtown Neighborhood Plan as an addendum to the Comprehensive Master Plan on October 12, 2000; 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 June 25, 2014 and **APPROVED** the amendment on June 25, 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 Midtown Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 25th DAY OF June, 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Roderiguez, Chair
San Antonio Planning Commission



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT

AGENDA ITEM NO. 16

Public Hearing:

Planning Commission
June 25, 2014

Case Number:

PA 14057

Applicant:

Christine Hernandez

Representative:

Andrew C. Guerrero

Owner:

Delmar E. Wurzbach, Jr.

Staff Coordinator:

Ernest Brown, Planner
(210) 207-5017

Ernest.brown@sanantono.gov

Property Address/Location:

A portion of the 4000 Block of Rail
Drive

Legal Description:

Lot 21, NCB 14941

Tract Size:

4.337 Acres

Council District(s):

District 10

Notification:

Published in Daily Commercial
Recorder 6/5/2014

Notices Mailed 6/12, 2014

- 17 to property owners within 200 feet
 - Citizen on Alert and El Dorado Homeowners Association registered neighborhood association within 200 feet
 - 11 to planning team members
- Internet Agenda Posting 6/20/2014

REQUEST

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

RECOMMENDED ACTION

Approval of the proposed amendment to the North Sector to change the future land use classification of the subject property from Suburban Tier to Specialized 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 subject property is located within an area of compatible uses which will contribute to sustainable development pattern that the plan encourages.

Transportation:

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

Community Facilities:

The requested land use change will 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: N/A
<p>North Sector Plan Vision: Provide a compatible land use fabric that preserves military readiness, contributes high quality jobs to the regional economy, recognizes and respects private property rights and integrates sustainable development patterns.</p> <p>Goal ED-1 <i>Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis</i></p>	
Comprehensive Land Use Categories	Example Zoning Districts
<p>Suburban Tier:</p> <p>RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums</p> <p>NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.</p>	<p>NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD</p>
<p>Specialized Center:</p> <p>RESIDENTIAL: None</p> <p>NON-RESIDENTIAL: Heavy Industrial, Business / Office Park Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services</p> <p>LOCATION: Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.</p>	<p>0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Suburban Tier	Vacant
North	Suburban Tier	Single-Family Homes
East	Suburban Tier	Vacant
South	Suburban Tier	Wrecker Yard
West	Suburban Tier	Fencing Contractor

Land Use:

Sector Plan Criteria for review:

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

The North Sector Plan classifies the subject property as Suburban Tier. Suburban Tier generally includes small and large tract attached and detached single family; Multi-family housing as well as retail and service oriented business. The existing surrounding land use development pattern has not developed in accordance to the North Sector Plan's intent of Suburban Tier development pattern. The existing uses as well as zoning district consists of intense commercial and industrial land uses, due to the proximity of the rail line and Major Thoroughfares in the vicinity. Although there are detached single family subdivisions in the immediate area of the industrial land use area, the proposed development would enhance service delivery to the community. The subject property is vacant undeveloped large parcel of land. The proposed amendment will allow the plan's objective in maintaining and revitalizing the North Sector to retain and expand vibrant and compatible land uses retail and commercial uses within IH-35 Corridors, and/or centers.

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; as well as uphold the vision for the future of the North Sector Plan.

The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing development with the additional proposed development is compatible. The purpose of this plan amendment request is to accommodate for a moderately intense commercial land use not allowed by right in Suburban Tier. The proposed Specialized Center land use classification is also compatible with the North Sector Plan's vision of enhancing employment opportunities. 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 location, as well as its relative existing developed areas will serve to preserve natural resources found within the planning area. The proposed land use classification does not hinder 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. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland.**
- c. Significantly alter recreational amenities such as open space, parks, and trails.**

The purpose of this plan amendment request is to accommodate for an additional less intense light industrial/commercial development not allowed by right in General Urban Tier or Mixed Use Tier. The current classification of Suburban Tier allows less intense commercial and no light industrial land use by right. The existing land use pattern has established intense land uses with no abutting residential neighborhoods. The associated zoning district required to implement the proposed development on the subject property requires a greater intense land use classification and thus the need to request a change in the land use plan. The subject property is located in an area that exists with intense commercial/light industrial land use development. The property abuts the Union Pacific Rail line on the east and fronts Rail Street on the west as well as Leonhardt Road on the north. It is located within an area of compatible uses which will contribute to sustainable development pattern. The area abuts the Wurzbach Parkway on the south and is in the vicinity of the IH 35 Corridor. The proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

Transportation: The City’s Major Thoroughfare Plan identified Wurzbach Parkway, located one block south of the subject property, as a Super Arterial Type A roadway. East of the subject property is IH 35, identified by the Major Thoroughfare Plan as an Expressway. Several VIA bus stops are located nearby on Leonhardt Road serve by the 640 route. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The property would be accessed from Rail Drive.

Community Facilities: There are a few schools and community facilities within the general vicinity of the subject property but not immediate to the subject property.

II. SUPPLEMENTAL INFORMATION

Current Zoning: “C-3” Commercial District & “I-1” Industrial District

Proposed Zoning: “I-1” Industrial District

Corresponding Zoning Case: Z2014184

Zoning Commission Public Hearing Date: July 1, 2014

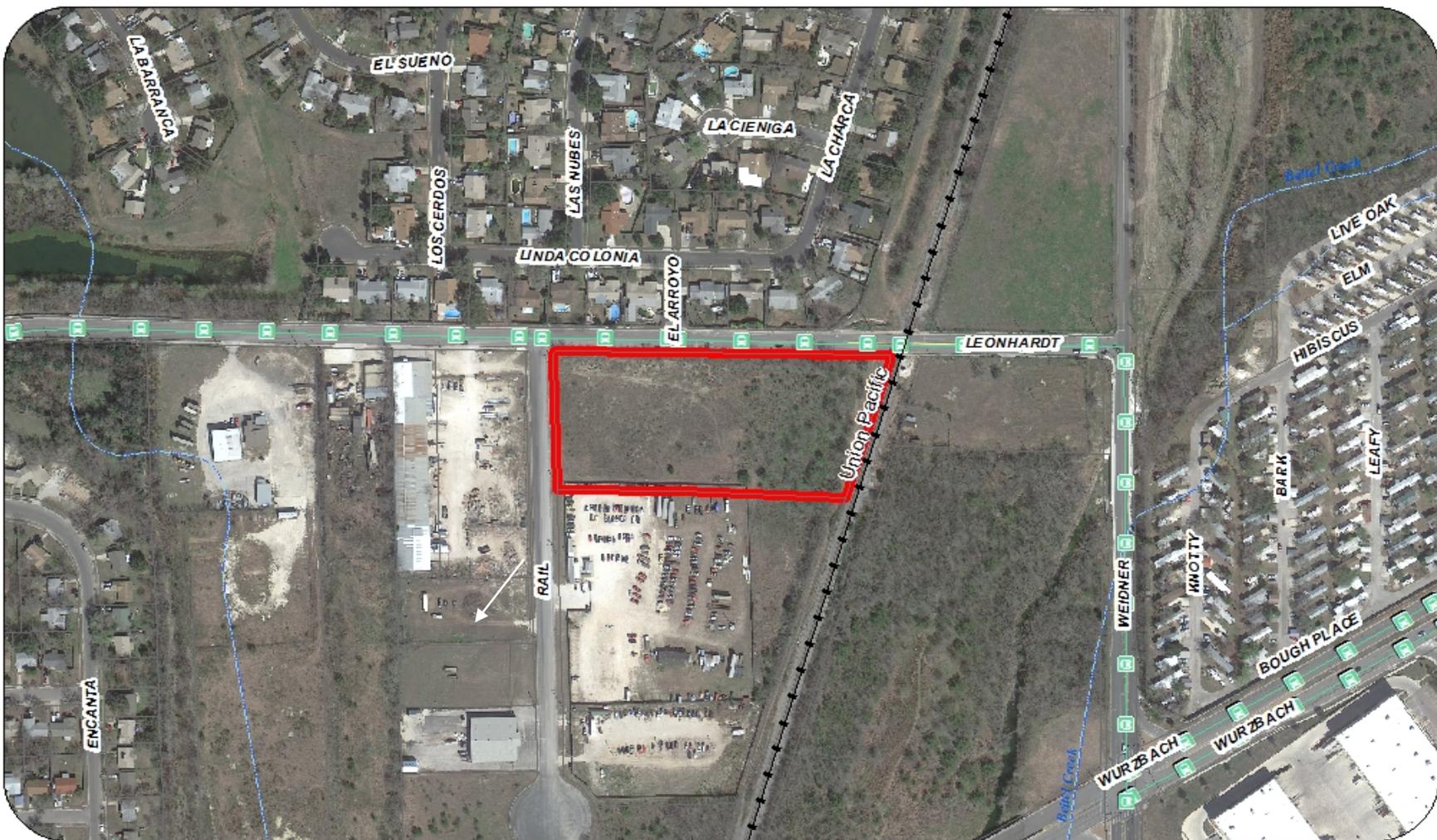
III. RECOMMENDATION

Specialized Center is consistent with the existing land pattern and the established Industrial land uses abutting the subject property. This location is suitable for the proposed amendment as recommended by the North Sector Plan, which recommends that Specialized Centers be located near expressways, arterials, and railroad line. In addition they can meet the needs of the community and further continue future expansion of the services consistent with the Goals and Objectives of the North Sector Plan.

IV. ATTACHMENTS

- A. Plan Amendment Maps
- B. Aerial Map

Attachment 2





2013 Aerial

Data Source: City of San Antonio, Esri/ArcGIS, Searl Aero 011, Searl Aerial Digital
This map depicts the subject property and its location within the city of San Antonio. 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 liabilities arising from the use of this map. The City of San Antonio is not responsible for any claims or liabilities arising from the use of this map.

Map Created by: Gustavo Gutierrez
Map Creation Date: 8/10/2014
Map File Location: W:\Neighborhoods\Land Use\Amendments\Amend 14057_NSec.mxd
PDF Filename: 14057_G.pdf

Subject Property
 VIA Bus Stops
 VIA Bus Routes




City of San Antonio
Planning and Community
Development Department
John M. Dugan, JICP
Director
City Planning Department
Business Services Center
PO Box 950201
San Antonio, TX 78295

North Sector Land Use Plan

Proposed Plan Amendment 14057 Area

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 SUBURBAN TIER TO SPECIALIZED CENTER LAND USE FOR AN AREA OF APPROXIMATELY 4.337 ACRES LOCATED AT A PORTION OF THE 4000 BLOCK OF RAIL DRIVE.

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 June 25, 2014 and **APPROVED** the amendment on June 25, 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 25th DAY OF June, 2014.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Roberto R. Roderiguez, Chair
San Antonio Planning Commission

DSD/PCTAC: 5-30-14

AN ORDINANCE

AMENDING CHAPTER 34, WATER AND SEWERS, AND CHAPTER 35, UNIFIED DEVELOPMENT CODE, OF THE CITY CODE OF SAN ANTONIO, TEXAS REGARDING RECOGNITION OF RIGHTS UNDER CHAPTER 245 OF THE TEXAS LOCAL GOVERNMENT CODE AND COMMON LAW FOR PROJECTS; ~~IMPLEMENTING FAIR NOTICE OF A PROJECT AND PERMIT SOUGHT~~; ADOPTING CONFORMING AMENDMENTS AND APPORTIONING CURRENT FEES.

WHEREAS, the San Antonio City Council reenacted the Unified Development Code (UDC) on September 22, 2005; and

WHEREAS, Chapter 245 of the Texas Local Government Code was amended by the State Legislature during its 79th Session; and

WHEREAS, the City Council desires to amend the UDC to conform with such legislative enactments and to also provide clarity, consistency, and certainty to the process for obtaining rights under Chapter 245 and common law for projects; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Code of San Antonio, Texas is hereby amended by adding the language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

SECTION 2. Chapter 34, Water and Sewers, of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 34, Article VI, Section 34-908 is amended by adding the definition of project as follows:

34-908 Definitions

Project: Project shall have the meaning contained in Chapter 35 of this Code.

Chapter 34, Article VI, Section 34-910 is amended as follows:

34-910 Letter of certification required.

No development shall be undertaken in connection with any project on any land, tract, parcel, or lot which is within the boundaries of the Edwards Aquifer Recharge Zone and which is subject to regulation by this Division unless and until a Letter of Certification is issued by the resource protection and compliance department ~~watershed protection and management departments~~ of the San Antonio Water System to the owner or developer of such property. A Letter of Certification issued under this Division shall expire if progress towards completion of the project has not been demonstrated ~~not utilized~~ within three years from the date the Letter of Certification was issued.

Chapter 34, Article VI, Section 34-925 is amended as follows:

34-925 Pollution Prevention Criteria

For the purpose of regulating activities within the areas regulated by this Division, while acknowledging and respecting the interests of property owners, projects ~~properties~~ in the area affected by this Division shall be classified according to the following three Categories:

CATEGORY 1: A project for which an application for a permit, as defined in Chapter 245, Texas Local Government Code, has been filed, before the effective date of this Division. Any property which prior to the effective date of this Division was the subject of a valid permit as defined in Section 481.142 of the Texas Government Code, and to which Sections 481.141 et seq. of said code apply. This shall include, but is not limited to, any of the following:

- (a) ~~— A POADP; or~~
- (b) ~~— A plat or plat application~~

CATEGORY 2: A project located on ~~Any~~ property within the corporate limits of the City of San Antonio, that is not in Category 1;

CATEGORY 3: A project located on ~~All~~ property within the Edwards Aquifer Recharge Zone which is within the extraterritorial jurisdiction of the City of San Antonio, and which does not meet the requirements of Category 1 or Category 2, above.

Chapter 34, Article VI, Section 34-926 is amended as follows:

34-926 Pollution Prevention Criteria in Category 1.

- (a) Unless otherwise specified in this Division, the development criteria and regulations of the City of San Antonio which were in effect at the time the original application for the permit was filed pursuant to, and as defined by Chapter 245, Texas Local Government Code, as defined by Section 481.141 et seq. of the Government Code, shall govern the development of a project that is ~~that property~~ classified as Category 1 because of the filing of said application.
- (b) A project ~~Property,~~ which satisfies the Category 1 requirements of Section 34-925 because it was the subject of an application submitted or permit issued before the effective date of this Division, will be automatically placed in its appropriate Category after the application or permit expires pursuant to the laws in effect at the time the application was submitted or the permit was issued.
- (c) To the extent allowed by law, if a project classified as the valid permit, as defined by Section 481.142 of the Texas Government Code, which caused the property to be placed in Category 1 is substantially altered, then the Category 1 status of such project, or portion thereof, ~~affected by the following action(s)~~ shall be lost, unless such project property is classified in Category 1 by reason of another valid permit, and the project shall be appropriately classified pursuant to Section 34-925.

In applying this provision “substantially altered” shall be considered as any action of the following actions if done through the initiative of the property owner or the property owner’s agent provided however that “substantially altered” does not include those actions classified as minor amendments in Section 35-412 and Section 35-715 of Chapter 35 of this Code, unless it is shown that the substantial alteration(s) do not increase the potential for degradation as that term is defined herein:

- (1) ~~Change in arterial or collector roadways;~~
- (2) ~~Change in land use;~~

- (3) ~~Change in drainage plan;~~
- (4) ~~Change in projected gross impervious cover; or~~
- (5) ~~Change in land use intensity.~~

(d) A developer may voluntarily go to Category 2 or 3 as appropriate, with the ability to transfer platting fees to the new Category 2 or 3 project development.

(e) If a project is classified as Category 1 under Section 34-925, then the San Antonio Water System shall, when commenting to the Texas Commission on Environmental Quality TNRCC regarding an application for a water pollution abatement plan (WPAP), recommend that the WPAP include, at a minimum, the elements contained in Section 34-911 of this division.

Chapter 34, Article VI, Section 34-930 is amended as follows:

34-930 Pollution Prevention Criteria in Category 2

The following criteria and restrictions shall apply to all regulated activity on a project that is classified ~~property categorized~~ as Category 2 by Section 34-925 of this Division:

- (a) Single-family residential. The projected impervious cover for all single-family residential development of a Category 2 project shall not exceed a maximum of 30% gross impervious cover.
- (b) Multi-family residential. The projected impervious cover for multifamily residential development of a Category 2 project shall not exceed a maximum of 50% gross impervious cover.
- (c) Commercial. The projected impervious cover for commercial development of a Category 2 project shall not exceed a maximum of 65% gross impervious cover.

* * * * *

Chapter 34, Article VI, Section 34-935 is amended as follows:

34-935 Pollution Prevention Criteria in Category 3

The following criteria and restrictions shall apply to all regulated activity on a project that is classified ~~properties categorized~~ as Category 3 by Section 34-925 of this Division:

- a) Single-family residential. The projected impervious cover for all single-family residential development of a Category 3 project shall not exceed a maximum of 15% gross impervious cover, or the maximum impervious cover specified in accordance with Subsection (d) of this Section.
- (b) Multi-family residential. The projected impervious cover for multi-family residential development of a Category 3 project shall not exceed a maximum of 15% gross impervious cover, or the maximum impervious cover specified in accordance with Subsection (d) of this Section.

(c) Commercial. The projected impervious cover for commercial development of a Category 3 project shall not exceed a maximum of 15% gross impervious cover, or the maximum impervious cover specified in accordance with Subsection (d) of this Section.

* * * * *

Chapter 34, Article VI, Section 34-970 is amended as follows:

34-970 Best Management Practices (BMPs)

All development plans for single family residential development of Category 2 or 3 projects property, as identified in Section 34-925, which are submitted to the Watershed Protection & Management Department, as required by this Division, shall contain sufficient planned BMP features to allow for the proper conveyance, storage and release of runoff, to adequately reduce peak stormwater discharge, and remove pollutants in a manner and to a degree which is acceptable to the Watershed Protection & Management Department. BMP's are features which provide effective integration of stormwater management systems, with appropriate combinations of landscape conservation, enhancement, structural controls, schedules of activities, prohibitions of practices, maintenance procedures and other management practices which provide an optimum way to convey, store, treat and release runoff, so as to reduce peak discharge, remove pollutants, and enhance the environment. All development plans submitted shall, at a minimum, incorporate all of the following BMP'S:

* * * * *

SECTION 3. Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 35, Article IV of the City Code of San Antonio, Texas is hereby amended by adding a new Section 35-410 as follows:

35-410 ~~Fair Notice~~ Procedures for Statutory Rights (Chapter 245)

The purpose of this section is to provide standard procedures for recognition of an applicant to accrue rights under Chapter 245 of the Texas Local Government Code (Chapter 245).

(a) Applicability

The provisions of this section apply to any application for a permit by which an applicant desires recognition of to accrue rights under Chapter 245 of the Texas Local Government Code. The provisions of this section do not apply where an applicant does not desire recognition of to accrue rights under Chapter 245 of the Texas Local Government Code.

(b) Initiation

A request for recognition of Chapter 245 permit rights may be initiated by the submission of an application containing ~~A Fair Notice Form shall be submitted in the form prescribed in Appendix "B"~~ written information that provides the city fair notice of the project and nature of the permit sought, which may include but not be limited to plats, MDPs, building permits, or Utility Service Agreements (with the supporting engineering report in conformance with the San Antonio Water System utility service regulations).

~~(c)~~ — *Completeness review*

~~The Fair Notice Form will be reviewed for completeness in accordance with Section 35-402.~~

~~(c)~~ ~~(d)~~ *Decision*

The director of development services shall then review the ~~request~~ application for completeness to ascertain that all ~~required items and associated~~ information required by Chapter 245 for ~~administrative review for fair notice purposes has have~~ been submitted. The Director will notify an applicant of any incomplete filing within 10 business days, unless a shorter notification period is required in other sections of the city code.

~~(d)~~ ~~(e)~~ *Approval Criteria*

Chapter 245 rights will be recognized when a complete permit application for a project that provides the city fair notice of that project has been received by the city. To accrue Chapter 245 rights effective on the date of the filing of the original application, the application providing fair notice and the nature of the permit sought, must be complete within 45 days of the original application filing. Applications not deemed complete within 45 days will accrue rights on the date of completeness. ~~To accrue rights under Chapter 245 of the Texas Local Government Code, an applicant shall submit a complete application for a required permit to the director within 45 days of the submission of the Fair Notice Form.~~

~~(f)~~ — *Subsequent Applications*

Not Applicable

~~(e)~~ ~~(g)~~ *Amendments to a Project or Permit*

Chapter 245 rights after a project or permit is modified shall be determined in accordance with Section 35-715. ~~A Fair Notice Form shall not be amended. If a Fair Notice Form is amended, rights shall accrue as of the date of the amendment.~~

~~(h)~~ — *Scope of Approval*

~~Applications declared complete within 45 days shall obtain rights under Chapter 245 of the Texas Local Government Code effective on the date of the initial application and Fair Notice Form. If an application is incomplete, the director will give written notice to the applicant identifying the missing/incomplete items within 10 business days. Any application resubmitted within the initial 45 day period with the missing/incomplete information shall accrue rights under Chapter 245 of the Texas Local Government Code effective on the date of initial submission. Any application resubmitted after the initial 45 day period with the missing/incomplete information shall accrue rights under Chapter 245 of the Texas Local Government Code effective on the date of the resubmission.~~

~~(i)~~ — *Recording Procedures*

A Fair Notice Form is not recorded.

Chapter 35, Article IV, Section 35-431 of the City Code of San Antonio, Texas is hereby amended as follows:

35-431 Application for Plat Identification Number/ Letters of Certification

* * * * *

(b) Initiation

* * * * *

(3) Copies to Development Services Director.

A copy of each request for an Application for Plat Identification Number/Letter of Certification shall be filed with the director of development services. The request for an Application for Plat Identification Number/Letter of Certification shall contain the information be in the form prescribed in Appendix "B". In order to track the application, the director of development services will ~~may~~ assign a plat identification number to tentative tracking number for the letters ~~letter~~ of certification in the event that an application for subdivision plat approval is filed.

(4) Plat Number

* * * * *

~~All Applications for Plat Identification Number/Letters of Certification submitted for technical completeness review shall be subject to the fair notice provisions of this Chapter adopted in accordance with Chapter 245 of the Local Government Code. When a tentative plat ID number is initially requested, applicants shall pay the total Application for Plat Identification Number/Letters of Certification processing fee in connection with the request for a tentative plat ID number and submit a Fair Notice Form. The Planning Commission processing fee shall be remitted at the time the Planning Commission plat application is submitted.~~ submittal is deemed complete.

~~To accrue rights under Chapter 245 of the Texas Local Government Code, an applicant shall submit a complete Plat Identification Number/Letters of Certification Application to the director within 45 days of the submission of a Fair Notice Form and assignment of a tentative plat ID number information describing the project that provides fair notice of the project to the city. The director of development services shall then review the application for completeness to ascertain that all required items and associated information for administrative review purposes have been submitted. Plat Identification Number/Letters of Certification Applications declared complete within 45 days shall accrue rights under Chapter 245 of the Texas Local Government Code effective on the date of the tentative plat ID number assignment. If an application is incomplete, the director will give written notice to the applicant identifying the missing/incomplete items within 10 business days. Any application resubmitted within the initial 45 day period with the missing/incomplete information shall accrue rights under Chapter 245 of the Texas Local Government Code effective on the date of initial submission. Any application resubmitted after the initial 45 day period with the missing/incomplete information shall accrue rights under Chapter 245 of the Texas Local Government Code effective on the date of the resubmission.~~

(5) Fees

At the time an application for a plat number is submitted, the applicant shall pay the City of San Antonio the platting fees specified in Appendix "C" in the manner described in subsection (b)(4). ...

* * * * *

Chapter 35, Article VII, Division 2, Section 35-711 is amended as follows:

35-711 Recognition of Rights Derived From Common Law, Statutory and Consent Agreement Rights

(a) Applicability

The provisions of this section apply to any application for development approval in which the applicant claims an exemption from any provision of this ~~code chapter~~ based on common law ~~or statutory vested rights~~. ~~Neither an expired nor a withdrawn plat application may be relied upon as a permit application for the assertion of vested, development or any other right or claim. If after the expiration or the withdrawal of a plat application the applicant wishes future plat approval of the subject property, a new plat application shall be filed, new application fees shall be required and a new plat number shall be assigned.~~ Applications for a determination of rights shall be by contiguous tracts or phases (a tract may be comprised of multiple parcels or lots); non-contiguous tracts or non-contiguous phases shall require an application and determination for each tract or phase. [Ordinance 2006-11-30-1333]

(b) Criteria

~~(1) Common Law Vested Rights.~~

Common law ~~vested~~ rights ~~may~~ shall be acknowledged by the director of development services after consultation with the city attorney if the applicant for common law ~~vested~~ rights does not demonstrate entitlement to statutory ~~vested~~ rights as provided in ~~Section 35-712 subsection (2), below~~. A request for such an acknowledgement must include a letter stating the grounds for the entitlement to common law rights and specifying the relevant case law upon which the applicant relies, documents establishing the criteria listed below ~~and together with~~ an application review fee in the amount established by ordinance as set forth in Appendix C of one hundred forty five dollars (\$145.00) to offset the city's costs. The director of development services may request additional relevant material prior to issuing the acknowledgement. The applicant for common law ~~vested~~ rights must show compliance with the following criteria for the specific project to acquire such rights.

- A. In reliance upon properly issued permits or approvals the applicant ~~made~~ make substantial financial expenditures ~~commitments~~ or assumed substantial financial obligations within the purview of the activities authorized by said permit or approval; and
- B. The applicant has proceeded in good faith, and no approvals or permits have lapsed or been revoked; and
- C. The applicant has established any other factor that ~~which~~ may establish ~~vested~~ rights under state ~~State~~ or federal ~~Federal~~ law.

~~(2) Statutory vested rights.~~

~~No vested rights determination claiming entitlement to approval of an application for development approval shall be approved or issued unless the applicant has demonstrated compliance with the following criteria for statutory vested rights, unless the applicant demonstrates entitlement to common law vested rights as provided in subsection (2), above:~~

- A. ~~The applicant used its property or filed an application as provided in Texas Local Government Code § 43.002 prior to annexation, and that the regulations against which vested rights are claimed are not subject to an exemption as provided in Texas Local Government Code § 43.002(e).~~
- B. ~~The applicant filed an application as provided in Texas Local Government Code chapter 245 prior to adoption of the regulations against which vested rights are claimed, that the regulations against which vested rights are claimed are not subject to an exemption as provided in Texas Local Government Code § 245.004 and that the project has not become dormant as defined in Texas Local Government Code § 245.005 and this chapter.~~

(e) Consent Agreements

~~Any applicant for a vested rights determination may apply for consent agreement approval provided that the requirements of subsection (d) of this section are satisfied or the required approval is for one (1) or more, but less than all phases of the proposed development. An application for consent agreement approval may be approved subject to compliance with a consent agreement. An Application for approval of a consent agreement approval may be filed concurrent with an Application for a vested rights determination, or at any time prior to a final decision relating to an Application for a vested rights determination by the city attorney or the city.~~

(d) Terms and conditions

~~A consent agreement shall be signed by the city attorney and the applicant and shall include the following terms and conditions:~~

- ~~(1) A legal description of the subject property and the names of the legal and equitable owners;~~
- ~~(2) The duration of the consent agreement and the conditions that will result in revocation;~~
- ~~(3) The uses permitted on the property, including population densities and/or building intensities and height;~~
- ~~(4) A description of the public facilities that will service the proposed development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure that public facilities are available concurrent with the impacts of the development;~~
- ~~(5) A description of any preservation or dedication of land for public purposes;~~
- ~~(6) A description of all development approvals, permits, or other local or State approvals needed for the proposed development;~~
- ~~(7) A finding that the proposed development is consistent with the Master Plan and the relevant provisions of this chapter;~~
- ~~(8) A description of any conditions, terms, restrictions, or other requirements determined to be necessary for the preservation and protection of the public health, safety, or welfare;~~

- ~~(9) — A statement indicating that the omission of a limitation or restriction shall not relieve the Applicant of the necessity of complying with all applicable local, state and federal laws;~~
- ~~(10) — A phasing plan indicating the anticipated commencement and completion date of all phases of the proposed development; and~~
- ~~(11) — A statement that the city attorney shall review progress pursuant to the consent agreement at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of the consent agreement.~~

~~(e) Failure to Comply With Consent Agreement~~

~~If the city finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of the consent agreement, the consent agreement may be revoked or modified by the city after a public hearing which has been noticed by publication, and for which notice has been expressly provided to the applicant.~~

Chapter 35, Article VII, Division 2, Section 35-712 is amended as follows:

35-712 Recognition of ~~Vested~~ Rights Derived From Texas Local Government Code Chapter 245

(a) Purpose

(1) This section provides a methodology for the registration of permits, and permit applications, with the department of development services so that a determination can be made as to whether the permit, or permit application is one that would afford a project with the rights “vested rights” as provided in Chapter 245 ~~and § 43.002~~ of the Texas Local Government Code. The purpose for such registration and determination is to assist city staff in their review of the applicability of Chapter 245 ~~or § 43.002~~ to a particular project.

(2) This section shall not apply to a claim of right under common law, a federal or state statute other than Chapter 245 ~~of the Texas Local Government Code or § 43.002, or~~ the state or federal constitutions, or to the types of ordinances, or other governmental action, enumerated in ~~Texas Local Government Code Chapter 245, § 245.004.~~ Any claim of right made under some law or authority, other than Chapter 245 ~~or § 43.002,~~ should must be made in writing to the director of development services in accordance with the provisions of Section 35-711 or Section 35-713 writing. For such claims, ~~the~~ The director of development services shall advise the city attorney of the claim. ~~The city attorney~~ City Attorney ~~may who shall~~ make a recommendation regarding determination of the validity of the claim and the director shall make a determination within 20 working days of its receipt, by the city. ~~Additionally, as provided in Subsection (g) of this section, this section shall not apply to the types of ordinances, or other governmental action, enumerated in VTCA Local Government Code § 245.004 or exempt from § 43.002.~~

(3) No determination claiming entitlement to statutory rights under Chapter 245 ~~of the Texas Local Government Code~~ shall be approved or issued unless the applicant has demonstrated compliance with all of the following criteria for statutory rights:

A. The applicant has filed an application for a permit for a project which provides the city fair notice of that project, as provided in ~~the Texas Local Government Code,~~ Chapter 245 prior to the adoption of the regulations against which rights are claimed; and

B. The regulations against which rights are claimed are not subject to an exemption as provided in ~~Texas Local Government Code Chapter 245, § 245.004; and~~

C. The project has not become dormant as defined in ~~Texas Local Government Code Chapter 245, § 245.005 and this chapter.~~

(b) ***Vested Rights Recognition of Statutory Rights Process***

(1) ***Initiation.***

An application may be made to the director of development services for a determination ~~recognition~~ of ~~vested~~ rights for a particular project by completion of a form provided by the development services department. The application shall contain information describing the project to provide fair notice of the project to the city and that indicates which permit or permits are being relied upon by the applicant to establish ~~for establishment of~~ vested rights. The applicant requesting ~~for vested rights~~ recognition of rights shall provide the department of development services with two (2) copies of a completed application together with a permit application review fee in the amount established by ordinance as set forth in Appendix C of one hundred forty five dollars (\$145.00) and two (2) copies of any documents on which the applicant is relying to establish ~~vested~~ rights. Applications for a determination of rights shall be by tracts or phases and not by MDPs or POADPs. For these purposes, a tract may be comprised of multiple parcels or lots. [Ordinance 2006-11-30-1333 and Ordinance 2009-01-15-0001]

(2) ***Review and Approval.***

After receiving an application ~~for vested rights recognition~~, the department of development services shall review the application and approve, deny or request additional information to be provided for consideration of the application within twenty (20) working days. The director of development services may request a recommendation from the City Attorney. If ~~Should~~ the permit ~~that, which~~ is the basis for the recognition of rights ~~vested rights recognition~~, has been issued by a regulatory governmental agency other than the city, the department of development services shall request the office of the city attorney to determine whether the permit establishes rights under Chapter 245. In the event that the department of development services does not respond to an application for a determination of ~~vested~~ rights within twenty (20) working days, the application will be considered denied. Provided, however, the time period may be extended upon the written request of the applicant. Upon review of the application, if the department of development services finds that the applicant has provided sufficient information to establish fair notice of the project that one (1) or more permit(s) exists on a project, they shall issue a certificate notice in writing shall be issued to the applicant recognizing ~~vested~~ rights for the project. The certificate notification recognizing such ~~vested~~ rights shall be dated and signed by the director or his designee ~~individual reviewing the application. The director of development services shall also review all certificates prior to issuance.~~ The certificate notification shall also clearly state the project being recognized and indicate the terms and conditions (indicated above) required for the continuance of the ~~vested~~ rights being recognized. In the event the department of development services requests additional information for consideration of an application, the applicant shall be notified in writing within the required time period that additional ~~of specifically~~ what information must be submitted in order to complete the review of the application. Should the application be denied, the department of development services shall enumerate in writing the reason(s) ~~any and all reasons~~ for such denial, which shall be delivered to the applicant within the time period allowed for review.

(3) ***Basis for Statutory Permit Rights***

The following criteria will be used by the city in determining the existence of rights for projects initiated after September 1, 1997. The following permits may be relied on by a property owner or developer to establish permit rights for a project property that is the subject of the permit. Provided, however, a minor plat that plats only easements shall not confer any permit rights. The permit rights acquired in reliance on one (1) of the types of permits indicated below will expire in five (5) years unless the action required to maintain permit rights is taken within the time frame indicated for each permit type and the project does not become dormant in accordance with Chapter 245 of the Texas Local Government Code and this chapter. A property owner or developer may take advantage of changes to this chapter that enhance or protect the project, including changes that lengthen the effective life of the permit after the date the application for the permit was made, without forfeiting any rights under this chapter.

A. Master Development Plan (MDP)/Preliminary overall area development plan (POADP)

Rights under Chapter 245 of the Texas Local Government Code Permit rights will be recognized on the project property which is the subject of a MDP/POADP that has been approved by the city. A property owner or developer may elect to continue a project under the City Code provisions in effect on September 1, 1997 or to take advantage of changes to this chapter that enhance or protect the project without forfeiting any rights under this chapter provided that Fair Notice information describing the project giving fair notice of the project to the city is provided with a MDP/POADP application in accordance with this chapter or by requesting recognition of rights for an existing and valid MDP/POADP and providing Fair Notice information describing the project to provide fair notice of the project to the city in accordance with this chapter planning department. The permit rights recognized for projects property located within with an approved MDP/POADP will expire unless a final plat is approved within two (2) years ~~eighteen (18) months~~ from the approval of the MDP/POADP that plats, at least eight (8) percent of the net area of the POADP area or an expenditure of at least five hundred thousand dollars (\$500,000.00) in project expenses has been made if the master development plan is one thousand (1,000) acres or less or an expenditure of at least one million dollars (\$1,000,000.00) has been made if the master development plan is more than one thousand (1,000) acres that requires at least five hundred thousand dollars (\$500,000.00) in infrastructure expenses if the POADP is one thousand (1,000) acres or less or at least one million dollars (\$1,000,000.00) if the POADP is more than one thousand (1,000) acres.

Further, the permit rights for projects property within an approved MDP/POADP will expire unless fifty (50) percent of the net area with the approved MDP/POADP is the subject of final plats or development within ten (10) years from the date of approval of the MDP/POADP. For a POADP existing prior to September 1, 1997 that meets the requirements of Subsection 35-1027(j) [Ordinance 2010-11-18-0985] of the 1987 UDC, the rights for projects will expire ten (10) years from the date of approval of the MDP/POADP or September 25, 2007, whichever is later. The remaining fifty (50) percent must obtain final plat approval or be developed within ten (10) years after the initial fifty (50) percent of the net area within the MDP/POADP has been platted or developed unless ~~Unless~~ specific provisions to the contrary exist in an individual ordinance or city code provision. The filing of a minor amendment to a an amending MDP/POADP, a plat, or a replat will not result in a loss of permit rights to the entire MDP/POADP provided that the required area of acreage within the MDP/POADP platted

or the [Ordinance 2009-01-15-0001] value of project infrastructure expenses do not fall below the amounts indicated above as a result of the minor amendment, plat, or replat. A plat or replat that changes the project within a particular area of an MDP/POADP will cause rights for that area to terminate.

An expired or invalid MDP/POADP may not be the basis for accrual of statutory rights under V.T.C.A. Local Government Code Ch. 245 or any other right of claim based on common law. Neither shall any endeavor of project that does not meet the requirements of Section 35-1027 of the 1987 UDC as amended nor any permit that has expired in accordance with the dormancy provisions of any state statute or provision of the city code be used as a basis for approval of permit rights, development rights, or statutory rights. [Ordinance 2009-08-20-0661]

B. Plat Applications

Rights under Chapter 245 ~~of the Texas Local Government Code~~ Permit rights will be recognized for the project on the property that is the subject of an a-application for a Plat Identification Number/Letters of Certification plat application that has been filed with the department of development services city planning department, provided all necessary platting fees have been paid. The rights recognized for a project property located within such a plat application will expire unless the plat application is heard by and approved by the director of development services planning or the planning commission within two years eighteen (18) months from the date the initial plat application and provided that Fair Notice information describing the project giving fair notice of the project to the city is provided with the plat application in accordance with this chapter city planning department. Neither an expired nor a withdrawn plat application may be relied upon as a permit application for the assertion of statutory rights under Chapter 245 ~~of the Texas Local Government Code~~ or any other right or claim based on common law. If after the expiration or the withdrawal of a plat application the applicant wishes future plat approval of the subject property, a new plat application shall be filed, new application fees shall be required and a new plat number shall be assigned.

C. Plats

Rights under Chapter 245 ~~of the Texas Local Government Code~~ Permit rights will be recognized for projects associated with on the property which is the subject of a plat that has been approved by the city planning commission or director of development services provided that Fair Notice if information describing the project giving fair notice of the project to the city is provided with the plat application in accordance with this chapter planning. The permit rights recognized for a project property located within an approved plat will expire unless the plat is recorded in the Bexar County Deed Records within three (3) years from the date of approval by the city planning commission or director of development services planning.

D. Building Permits

A building permit may be relied on as a basis for rights under Chapter 245 of the Texas Local Government Code permit rights for projects property identified in the site plan submitted to the city as part of the building permit application provided that Fair Notice information describing the project giving fair notice of the project to the city is provided with the permit application in accordance with this chapter. However, rights

that are based on a building permit will expire unless construction authorized by the building permit is begun within six (6) months from the date the building permit is issued.

E. Rights under Chapter 245 of the Texas Local Government Code ~~Permit Rights Conferred~~

~~Rights under Chapter 245 of the Texas Local Government Code~~ ~~Permits rights conferred by~~ Rights accrued under this section shall not extend beyond the time periods prescribed herein except by the granting of a variance from the time limits as provided herein. Under no circumstances shall the extension of a time limit extend the ~~permit~~ rights conferred herein except through the variance provision of this section.

(c) ***Recordation***

The department of development services shall create a file of all ~~certificates~~ written notices issued pursuant to this provision that will be available to the public during regular business hours. At a minimum the file will ~~should~~ contain the original application and copies of all certificates ~~notices~~ issued for a three calendar year period. The file shall and should be reviewed annually to remove certificates that have expired more than three (3) years old. Electronic copies of ~~certificates~~ notices more than three (3) years old shall be maintained in accordance with statutory requirements and made available in conformance with the Public Information Act.

(d) ***Vested Rights Recognition Process Appeal***

In the event an applicant for recognition of ~~vested~~ statutory [Ordinance 2006-11-30-1333] rights is aggrieved by an action taken regarding the recognition of those rights or the application of the above requirements, the applicant may appeal the decision of the director of development services ~~staff~~ to the planning commission by filing a request for appeal with the director of development services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. The application for appeal shall be made in writing and shall contain the applicant's rationale for requesting the appeal together with payment of an application review fee in the amount established by ordinance as set forth in Appendix C. The director of development services shall place the appeal on the agenda of the planning commission and the planning commission shall hold a hearing on the appeal and make its ruling within sixty (60) days from the date the request for appeal was filed. The planning commission's review of the director's decision shall be based solely upon the same information as was available to the director and as provided to the applicant when the decision was made. [Ordinance 2010-11-18-0985] If the planning commission denies all or part of the relief requested in the appeal, the applicant may make a final appeal to the city council by filing a notice of final appeal in writing together with payment of an application review fee in the amount established by ordinance as set forth in Appendix C of seventy five dollars (\$75.00) to offset the city's costs with the office of the city clerk no later than the tenth (10) day following the party's receipt of the written decision of the planning commission from which the final appeal is brought. If the planning commission approves all or part of the relief requested in the appeal, the City Manager or her/his designee may make a final appeal to the city council by filing a notice of final appeal in writing with the city clerk no later than the tenth (10) day following the decision of the planning commission from which the final appeal is brought. The information in the appeal shall be limited to the information before the director when the decision was made. The development services director [Ordinance 2010-11-18-0985] shall schedule the hearing of the final appeal at the earliest regularly scheduled meeting of the city council that will allow compliance with the requirements of the Texas Open Meetings Act. The decision of the city council shall be final.

(e) Variance

An individual, or business entity, that has ~~vested~~ rights may request an extension of a variance from the time limit required action, or term, that would otherwise cause the ~~vested~~ rights to expire. An individual requesting a variance must make written application to the director of development services and pay a variance application fee in the amount established by ordinance as set forth in Appendix C ~~of one hundred forty five dollars (\$145.00)~~. The request for variance must identify the specific provisions for which a variance is being requested and the reasons the applicant feels justify the granting of the variance. The director of development services shall review the application for variance and provide a written recommendation with regard to whether the variance should be granted, conditionally granted or denied to the planning commission within thirty (30) days from the date the application or variance is filed. In the event the planning commission fails to make a ruling on the variance within sixty (60) days from the date the application for variance is filed, the application for variance shall be deemed denied. Provided, however, the time period may be extended upon the written request of the applicant. In order to grant a variance from the provisions of this section, the planning commission must find that:

- (1) The applicant would suffer a hardship in the absence of a variance that is not the result of the applicant's own negligence; and
- (2) The applicant has been actively attempting to pursue and complete development of the project that is the subject of the ~~vested~~ rights; and
- (3) Compliance with rules and regulations passed after the recognition of ~~vested~~ rights would cause a substantial economic hardship to the developer/property owner that would preclude the capability of completing the project in a reasonable and prudent manner.

(f) Variance Appeal

If the planning commission denies all or part of the relief requested in a request for variance, the applicant may make an appeal to the city council by filing a notice of appeal in writing together with a payment established by ordinance as set forth in Appendix C ~~of seventy five dollars (\$75.00)~~ to offset the city's costs with the office of the city clerk for the city no later than the tenth (10) day following the party's receipt of the written decision of the planning commission from which the final appeal is brought. If the planning commission approves all or part of the relief requested in a request for variance, the City Manager or her/his designee may make an appeal to the city council by filing a notice of appeal in writing with the city clerk no later than the tenth (10) day following the decision of the planning commission from which the final appeal is brought. The information in the appeal shall be limited to the information before the director when the decision was made. The director of development services [Ordinance 2010-11-18-0985] shall schedule the hearing of the appeal at the earliest regularly scheduled meeting of the city council which will allow compliance with the requirements of the Texas Open Meetings Act. The decision of the city council shall be final.

(g) Exemption From Vested Rights

The types of ordinances enumerated in ~~the Texas VTCA Local Government Code Chapter 245,~~ § 245.004 are exempt from this section and will apply to a project or development regardless of the effective date of the ordinance or the existence of ~~vested~~ rights for the project.

- (1) Future ordinances: Any ordinance that concerns the development of real property and is adopted after the adoption of this chapter, which incorporates this section into the city code of ordinances, may specifically state whether it is the type of ordinance that is

exempted by § 245.004. However, the absence of such a statement shall not be determinative as to whether the ordinance is or is not exempted.

- (2) Existing ordinances: This section shall not be applicable to any ordinance that: a) concerns the development of real property; b) was adopted prior to the adoption of this chapter; and c) is exempted by § 245.004 from the protection provided by Chapter 245.
- (3) Determination by city attorney: Should a question arise as to whether an ordinance is exempted from Chapter 245, the director of development services shall request an opinion from the office of the city attorney.

(h) Duration

This section shall not extend the time of validity for any permit. Any rights recognized by the application of this section shall not extend beyond the time periods prescribed for the validity of the permit or permits that were submitted for recognition except by the granting of a variance from the time limit as provided herein. **No determination of rights shall be recognized as valid beyond five years from the date of issuance of said determination. Further, any permit that forms the basis of a rights determination which becomes invalid or expires shall result in a void determination in accordance with §35-714. [Ordinance 2009-01-15-0001]**

(i) Voluntary Compliance

Nothing herein would prohibit the voluntary compliance with any future ordinance, regulation or incentive.

(j) Previously issued ~~Certificates~~ Rights Determinations

Nothing herein shall affect the validity of any vested right ~~that which~~ was recognized pursuant to Section 35-1027 inserted into the UDC by Ordinance No. 86715, passed and approved September 25, 1997 provided such project has not lost such rights by operation of law.

(k) Chapter 245 of Texas Local Government Code Adopted

Chapter 245 of the Texas Local Government Code, as adopted in 1999 by the 76th Legislature, regular session is hereby adopted and incorporated by reference herein. Should Chapter 245 be repealed by the Legislature it shall remain effective as part of this code for one year from the date of such repeal. During said period city council shall take any action it deems necessary to provide municipal protection for ongoing projects from the ~~effects~~ affects of unanticipated subsequent regulations.

Chapter 35, Article VII, Division 2 is amended by adding a new Section 35-713 as follows:

35-713 Recognition of Rights by Consent Agreement

(a) Consent Agreements

Any applicant for a ~~vested rights~~ determination of rights under Chapter 245 of the Texas Local Government Code may apply for a consent agreement approval provided that the requirements of subsection (d) of this section are satisfied and ~~or~~ the required approval is for one (1) or more, but less than all phases of the proposed development. An application for a consent agreement approval may be

approved subject to compliance with subsection (b) a consent agreement. An Application for approval of a consent agreement must approval may be filed concurrent with or subsequent to an application for a vested rights determination of statutory rights, or at any time prior to a final decision relating to an Application for a vested rights determination by the city attorney or the city.

(b) Terms and conditions

A consent agreement shall be signed by the city attorney, the director, and the applicant and shall include the following terms and conditions:

- (1) A legal description of the subject property and the names of the legal and equitable owners;
- (2) The duration of the consent agreement and the conditions that will result in revocation;
- (3) The uses permitted on the property, including population densities and/or building intensities and height;
- (4) A description of the public facilities that will service the proposed development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure that public facilities are available concurrent with the impacts of the development;
- (5) A description of any preservation or dedication of land for public purposes;
- (6) A description of all development approvals, permits, or other local, state or federal State approvals needed for the proposed development;
- (7) A finding that the proposed development is consistent with the Master Plan and the relevant provisions of this chapter;
- (8) A description of any conditions, terms, restrictions, or other requirements determined to be necessary for the preservation and protection of the public health, safety, or welfare;
- (9) A statement indicating that the omission of a limitation or restriction shall not relieve the Applicant of the necessity of complying with all applicable local, state and federal laws;
- (10) A phasing plan indicating the anticipated commencement and completion date of all phases of the proposed development; and
- (11) A statement that the city attorney shall review progress pursuant to the consent agreement at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of the consent agreement.
- (12) A finding that the consent agreement is intended to resolve a good-faith dispute concerning development rights and applicable regulations without the cost and uncertainty to both parties of litigation.

(c) Failure to Comply With Consent Agreement

If the Board of Adjustment finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of the consent agreement, the consent agreement may be revoked by the Board of Adjustment after a public hearing which has been noticed by publication, and for which notice has been expressly provided to the applicant.

Chapter 35, Article VII, Division 2 is amended by amending and renumbering Section 35-713 to Section 35-714 as follows:

35-714 ~~35-713~~ Dormant Projects

(a) Purpose

The purpose of this section is to provide an expiration date for permits approved prior to this chapter which lack an expiration date, as provided in ~~Texas Local Government Code~~ [Chapter 245](#), § 245.005.

(b) Applicability

The provisions of this section apply to any permit if as of the first anniversary of the effective date of ~~Chapter 245 of the Texas Local Government Code~~ [Chapter 245](#): (i) the permit does not have an expiration date; and (ii) no progress has been made towards completion of the project, as defined in Texas Local Government Code § 245.005.

Commentary: Texas Local Government Code § 245.005 defines “progress towards completion” as any of the following: (1) an application for a final plat or plan is submitted to a regulatory agency; (2) a good-faith attempt is made to file with a regulatory agency an application for a permit necessary to begin or continue towards completion of the project; (3) costs have been incurred for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located; (4) fiscal security is posted with a regulatory agency to ensure performance of an obligation required by the regulatory agency; or (5) utility connection fees or impact fees for the project have been paid to a regulatory agency.

(c) Expiration of Dormant Projects

A dormant project, as defined in subsection (b), above, shall expire on one of the following dates, whichever comes later:

- (1) May 11, 2004 (the fifth anniversary of the effective date of Chapter 245 ~~of the Local Government Code~~), provided that a valid project existed on May 11, 2000 and no progress towards completion of the project has been made by May 10, 2004; or
- (2) The expiration date established by applying the subsection entitled “scope of approval” in the regulations pertaining to the permit as established in Article 4; or
- (3) The expiration date for a permit subject to § 35-711 of this article for any eligible permit as set forth in § 35-711(a).

Chapter 35, Article VII, Division 2 is amended by adding a new Section 35-715 as follows:

35-715 Modification to Project or Permit

(a) Amendment to a Multi-phase project

A minor amendment to a multi-phase project is defined in Section 35-412(h)(2) [Ordinance 2010-11-18-0985] of this Code. A determination of rights issued under this chapter or the rights acknowledged and recognized by that determination do not change when a minor amendment is made to a project.

(b) Amendment to a single-phase project

Amendments to a previously approved plan shall be classified as a Minor or Major revision. Minor amendments may be administratively accepted and will not lose the original vesting date. Minor amendments include the following:

- (1) Changes to the timing or phasing of the proposed project provided the use and overall geographic land area remains the same.
- (2) Minor adjustments of building footprint within the boundaries of the site plan provided the use and overall geographic land use remains the same.
- (3) A reduction in the square footage for the proposed building footprint or number of buildings provided the use and overall geographic land use remains the same.
- (4) A decrease in the overall proposed impervious cover.
- (5) Project name change affecting a Master Development Plan or Subdivision Plat.
- (6) To correct a scrivener error as described in 35-441(a)(1) through 35-441(a)(6).
- (7) Changes required by a regulatory agency in the location of easements.
- (8) Changes required by a regulatory agency in the location of stormwater detention facilities.
- (9) Changes required by a regulatory agency in the location of ingress and egress points.
- (10) Changes required by a regulatory agency in the location of drainage areas.
- (11) Changes required by the discovery of previously undiscovered archeological resources/sites or environmental features excluding those sites/features visible when the project commenced.
- (12) Changes made to increase the preservation ratio of trees for those projects subject to the applicable current or previous ~~either the 1997 or 2003~~ Tree Preservation provisions of the UDC.

All other revisions shall be classified as major amendments and shall be processed as a new project submittal.

(c) Changes caused by government action

A modification to a project that is required to comply with or conform to an action taken by a government agency does not affect a determination of rights issued under this chapter or the rights acknowledged and recognized by that determination. This subsection does not apply to a modification required or authorized by a change in zoning on all or a portion of the area in the project except as otherwise provided by law.

(d) Project or permit changes for single phase projects

Any modification to a project or permit that is not ~~authorized~~ classified as minor by this section constitutes a new project with respect to the area of the project that is modified. Development of the remainder of a project that conforms to the original project or to a modified project authorized by this section is not a new project, and may continue to be developed in accordance with the determination under this chapter.

(e) Project change for a single phase project

Changes in the number of buildings in a project is allowed within five years of filing the initial application and ~~Fair Notice Form~~ information describing the project to provide fair notice of the project to the city, provided that such change does not increase the total impervious cover and the change does not increase the total square feet in the footprint of the original project.

Chapter 35, Article VII, Division 2 is amended by adding a new Section 35-716 as follows:

35-716 Completion of a project or permit

(a) Project completion

- (1) A multi-phase project as defined in section 35-412 shall expire unless a final plat is approved within two (2) years from the approval of the master development plan that plats at least twenty (20) acres or eight (8) percent of the net developable area or an expenditure of at least five hundred thousand dollars (\$500,000.00) in project expenses has been made if the master development plan is one thousand (1,000) acres or less or an expenditure of at least one million dollars (\$1,000,000.00) has been made if the master development is more than one thousand (1,000) acres.
- (2) Further, an approved master development plan shall expire unless fifty (50) percent of the net developable area within the approved master development plan is the subject of a final plats or development within ten (10) years from the date of approval of the master development plan. For a POADP existing prior to September 1, 1997 that meets the requirements of Subsection 35-1027(j) of the 1987 UDC, the rights for projects will expire ten (10) years from the date of approval of the MDP/POADP or September 25, 2007, whichever is later. The remaining fifty (50) percent must obtain final plat approval or be developed within ten (10) years after the initial fifty (50) percent of the net developable area within the master development plan has been platted or developed. Unless specific provisions to the contrary exist in an individual ordinance plan (see ~~Subsection see-35-412 (h)(2)~~, [Ordinance 2010-11-18-0985] a plat, or replat will not result in a loss of rights or constitute an abandonment of the original master development plan provided that the required area of acreage within the master development plan

platted or value of infrastructure expenses do not fall below the amount indicated above as a result of the amendment or replat.

- (3) A single-phase project supported by the filing of a Fair Notice Form and plat application is complete five (5) years after the filing of such notice the application unless progress towards completion has been demonstrated.

(b) Effect of project or permit completion

After a project or permit is complete, the development or redevelopment of additional property included within the boundary of the completed project is a new project for purposes of this code.

Chapter 35, Article VII, Division 2 is amended by adding a new Section 35-717 as follows:

35-717 Progress towards completion of a project

(a) Purpose

This section implements the authority established by Texas Local Government Code Chapter 245, Section 245.005 (b) to establish an expiration date for a permit and for a project if there has been no progress towards completion of the project.

(b) Progress towards completion of a project

For the purposes of this section, progress towards completion of a project shall include any one of the following actions after the initial application for the project has been filed:

- (1) An application for a final plat or plan is submitted to a regulatory agency:
- (2) A good-faith attempt is made attempt is made to file with a regulatory agency an application for a permit necessary to begin or continue towards completion of the project;
- (3) Costs have been incurred for developing the project including, without limitation, cost associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located;
- (4) Fiscal security is posted with a regulatory agency to ensure performance of an obligation required by the regulatory agency; or
- (5) Utility connection fees or impact fees for the project have been paid to a regulatory agency.

(c) Project Expiration

A project expires five years after the initial valid application and if no “progress towards completion” has been made on the project during that time and a project expires five years after the last “progress towards completion” has been made, whichever is later.

Chapter 35, Article VII, Division 2 is amended by adding a new Section 35-718 as follows:

35-718 Effect of expired project or permit

Any right or restriction established by this Division 2 or by ~~Chapter 245 of the Texas Local Government Code~~ by the filing of an application for an initial permit for a project is extinguished when ~~that permit~~:

- (1) that permit expires due to the failure of the property owner to initiate the activity authorized by the permit and a new permit is required to take an action necessary to initiate the project for which the expired permit was required; or
- (2) that permit expires and the action authorized by the permit was not completed and a new permit is required to take an action necessary to initiate the project for which the expired permit was required; or
- (3) the project expires in accordance with the provisions of this chapter.

35-719 Reserved

Chapter 35, Appendix A is amended as follows:

Multi-Phase Project

A project on a tract of land within the city or its extraterritorial jurisdiction (“ETJ”) where the entire property will be platted in two (2) or more plat phases or units.

Permit

A license, certificate, approval, registration, consent, permit, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought. (Source: ~~Chapter 245, VTCALocal Government Code~~ § 245.001). A “development permit” includes any of the following: a subdivision plat, a conditional use permit, a building permit, or a certificate of occupancy. A “development permit” does not include a certification of completeness, a letter of certification, an amendment to the text of this chapter, or a rezoning. A determination of property status, including but not limited to, utility availability, zoning, rights under Article VII of this chapter, etc., is not a permit.

Single-Phase Project

A project on a tract of land within the city or its extraterritorial jurisdiction (“ETJ”) where the entire property will be platted in one (1) plat phase or unit.

Chapter 35, Appendix “B” Section 35-B121 of the City Code of San Antonio, Texas is hereby amended by deleting Subsections 35-B121(d) and 35-B121(e) as follows:

~~(d) — *Letters of Certification*~~

~~The applicant for plat approval shall submit the following items simultaneously with the filing of the subdivision plat:~~

- ~~(1) *Tax Certificates.*~~

A certificate from the city tax assessor/collector and from the proper official of other taxing agencies within whose jurisdiction the proposed subdivision is located attesting that all ad valorem taxes have been paid on the land included within the plat. The San Antonio Development Agency, in lieu of filing tax certificates, may file a written certificate approved by the city attorney stating that monies have been set aside in the court registry for the payment of taxes. For tax exempt properties, an applicant may submit evidence of the tax exemption in lieu of tax certificates.

(2) *San Antonio Water Systems (SAWS).*

A letter of certification from the City San Antonio Water Systems and in addition, if applicable, other approved water purveyors, stating that the board has received and approved the proposed utilities layout and that adequate service is available to the subdivision or stating that the board has disapproved the proposed utilities layout.

(3) *City Public Service.*

A letter of certification from City Public Service shall be furnished for subdivisions within the City Public Service gas and electric service areas. Where subdivisions, or portions of subdivisions, will be served by gas or electric companies other than City Public Service, letters of certification will come from the companies serving. The letter will certify that adequate service is available and that proposed subdivision plats and utilities layouts have been approved or disapproved.

(4) *Certificates of City Departments.*

Letters of certification from the departments of development services, planning, and parks and recreation stating that they have received and approved or disapproved the applicable data required by subsection (e), below.

(e) *Data required for letters of certification.*

To obtain the required letters of certification, an applicant for plat approval shall submit the following data to the certifying agencies/departments. All data shall be annotated with the plat number of the associated plat.

(1) *Department of Development Services:*

The following information shall be submitted to the department of development services:

- A. 4 copies of the tentative plat
- B. 3 sets of plan and profiles (streets, alley, walks, drainage)
- C. 2 copies of utility layout
- D. 2 copies of street and drainage cost estimates
- E. 2 copies of drainage calculations
- F. 1 copy of traffic impact analysis with threshold work sheet
- G. 1 copy of digital file
- H. If a proposed plat traverses or is contiguous with a state maintained facility, a permit from the Texas Department of Transportation (TxDOT) indicating approval of the proposed access point and right of way.

(2) *Floodplain Data and Fees.*

Two (2) copies of all data, as specified by the latest requirements of the Federal Emergency Management Agency, to apply for a conditional letter of map revision and payment of the associated fees, when the proposed plat shall cause a change in the alignment, width, or elevation of a one hundred year floodplain identified on a flood insurance rate map.

(3) *Landfills.*

If the proposed plat is located over a known landfill site, the following additional information shall be submitted. For purposes of this subsection, a "landfill" includes any controlled area of land used for the disposal of solid waste, as defined in the Solid Waste Disposal Act, Chapter 361 of VTCA Health & Safety Code, § 361.003.

- A. Two (2) copies of the proposed plat showing two foot contours in areas where the slope does not exceed five (5) percent and five foot contours in areas where the slope exceeds five (5) percent, and delineating the limits of the landfill.
- B. A narrative due diligence report prepared by a licensed engineer which addresses the following items, if known: (1) the name, address, and phone number of the property owner; (2) description of the nature and size of the proposed development, including projected population; (3) the percent of impervious cover after development and certification site will have a positive surface drainage; (4) history and age of the landfill; (5) site geology, including estimates of past and future ground settlement; (6) description and depth of refuse fill; (7) description of planned excavations, penetration of any landfill liner, and ultimate disposal site for excavated refuse; and (8) depth and movement of shallow ground water.
- C. A soil gas survey for methane.
- D. A slope stability analysis for all landfill embankments.
- E. A disclaimer statement reading as follows: "By approving this subdivision plat, the City of San Antonio does not warrant that the development site is suitable for its intended or actual purpose, or that the site is free of any environmental defects or hazardous substances, and the City of San Antonio assumes no liability for the foregoing."

(4) *San Antonio Water System*

- A. The San Antonio Water System requires the applicant to submit documentation that describes:
 - 1. How potable water will be supplied and distributed to the subdivision,
 - 2. How wastewater collection and disposal will be handled for the subdivision, and
 - 3. _____
 - 4. Plans for protection of the Edwards Aquifer (if applicable).

- B. ~~The applicant should contact the San Antonio Water System for a listing of current document submittal requirements.~~

~~(5) **To City Public Service:**~~

- A. ~~— Gas and electric service. A copy of proposed plat showing gas and electric easements to be dedicated and a copy of the proposed utilities layout showing locations of utilities, streetlights, fire hydrants, neighborhood delivery and collection box units, and sidewalks.~~
- B. ~~— Street names. A copy of the proposed plat showing the names of all public and private streets.~~

Chapter 35, Appendix “B” of the City Code of San Antonio, Texas is hereby amended by adding a new Section 35-B131, Letters of Certification as follows:

35-B131 Application for Plat Identification Number/Letters of Certification

(a) Application for Plat Identification Number/Letters of Certification

The applicant for plat approval shall submit the following items simultaneously with the filing of the subdivision plat:

(1) Tax Certificates.

A certificate from the city tax assessor/collector and from the proper official of other taxing agencies within whose jurisdiction the proposed subdivision is located attesting that all ad valorem taxes have been paid on the land included within the plat. The San Antonio Development Agency, in lieu of filing tax certificates, may file a written certificate approved by the city attorney stating that monies have been set aside in the court registry for the payment of taxes. For tax exempt properties, an applicant may submit evidence of the tax exemption in lieu of tax certificates.

(2) San Antonio Water Systems (SAWS).

A Letter of Certification from the City San Antonio Water Systems and in addition, if applicable, other approved water purveyors, stating that the board has received and approved the proposed utilities layout and that adequate service is available to the subdivision or stating that the board has disapproved the proposed utilities layout.

(3) ~~CPS Energy City Public Service.~~

A Letter of Certification from ~~CPS Energy City Public Service~~ shall be furnished for subdivisions within the City Public Service gas and electric service areas. Where subdivisions, or portions of subdivisions, will be served by gas or electric companies other than City Public Service, Letters of Certification will come from the companies serving. The letter will certify that adequate service is available and that proposed subdivision plats and utilities layouts have been approved or disapproved.

(4) Certificates of City Departments.

Letters of Certification from the departments of development services, planning, parks and recreation, public works, and the applicable county stating that they have received and approved or disapproved the applicable data required by subsection (e), below.

(b) Data required for Letters of Certification.

To obtain the required Letters of Certification, an applicant for plat approval shall submit the following data to the certifying agencies/departments. All data shall be annotated with the plat number of the associated plat.

(1) Department of Development Services:

The following information shall be submitted to the department of development services:

- A. 11 copies of the tentative plat
- B. 3 sets of plan and profiles (streets, alley, walks, drainage)
- C. 2 copies of utility layout
- D. 2 copies of street and drainage cost estimates
- E. 2 copies of drainage calculations
- F. 3 copies of traffic impact analysis with threshold work sheet
- G. 1 copy of digital file
- H. If a proposed plat traverses or is contiguous with a state maintained facility, a permit from the Texas Department of Transportation (TxDOT) indicating approval of the proposed access point and right-of-way.
- I. One (1) 8½ X 11 reduction of tentative plat
- J. Tree Affidavit
- K. Two (2) Storm Water Management Reports
- L. If applicable, the following item(s):
 - 1. If a proposed plat traverses or is contiguous with a state maintained facility, a permit plat approval letter from the Texas Department of Transportation (TxDOT) indicating approval of the proposed access point and right-of-way
 - 2. Two (2) copies of utility layout
 - 3. Two (2) copies of street and drainage cost estimates
 - 4. Three (3) sets of plan and profiles (streets, alley, walks, drainage)
 - 5. Three (3) copies of the signage plan
 - 6. One (1) geo-tech report
 - 7. One (1) Site Plan – non-single-family only
 - 8. Two (2) copies of approved POADP, MDP, PUD plans
 - 9. Copy of previous plat(s)
- M. Any other information that the Director deems necessary

[Ordinance 2009-01-15-0001]

(2) Floodplain Data and Fees.

Two (2) copies of all data, as specified by the latest requirements of the Federal Emergency Management Agency, to apply for a conditional letter of map revision and payment of the associated fees, when the proposed plat shall cause a change in the alignment, width, or elevation of a one hundred year floodplain identified on a flood insurance rate map.

(3) Landfills.

If the proposed plat is located over a known landfill site, the following additional information shall be submitted. For purposes of this subsection, a “landfill” includes any controlled area of land used for the disposal of solid waste, as defined in the Solid Waste Disposal Act, Chapter 361 of VTCA Health & Safety Code, § 361.003.

- A. Two (2) copies of the proposed plat showing two-foot contours in areas where the slope does not exceed five (5) percent and five-foot contours in areas where the slope exceeds five (5) percent, and delineating the limits of the landfill.
- B. A narrative due diligence report prepared by a licensed engineer which addresses the following items, if known: (1) the name, address, and phone number of the property owner; (2) description of the nature and size of the proposed development, including projected population; (3) the percent of impervious cover after development and certification site will have a positive surface drainage; (4) history and age of the landfill; (5) site geology, including estimates of past and future ground settlement; (6) description and depth of refuse fill; (7) description of planned excavations, penetration of any landfill liner, and ultimate disposal site for excavated refuse; and (8) depth and movement of shallow ground water.
- C. A soil gas survey for methane.
- D. A slope stability analysis for all landfill embankments.
- E. A disclaimer statement reading as follows: “By approving this subdivision plat, the City of San Antonio does not warrant that the development site is suitable for its intended or actual purpose, or that the site is free of any environmental defects or hazardous substances, and the City of San Antonio assumes no liability for the foregoing.”

(4) *Parks and Recreation Department.*

- A. One (1) copy of the proposed plat
- B. Letter including type of land use proposed and number of dwelling units
- C. If applicable the following item(s):
 - 1. Letter including Park Dedication credit calculations
 - 2. Copy of the Homeowner's Association Articles of Incorporation
 - 3. Letter including Fee in Lieu Land Dedication calculations

(5) *Historic Preservation Office.*

- A. Two (2) copies of proposed plat
- B. One (1) request for review form

(6) *Bexar County.*

- A. Digital Copy of plat
- B. Two (2) sets of Storm Water Management Plans
- C. Two (2) copies of TIA and disk of analysis
- D. Address plat
- E. If applicable, the following item(s):
 - 1. 2 sets of utility plans
 - 2. 1 copy of approved POADP, MDP, PUD
 - 3. Final Geotech report

4. 3 sets of streets and drainage plans
5. 2 copies of cost estimates streets & drainage
6. 1 digital copy of construction plans
7. Site evaluation form with required soil analysis
8. Water purveyor documentation/letter
9. Plan showing the proposed On-Site Sewage Facility (OSSF) on the property

[Ordinance 2009-01-15-0001]

(7) San Antonio Water System

- A.** The San Antonio Water System requires the applicant to submit documentation that describes:
1. How potable water will be supplied and distributed to the subdivision,
 2. How wastewater collection and disposal will be handled for the subdivision, and
 3. Plans for protection of the Edwards Aquifer (if applicable).
- B.** The applicant should contact the San Antonio Water System for a listing of current document submittal requirements.

(8) CPS Energy City Public Service:

- A.** Gas and electric service. three (3) copies of proposed plat showing gas and electric easements to be dedicated and three (3) copies of the proposed utilities layout showing locations of utilities, streetlights, fire hydrants, neighborhood delivery and collection box units, and sidewalks.
- B.** Street names. A copy of the proposed plat showing the names of all public and private streets.
- C.** Authorization letter to install streetlights, if applicable.
- D.** Subdivision Development Application

[Ordinance 2009-01-15-0001]

~~Chapter 35, Appendix "B" of the City Code of San Antonio, Texas is hereby amended by adding a new Section 35-B132, Fair Notice Form as follows:~~

~~**35-B132** ~~————~~ **Fair Notice Form**~~

~~**(a)** ~~————~~ **Fair Notice**~~

~~The applicant shall provide the Fair Notice Form (Figure B132-1) with all applications for permits as that term is defined in Chapter 245 of the Texas Local Government Code. All fields must be completed in order for the Fair Notice Form to be valid.~~

~~**(b)** ~~————~~ **Vested Rights Permit Number**~~

The applicant shall provide the existing Vested Rights Permit Number if one has been approved for the proposed project for which a permit is sought.

(c) — *Permit Application*

1. All permit applications will be identified in an appropriate manner as required by the Fair Notice Form.

2. If any permit application identified in the Fair Notice Form, (including site plans if required by the Fair Notice Form) is not administratively completed within 45 days of the filing date of the Fair Notice Form, the notice will be null and void.

(d) — *Site Plan Requirements*

1. Site Plans for all submittals required by the Fair Notice Form shall include, but not be limited to, lot layout, general building footprint with approximate square footage of building(s), impervious cover, and land use.

2. Site Plans are required for SAWS/Utility Service Agreements; CPS Energy/Utility Service Agreements; Applications for Plat Identification Number/Letters of Certification (LOC); SAWS Category Determinations; and any other applications that do not contain the information required by this subsection.

3. Site Plans are required for Single Phase/Single Plat Projects for Multi Family, Industrial, Special District, Commercial, Entertainment, Farm and Ranch, Office, Multiple Land Uses (mixed use development), and for any other proposed uses for single phase/single plat projects that do not contain the information required by this subsection.

4. Site plans for single phase projects with multiple land uses shall require the land allocation in square feet and acreage, the use allocation in square feet and acreage, and the impervious cover for each use. A site plan is not required for single phase/single plat single family residential projects.

(e) — *Contents*

The Fair Notice Form shall contain, at a minimum, the information required by this section.

1. The Project Name and Property Description, and Location in relation to the Edwards Aquifer Recharge Zone, San Antonio City Limits, City Council District, School District, and Ferguson Map Grid Number.
2. The Owner's Name, Address, and Telephone and/or Fax Numbers.
3. The Agent's Name Address, and Telephone and/or Fax Numbers.
4. The Applicant's Name, Address, and Telephone and/or Fax Numbers.
5. The Engineer's/Surveyor's, Address, and Telephone and/or Fax Numbers.
6. The Contact Person's Name, Address, and Telephone and/or Fax Numbers.

~~7. The site plan required in subsection (d) above.~~

~~(f) Certification~~

~~The Fair Notice Form shall be executed by the Owner or Authorized Representative thereby certifying that the information contained in the Fair Notice Form is true and accurate.~~

~~(g) Fair Notice Form Figure B132-1~~

~~A sample form is attached as Exhibit "A". The director may change the form to conform to this Chapter and Chapter 245 of the Texas Local Government Code.~~

Chapter 35, Appendix "C", Section 35-C103 of the City Code of San Antonio, Texas is hereby amended as follows:

35-C103 Subdivision and Platting Fees

The following fees are established for plats and subdivision related matters. Platting fees shall be paid at the time of plat application. Any adjustments to the platting fees and other plat related fees shall be paid at the time of formal plat filing. Other fees shall be paid at the time of application.

(A) Permit, Development Order, Document or Action	(B) Fee Amount	Current Fees
Major subdivision plat fees	Base fee Letters of Certification \$ 425.00 \$ 625.00 Single family development (per lot*) \$ 64.00 Non-single family development (per acre*)\$480.00 Planning Commission Application Fee \$200.00	s/f & non-s/f: \$625 \$80 \$550 \$250
Minor plats	0 to 3 acres \$ 595.00 3.1 to 10 acres \$ 805.00 10.01 to 20 acres . . . \$1,075.00 20.1 or greater \$1,610.00 Per lot . . . \$58.71 Per acre over 20.1 . . . \$ 110.00	\$595 \$805 \$1,075 \$1,610 Per lot: \$80 \$110
Development plat, per plat	\$ 563.00	\$600
Amending plat fee	\$ 525.00	\$600
Variance fee, per request	\$ 151.00	\$350
Plat deferral fee, per request	\$ 410.00	\$500
Time extension fee	\$ 263.00	\$300
Vacating declaration fee	\$ 295.00	\$350
Replat fee, with notification fee	\$ 460.00	\$600
Emergency add-on fee	\$ 442.90	\$550
Plan amendment fee, per amendment	\$ 525.00	\$525
Notification list fee:	Inside city limits . . . \$ 104.00 Outside city limits . . . \$ 104.00	See PUD Mailing List
Street name change application fee	\$ 250.00	\$1000
Street name change installation fee (per sign)	estimate	estimate
Postponement of planning commission hearing fee, per processed postponement	\$ 309.00	\$400
Development rights determination	\$ 145.00	See Rights Determination
Design Criteria Manual	\$ 45.00	Deleted
Master Plan Amendment	\$ 450.00	\$500

- This does not include lots or acres reserved for parks or open space pursuant to § 35-503 of this Chapter.

The following fees are established for Master Development Plans, Planned Unit Developments, Vested Rights Determination and Consent Agreements. All fees shall be paid at the time an application is filed or the service is requested.

Plan (Completeness) Review Fee, per Review	\$ 500.00	\$700
Plan Amendment fee, per Amendment	\$ 500.00	\$525
Vested Rights Determination	\$ 160.00 for homestead property (1 to 3 acres) and \$ 500.00 for single-family residential (over 1 lot or 3 acres) and commercial properties.	\$200 \$1000
PUD Mailing List	\$ 100.00	\$250
Fair Notice Form Project Definition Affidavit	To Be Determined	
Consent Agreement – Vested Rights	\$ 500.00	\$500

SECTION 4. All other provisions of Chapter 34 and Chapter 35 of the City Code of San Antonio shall remain in full force and effect unless expressly amended by this ordinance.

SECTION 5. Chapter 34 of the City Code of San Antonio, Texas is hereby amended to reflect the reorganization of SAWS departments by deleting [~~watershed protection and management department~~] and inserting [resource protection and compliance department] in its place throughout Chapter 34, provided however, this Section shall not change any provision of Chapter 34 contained in Section 2 above.

SECTION 6. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

SECTION 7. The City Clerk is directed to publish notice of these changes to Chapter 34 and Chapter 35 in accordance with Article II, Section 17 of the Charter of the City of San Antonio.

SECTION 8. The Director of Development Services is directed to provide written guidelines regarding the processing of determinations outlined in this ordinance.

SECTION 9. The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted here in and to correct typographical errors and to format the number paragraphs to conform to the existing code.

SECTION 10. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective ten days after passage, provided however, that this ordinance shall not become effective sooner than five days from the date of publication.

PASSED AND APPROVED this _____ day of _____ 2014.

M A Y O R

ATTEST:

City Clerk

APPROVED AS TO FORM: _____

City Attorney

DRAFT

**PLANNING COMMISSION TECHNICAL ADVISORY COMMITTEE
ESTABLISHMENT AND GOVERNANCE**

May 2014

FUNCTION:

The Planning Commission Technical Advisory Committee (PCTAC) is established to advise the Planning Commission (PC) on matters relating to the Unified Development Code, Major Thoroughfare Plan, and Transportation Plan.

MEMBERSHIP:

1. The Committee shall consist of eighteen members. Three members shall be appointed from the Planning Commission, one member shall be appointed from the following boards: Zoning Commission, Board of Adjustment and the Parks and Recreation Board. The other twelve members, who shall be considered non-City Official voting members, shall consist of:
 - two (2) development or real estate professionals
 - three (3) registered professional engineers
 - one (1) planning professional (AICP certification must remain current during the term of office)
 - one (1) registered architect
 - one (1) member specifically representing environmental and/or historic preservation interests, and
 - four (4) representatives of the community at-large who shall not qualify under any of the active professional membership categories (real estate/development, engineering, planning, architectural) nor have an economic interest in land development activities.

The members shall be appointed by resolution of the Commission for overlapping two-year terms. Appointees must reside within the City of San Antonio or its extraterritorial jurisdiction provided that at least ten reside within the corporate limits of San Antonio.

2. In appointing members to the Planning Commission Technical Advisory Committee, the Planning Commission shall strive for a balance between members with and without economic interests in the development process regulated by the City of San Antonio. The Planning Commission will make every effort to appoint members in those aforementioned categories who have technical background, expertise or understanding of the Unified Development Code.
3. Members may be given Performance Evaluations to ensure quality participation in the PCTAC and to assist the Planning Commission in the reappointment process. The evaluation will be on actual attendance record and active participation in PCTAC discussions. The Planning Commission members on the PCTAC will be responsible for assessing evaluations and reporting to the Planning Commission.

4. All members shall be responsible for informing organizations which they represent and the citizens in general of the Committee's activities.
5. The Planning Commission, from its own membership, shall appoint the Chair of the Committee. The PCTAC shall, from its own membership, appoint a Vice-Chair who shall preside in the absence or at the request of the PCTAC Chair. New PCTAC officer position(s) shall be open for appointment upon the expiration of the membership term of either the PCTAC Chair or Vice-Chair.
6. Should a member have two or more unexcused absences in the course of a year, the Chair of the PCTAC may recommend to the Planning Commission that the Commission remove the member and appoint a replacement. Furthermore, it is the responsibility of the PCTAC member to contact the chairperson of the PCTAC or City staff liaison if they are unable to attend any particular meeting for the absence to be excused.
7. In addition to the regular members of the Committee, the Planning Commission may appoint one (1) alternate member from its own membership, as it deems appropriate.
8. Due to the size of the City of San Antonio and its ETJ, there may be additional individuals who may bring valuable insight to PCTAC meetings. Therefore, in addition to the regular members of the PCTAC, the Planning Commission may, at their discretion, appoint up to two (2) additional non-voting "Experience" members that the Commission deems appropriate. These "Experience" members shall reside inside the city limits of San Antonio, its ETJ, or the otherwise incorporated or unincorporated areas of Bexar County.
9. The Commission may appoint up to one (1) Alternate member for each non-City Official Category voting member(s) who may take the place of an appointed non-City Official voting member at a PCTAC meeting only when the non-City Official voting primary member is not in attendance.
10. Any non-City Official voting member who ceases to meet the qualifications for their appointment or otherwise becomes ineligible shall immediately be removed from the PCTAC. If the member in question has an alternate, that alternate member shall immediately be promoted to replace said removed member and assume the remainder of the removed member's term. In these instances, the Planning Commission may, at the next available meeting, decide whether to replace the alternate member.

APPLICATION PROCESS:

1. Outreach to solicit qualified candidates to serve as a Community at Large member include: posting on COSA TV Channel (Channel 21) and the COSA web page. In addition, email notification with a link for additional information and a copy of the application shall be sent to the various Chambers of Commerce, Land Entitlement's Stakeholders, Civic Organizations (such as the Rotary Club, Lions Club, the Kiwanis Club, and the Conservation Society) Neighborhood Resource Center, City Council members, local colleges and universities and registered Neighborhood Associations.

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2. The application process shall be open for at least two weeks, with any additional time being specified by the Planning Commission. A reminder notice should be sent to the aforementioned agencies at the halfway point.
3. Candidates for PCTAC members (excluding Planning Commission, Zoning Commission, Board of Adjustment, and Parks Board appointments) will be interviewed by the Planning Commission Nominating Committee.
4. There shall be a Planning Commission Nominating Committee ("Nominating Committee") composed of three (3) members who shall be elected periodically by the Planning Commission at a regular meeting at least ten (10) business days prior to the election of members to the PCTAC. At least one (1) of the three (3) members will also be a PCTAC member. The Nominating Committee shall elect its own chair, who shall serve as the liaison back to the Planning Commission. Should the Planning Commission expand the membership of the Nominating Committee the total membership of the committee shall always be an odd number. A voting alternate will need to be elected by the Planning Commission to serve in the event a member of the Nominating Committee is unable to attend, but such member should only attend and participate provided the original member is unable to do so.
5. The Nominating Committee will review and recommend from the applications, eligible people for each category to be filled and report its nominees, in writing, to the PC at its next scheduled meeting. The Nominating Committee may also state that they have no recommendation and instead recommend that the time period for application submittal be extended so that additional applications may be reviewed. The nomination in writing shall be signed by the chair of the Nominating Committee on behalf of the committee, provided that any Nominating Committee member not in favor of the written recommendation may submit an additional written explanation of their views to the PC prior to the next PC meeting. Additional nominations may be made from the floor at the election meeting by PC members of the Nominating Committee or other PC members, though such nominations shall be viewed as individual nominations and not reflective of the committee.
6. The committee shall be provided the applications of the potential candidates for PCTAC nomination by the Director of Development Services or the designee, along with a list of open vacancies on the PCTAC. The committee shall then meet, review the list of candidates and prepare a written recommendation for the Planning Commission based on the applications, vacancy, and eligibility.
7. The Nominating Committee shall be a standing committee, which shall serve for a period of one year.
8. Once the recommendation from the nominating committee has been reviewed by the PC, the Chair of the PC shall call for a motion to either hold interviews or elections. Voting shall be by voice vote. The Chair shall call for nominations (for interview or election) for each vacancy, taking the vote on the vacancy of each nomination in the order in which it was received. Once all nominations have been received, the Chair shall close the nomination process. If a motion was approved for interviews, such interviews shall be scheduled at the

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next regular PC meeting. At the conclusion of interviews the chair shall close the interview process and shall then call for a motion regarding elections, additional interviews, or a request to extend time for more applications. If a motion for elections is approved such elections may take place at the same meeting, or at the next regularly scheduled meeting of the PC.

9. Categories shall be voted on in the order listed under Section 1 Membership above. In cases where the PC is voting on more than one nomination per category PC members shall rank candidates according to their preference and the candidates shall be assigned a point value based on the preference stated. If a tie results in more candidates than positions, the candidate(s) with the least number of votes shall be eliminated and another vote for the balance of vacancies shall be taken. This process shall continue until a candidate is chosen or a motion is passed to reschedule the vote for that category to the next regular PC meeting. Once a nominee or nominees have been chosen, the Chair shall call for a motion to ratify the results of the nomination election, which vote must receive the minimum votes required for PC action under Chapter 35 of the city code (Unified Development Code). If ratification is not approved, the nomination election shall automatically be scheduled for the next meeting and the process shall begin again as if the previous un-ratified portions had not taken place.

RESPONSIBILITIES:

1. Maintain working knowledge of the Unified Development Code; and, the City's Comprehensive Master Plan, including but not limited to the Master Plan Policies, Neighborhood, Community and Perimeter Plans, other land use plans, the Major Thoroughfare Plan and other transportation plans, and the manner in which these plans are administered.
2. Prepare recommendations to the Planning Commission for changes to the Unified Development Code and the Major Thoroughfare Plan.
3. Undertake such other tasks or studies related to transportation, or the regulation of subdivisions, as may, from time to time, be levied by the Planning Commission and prepare recommendations for the Commission's consideration.

PCTAC PROCEDURES:

1. The provisions of the Texas Open Meeting Act shall be observed at all times.
2. The Committee shall meet as often as necessary. The Development Services Department may convene the PCTAC as needed to make recommendations on Unified Development Code amendments or the Major Thoroughfare Plan. Official notice may be given to members by electronic mail, fax or other method deemed appropriate.
3. Reasonable effort will be made to ensure that at least nine members of the PCTAC are present at a meeting during which the PCTAC takes an action. However, at the discretion of

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the PCTAC Chair, the Committee may proceed to an action with at least seven (7) members being present.

4. Actions of the PCTAC shall take the form of recommendations to the Planning Commission. Approval of the recommendations shall require a majority affirmative vote of the PCTAC members present and voting. A minority report may be included with recommendations to the Planning Commission.
5. Minutes and tape recordings shall be made of each meeting and retained within the Development Services Department. The minutes and tapes shall be made available for public review.
6. Participation by interested citizens in the deliberations of the PCTAC shall be encouraged. Individuals and/or organized groups may register with the Development Services Department for the purpose of receiving notice of meetings. A fee may be charged for this service.

STAFF SUPPORT AND LIAISON:

1. Staff support shall be provided to the PCTAC by the Director of the Development Services Department within limitations imposed by budgetary and personnel considerations. The Director shall appoint one or more technical advisors to the PCTAC.
2. The Committee may request advice and assistance from other City departments, public agencies, and private individuals with expertise in areas under consideration by the committee. In all instances, such requests shall be made through the Director of Development Services.