



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

## **PLANNING COMMISSION AGENDA**

### **☞ November 13, 2013 ☞**

### **2:00 P.M.**

Roberto R. Rodriguez, *Chair*  
Donald Oroian, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill  
Daniel D. Kossl  
Zachary Harris

Kevin Love  
George Peck  
Marcello Diego Martinez

*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) 207-1111 or 711 (Texas Relay Service for the Deaf).

**DECLARACIÓN DE ACCESIBILIDAD** - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e intérpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

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

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

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

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

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

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

### **Plats**

5. **120252:** Request by San Antonio Water System, for approval of a minor plat to replat an 11.550-acre tract of land to establish the **Micron Pump Station** Subdivision, generally located northeast of the intersection of Micron Drive and Potranco Road. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Service Department)
6. **130452:** Request by San Antonio Independent School District, for approval of a minor plat to replat a 4.755-acre tract of land to establish the **Woodlawn Elem. School Subd., III**, generally located northeast of the intersection of West Magnolia Avenue and North Elmendorf Street. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
7. **130466:** Request by North East Independent School District, for approval of a minor plat to replat a 18.898-acre tract of land to establish the **John Nance Garner Junior High School** Subdivision, generally located southeast of the intersection of Harry Wurzbach Road and Cripple Creek. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
8. **130520:** Request by Stacey Michelle Voss, for approval of a minor plat to replat a 2.63-acre tract of land to establish the **Voss** Subdivision, generally located northeast of the intersection of Tejas Trail West and Point Comanche. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
9. **130565:** Request by San Antonio Independent School District, for approval of a minor plat to subdivide a 2.4778-acre tract of land to establish the **Jefferson High School Unit IV** Subdivision, generally located on the southeast intersection of Wilson Boulevard and Donaldson Avenue. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
10. **130568:** Request by FPMC San Antonio Reality Partners, LP, for approval of a minor plat to replat a 8.327 acre tract of land to establish the **Forest Park Medical Center-2 MPCD** Subdivision, generally located south of Presidio Parkway, east of Interstate Highway 10. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
11. **130598:** Request by Harlandale Independent School District, for approval of a major plat to replat a 7.531-acre tract of land to establish the **McCullum High School South Subdivision**, generally located northwest of the intersection of Aubrey Avenue and Hopkins. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

### **Planned Unit Development**

12. **13-00011:** Request by R/A Dominion Development Properties, for approval of the **Dominion Hills PUD** Plan, generally located southeast of the intersection of I.H. 10 and Dominion Drive. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

## Plat Deferrals

13. **130602:** Request by David W. Dye III, for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **Goodfire** Subdivision, an 0.863-acre tract of land, generally located west of the intersection of Perrin Beitel and Industrial Center. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
14. **140019:** Request by Alberto Lizalde, for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **Lizalde Acres** Subdivision, a 0.2410 acre tract of land, generally located northwest of the intersection of Lovett and Rankin. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
15. ~~**140030:** Request by D. Scott Dye, for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **Military Drive Church** Subdivision, a 7.892-acre tract of land, generally located northeast of the intersection of Military Drive West and Rousseau Street. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department) - **Pulled**~~

## Land Transaction

16. S.P. 1570: Consideration of a Resolution supporting and recommending City Council approval to declare property owned by the San Antonio Water System as surplus to the needs of the City, and authorizing SAWS to dispose of an approximately 0.128 acre tract of property along the Olmos Creek Drainage ROW at Blanco Road. (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Capital Improvements Management Services)

## Comprehensive Master Plan Amendments

17. **PA 14001:** A request by the City of San Antonio Development Services Department, 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 2.19 acres of land out of NCB 17627, located on Texas Elm, west of the intersection of Lockhill-Selma Road and Huebner Road, from “Suburban Tier” to “General Urban Tier” in City Council District 8. **Staff recommends approval.** (Micah Diaz, Senior Planner, (210) 207-5876, [micah.diaz@sanantonio.gov](mailto:micah.diaz@sanantonio.gov), Development Services Department)
18. **PA 14002:** A request by Ralph Eugene Mullins, 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 use of approximately 5.87 acres of land out of NCB 15911, located at the southeast corner of the intersection of Crosswinds Way and Wurzbach Parkway, from “Regional Center” to “Specialized Center” in City Council District 10. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, [tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov), Development Services Department)
19. **PA 14003:** A request by Edward R. Campos, for approval of a resolution to amend the future land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.167 acres of land out of NCB 10605, located at 202 Adolph Street, from “Medium Density Residential” to “Neighborhood Commercial” in City Council District 5. **Staff recommends denial.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, [tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov), Development Services Department)

20. **PA 14007:** A request by the City of San Antonio, 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 use of approximately 1596.85 acres of land located west of Loop 410, south of Old Pearsall Road, north IH-35, and east of the Medina River from “Agricultural”, “Community Commercial”, “Mixed Use”, “Parks and Open Space”, “Regional Commercial”, and “Light Industrial” to “Heavy Industrial” and “Light Industrial”, and adding a “Heavy Industrial” comprehensive land use category to the Land Use Plan. **Staff recommends approval.** (Jacob Floyd, Senior Planner, (210) 207-8318, [jacob.floyd@sanantonio.gov](mailto:jacob.floyd@sanantonio.gov) , Department of Planning and Community Development)
21. **PA 14008:** A request by the City of San Antonio, for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan a component of the Comprehensive Master Plan of the City, by changing the use of approximately 38.88 acres of land located south of the Medina River, west of Applewhite Road, and north of Loop 1604, 2789 West Loop 1604 and portions of 19859 Applewhite Road and 19775 Applewhite Road from “Country Tier” to “Agribusiness/RIMSE Tier”. **Staff recommends approval.** (Jacob Floyd, Senior Planner, (210) 207-8318, [jacob.floyd@sanantonio.gov](mailto:jacob.floyd@sanantonio.gov) , Department of Planning and Community Development)
22. **PA 14009:** A request by the City of San Antonio, for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan a component of the Comprehensive Master Plan of the City, by changing the use of approximately 942.36 acres of land bound by IH-37 to the west, U.S. Highway 181 and South Presa Street to the north, Donop Road and Old Corpus Christi Road to the east, and the existing city limits to the south from “Suburban Tier”, “Rural Estate Tier”, and “Agribusiness/RIMSE Tier” to “Rural Estate Tier”, “Agribusiness/RIMSE Tier”, and “Specialized Center”. **Staff recommends approval.** (Jacob Floyd, Senior Planner, (210) 207-8318, [jacob.floyd@sanantonio.gov](mailto:jacob.floyd@sanantonio.gov) , Department of Planning and Community Development)
23. **PA 14010:** A request by the City of San Antonio, for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2122.1 acres of land bound by the existing city limits and the San Antonio River to the north, Labus Road and Lamm Road to the east, Priest Road to the south, and Campbellton Road to the west from “County Tier”, “Rural Estate Tier”, “Suburban Tier”, and “Agribusiness/RIMSE Tier” to “Agribusiness/RIMSE Tier”, “General Urban Tier”, “Specialized Center”, “Civic Center”, “Regional Center”, and “Suburban Tier”. **Staff recommends approval.** (Jacob Floyd, Senior Planner, (210) 207-8318, [jacob.floyd@sanantonio.gov](mailto:jacob.floyd@sanantonio.gov), Department of Planning and Community Development)
24. Consideration of a Resolution supporting and recommending City Council approval for the Limited Purpose Annexation of South San Antonio Areas 1 – 4, consisting of 36 square miles generally located south of Loop 410, between Old Pearsall Road and State Highway 181 in the southern portion of San Antonio’s Extraterritorial Jurisdiction and Bexar County. (John Dugan, Director, Department of Planning and Community Development)

#### **Other Items**

25. Approval of the minutes for the October 23, 2013 Planning Commission meeting.
26. Director’s report - City Council Action Update (Planning Commission items sent to Council).
27. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 5

**Public Hearing:**

Planning Commission  
November 13, 2013

**Application/Case Number:**

120252

**Project Name:**

Micron Pump Station

**Applicant:**

Valentin T. Ruiz Jr.; Agent

**Representative:**

Ford Engineering Inc, c/o Richard W.  
Hendrix, P.E.

**Owner:**

San Antonio Water System

**Staff Coordinator:**

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

**Property Address/Location:**

Northeast of the intersection of  
Micron Drive and Potranco Road

**MAPSCO Map Grid (Ferguson):**

613 D-1

**Tract Size:**

11.550 acres

**Council District:**

6

**Notification:**

Published in Daily Commercial  
Recorder October 25, 2013  
Notices Mailed October 15, 2013

- 1 to property owner within  
200 feet of the subdivision

Internet Agenda posting November 8,  
2013

**REQUEST**

Approval of a minor plat to replat an 11.550-acre tract of land to  
establish **Micron Pump Station** Subdivision.

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

October 14, 2013

**CASE HISTORY**

Area being replatted is a portion of Lot 155, Block 6, NCB  
18286, of the Piola Park 1, recorded in volume 9536, page 205, of  
the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“R-6S” Residential Single-Family District Specific Use and “MF-33S” Multi-Family District Specific Use for a golf driving range.

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on April 12, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on April 12, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

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

**III. RECOMMENDATION**

Approval of the proposed **Micron Pump Station** Subdivision

**IV. ATTACHMENT**

1. Proposed plat





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 6

**Public Hearing:**

Planning Commission  
November 13, 2013

**Application/Case Number:**

130452

**Project Name:**

Woodlawn Elem. School Subd., III

**Applicant:**

Oscar Perez; Agent

**Representative:**

Jaster-Quintanilla San Antonio, LLP  
c/o Travis R. Elseth, P.E.

**Owners:**

San Antonio Independent School  
District

**Staff Coordinator:**

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

**Property Address/Location:**

Northeast of the intersection of  
West Magnolia Avenue and North  
Elmendorf Street

**MAPSCO Map Grid (Ferguson):**

582 A-8

**Tract Size:**

4.755 acres

**Council District:**

7

**Notification:**

Published in Daily Commercial  
Recorder October 25, 2013  
Notices mailed September 26, 2013

- 1 to property owner within  
200 feet
- Jefferson/Woodlawn Lake  
Neighborhood Associations

Internet Agenda posting November 8,  
2013

**REQUEST**

Approval of a minor plat to replat a 4.755-acre tract of land to  
establish **Woodlawn Elem. School Subd., III.**

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

October 15, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lot 37, Block 14,  
NCB 1956, out of the Woodlawn Elem. School Subd., II,  
recorded in volume 9561 page 215, being out of the Deed and  
Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“R-6” Residential Single-family Residential District

“MF-33” Multi-family District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on July 29, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 23, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

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

**III. RECOMMENDATION**

Approval of the proposed **Woodlawn Elem. School Subd., III**

**IV. ATTACHMENT**

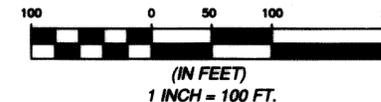
1. Proposed plat

REPLAT ESTABLISHING  
WOODLAWN ELEM. SCHOOL SUBD., III

ESTABLISHING LOT 38, BLOCK 14, NCB 1956 COMPRISED OF A 4.755 ACRE TRACT OF LAND BEING ALL OF LOT 37, BLOCK 14, NCB 1956 OF THE WOODLAWN ELEM. SCHOOL SUBD., II AS RECORDED IN VOLUME 9561 PAGE 215 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



GRAPHIC SCALE



shaping the built environment

**JASTER-QUINTANILLA SAN ANTONIO, LLP**  
125 WEST SUNSET  
210.348.9098  
SAN ANTONIO, TEXAS 78209  
JQENG.COM  
PLAT NO. 2110440 TPE FARM F-432

**GIBBONS SURVEYING & MAPPING, INC.**  
P.O. Box 700576  
San Antonio, Texas  
78270-0576  
(210) 368-4800  
(FAX) 368-4873

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.

SAN ANTONIO INDEPENDANT SCHOOL DISTRICT  
OWNER

AGENT: *Oscar Perez*  
OSCAR PEREZ  
DIRECTOR OF FACILITIES PLANNING  
1702 N. ALAMO, SUITE 307  
SAN ANTONIO, TX 78215-3330

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Oscar A. Perez* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF October, 2015.

*Claudia Sue Lewallen*  
CLAUDIA SUE LEWALLEN  
My Commission Expires  
January 25, 2015  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

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

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

By: \_\_\_\_\_  
CHAIRMAN

By: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF 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., 20\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY TEXAS

By: \_\_\_\_\_, DEPUTY

Owner / Developer

SAN ANTONIO ISD  
141 LAVACA STREET  
SAN ANTONIO, TX 78210-1099

LEGEND

- 990 — EXISTING CONTOUR (MAJOR)
- 991 — EXISTING CONTOUR (MINOR)
- - - - - EXISTING EASEMENT
- - - - - EXISTING BUILDING SETBACK LINE
- — — — — BOUNDARY LINE
- O.P.R. OFFICIAL PUBLIC RECORD
- D.P.R. DEED AND PLAT RECORD
- SET 1/2" IR SET 1/2" IR
- FND 1/2" IR FND 1/2" IR
- - - - - NEW EASEMENT

CONTOURS SHOWN ON THIS PLAT WERE GENERATED USING FIELD COLLECTED SURVEY DATA.

THE BEARINGS AND COORDINATES FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.

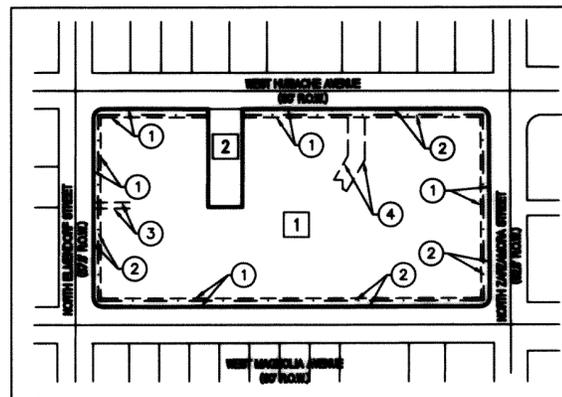
WASTEWATER EDU NOTE:  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

- 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 EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, 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 EASEMENTS 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 EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
  2. ANY CPS 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 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 EASEMENT ARE DESCRIBED.



LOCATION MAP

MAPSCO GRID NO 582 A-8  
NOT TO SCALE



AREA BEING REPLATTED  
THROUGH PUBLIC HEARING  
WITH WRITTEN NOTIFICATION  
(SCALE: 1"=200')

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON WOODLAWN ELEM. SCHOOL SUBD., II, 040040 WHICH IS RECORDED IN VOLUME 9561, PAGE 215, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

SAN ANTONIO INDEPENDANT SCHOOL DISTRICT  
OWNER

OWNER'S DULY AUTHORIZED AGENT: *Oscar Perez*  
OSCAR PEREZ  
DIRECTOR OF FACILITIES PLANNING  
1702 N. ALAMO, SUITE 307  
SAN ANTONIO, TX 78215-3330

SWORN AND SUBSCRIBED BEFORE ME THIS THE 14th DAY OF October, 2015  
*Claudia Sue Lewallen*  
CLAUDIA SUE LEWALLEN  
My Commission Expires  
January 25, 2015  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER  
TRAVIS RAY ELSETH, P.E.

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: GIBBONS SURVEYING & MAPPING, INC.

*Gary A. Gibbons*  
GARY A. GIBBONS  
REGISTERED PROFESSIONAL LAND SURVEYOR

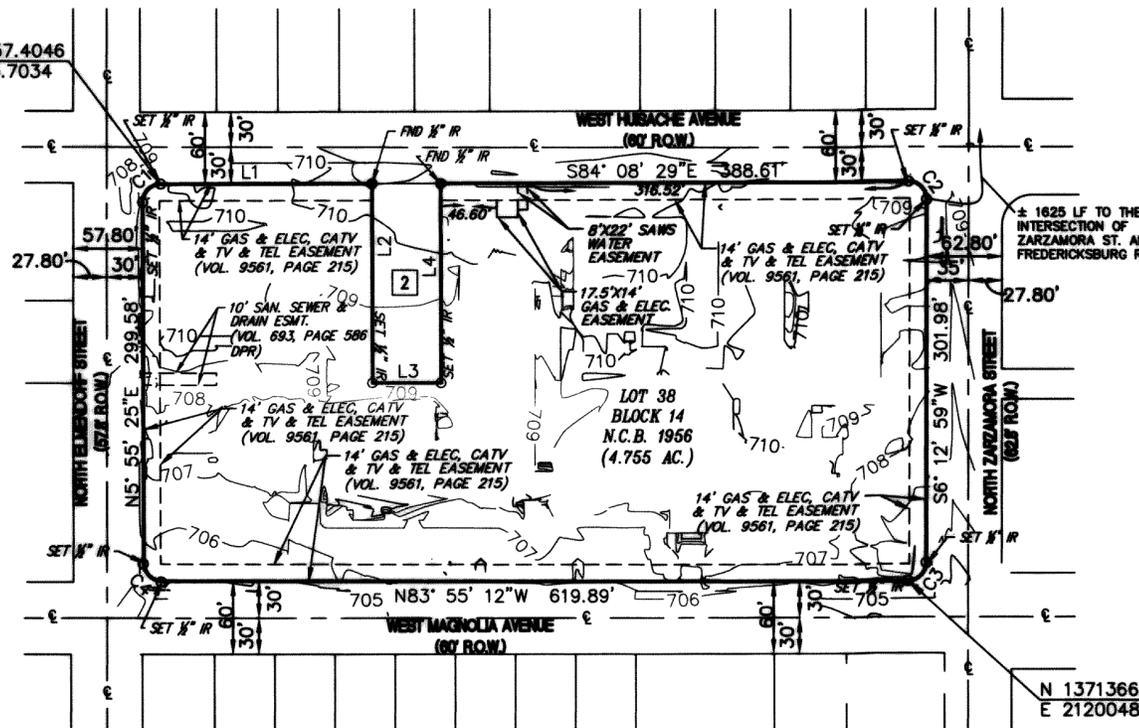
EXISTING EASEMENT KEYNOTES

- 1 14' PUBLIC GAS, ELEC. CA. TV & TEL EASEMENT (PLAT: WOODLAWN ELEM. SCHOOL SUBD., II) (VOL. 9531 PG. 16 D.P.R.)
- 2 10' BUILDING SETBACK LINE (PLAT: WOODLAWN ELEM. SCHOOL SUBD., II) (VOL. 9645 PGS. 111 D.P.R.)
- 3 10' SAN. SEWER & DRAIN EASEMENT (VOL. 693 PG. 586 D.P.R.)
- 4 28' ELECTRIC, CA. TV & TEL EASEMENT TO BE REMOVED FROM PLATTED AREA. (PLAT: WOODLAWN ELEMENTARY SCHOOL.) (VOL. 9536 PGS. 141 D.P.R.)

EXISTING LAND OWNERSHIP

- 1 WOODLAWN ELEMENTARY SCHOOL SUBD II LOT 37 BLOCK 14 N.C.B. 1956 VOL. 9561 PAGE 215 D.P.R.
- 2 MELEVA SPEEDON LOT 22 & E 15.34 FT OF LOT 21 VOL. 13926 PAGE 1618 O.P.R.

N 13714057.4046  
E 2119465.7034



N 13713663.9277  
E 2120048.0649

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	23.54'	15.00'	89° 56' 07"	N50° 53' 28"E	21.20'
C2	23.66'	15.00'	90° 21' 28"	S38° 57' 45"E	21.28'
C3	23.53'	15.00'	89° 51' 49"	S51° 08' 54"W	21.19'
C4	23.52'	15.00'	89° 50' 37"	N38° 59' 54"W	21.18'

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	175.81'	S84° 08' 29"E
L2	165.37'	S5° 55' 25"W
L3	57.01'	S84° 08' 29"E
L4	165.37'	N5° 55' 25"E





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 7

**Public Hearing:**

Planning Commission  
November 13, 2013

**Application/Case Number:**

130466

**Project Name:**

John Nance Garner Junior High  
School Subdivision

**Applicant:**

Garrett J. Sullivan; Agent

**Representative:**

Moy Tarin Rameriz Engineers, LLC  
c/o Raymond Tarin Jr., P.E.

**Owners:**

North East Independent School  
District

**Staff Coordinator:**

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

**Property Address/Location:**

Southeast of the intersection of  
Harry Wurzbach Road and  
Cripple Creek

**MAPSCO Map Grid (Ferguson):**

552 A8

**Tract Size:**

18.898 acres

**Council District:**

10

**Notification:**

Published in Daily Commercial  
Recorder October 25, 2013  
Notices mailed September 26, 2013

- 1 to property owner within  
200 feet

Internet Agenda posting November 8,  
2013

**REQUEST**

Approval of a minor plat to replat a 18.898-acre tract of land to  
establish **John Nance Garner Junior High School**  
**Subdivision.**

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

October 15, 2013

**CASE HISTORY**

Area being replatted was previously platted as Lot 1, NCB 12160,  
out of the John Nance Garner Junior High School Subdivision,  
recorded in volume 4500 page 3, being out of the Deed and Plat  
Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“R-5” Residential Single-family District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on October 2, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on June 11, 2013.

**II. RECOMMENDATION**

Approval of the proposed **John Nance Garner Junior High School Subdivision**

**III. ATTACHMENT**

1. Proposed plat

REPLAT OF JOHN NANCE GARNER JUNIOR HIGH SCHOOL SUBDIVISION

ESTABLISHING LOT 19, BLOCK 1, NEW CITY BLOCK 12160, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, CONTAINING 18.898 ACRES AND BEING ALL OF LOT 1, JOHN NANCE GARNER JUNIOR HIGH SCHOOL SUBDIVISION RECORDED IN VOLUME 4500, PAGE 3, PLAT RECORDS, BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



MTR Moy Tarin Ramirez Engineers, LLC Engineers Surveyors Planners

12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

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 OF 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: NORTH EAST INDEPENDENT SCHOOL DISTRICT MR. GARRETT J. SULLIVAN, EXECUTIVE DIRECTOR CONSTRUCTION MANAGEMENT AND ENGINEERING 8961 TESORO DRIVE SAN ANTONIO, TEXAS 78217

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

SWORN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF Sept. 2013 Linda L. M. Margie NOTARY PUBLIC, BEXAR COUNTY, TEXAS 2 Nov. 2016 MY COMMISSION EXPIRES:

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT JOHN NANCE GARNER JUNIOR HIGH SCHOOL SUBDIVISION, PLAT# 303522, WHICH IS RECORDED IN VOLUME 4500, PAGE 3, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER: NORTH EAST INDEPENDENT SCHOOL DISTRICT MR. GARRETT J. SULLIVAN, EXECUTIVE DIRECTOR CONSTRUCTION MANAGEMENT AND ENGINEERING 8961 TESORO DRIVE SAN ANTONIO, TEXAS 78217

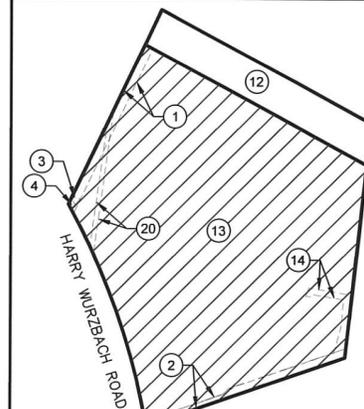
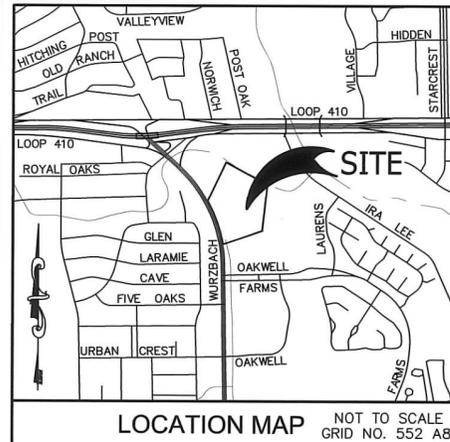
OWNER'S DULY AUTHORIZED AGENT SWORN AND SUBSCRIBED BEFORE ME THIS THE 26 DAY OF Sept. 2013 Linda L. M. Margie NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS 2 Nov. 2016 MY COMMISSION EXPIRES:

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

DATED THIS \_\_\_ DAY OF \_\_\_ A.D., \_\_\_ BY: \_\_\_ CHAIRMAN BY: \_\_\_ SECRETARY STATE OF TEXAS COUNTY OF 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 RECORDS OF \_\_\_ AND OF SAID COUNTY, IN BOOK VOLUME \_\_\_ ON PAGE \_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF \_\_\_ A.D. 20\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_ DEPUTY COUNTY CLERK, BEXAR COUNTY, TEXAS SHEET 1 OF 1



AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS JOHN NANCE GARNER JUNIOR HIGH SCHOOL SUBDIVISION, LOT 1, N.C.B. 12160 AS RECORDED IN VOLUME 4500, PAGE 3, PLAT RECORDS.

- 1 EASEMENT AND RIGHT OF WAY FOR SANITARY SEWER LINES VOLUME 1211, PAGE 211 OFFICIAL PUBLIC RECORDS
2 VARIABLE WIDTH ELECTRIC EASEMENT VOLUME 8287, PAGE 1872 OFFICIAL PUBLIC RECORDS
3 SOUTHWESTERN BELL TELEPHONE EASEMENT VOLUME 8556, PAGE 1990 OFFICIAL PUBLIC RECORDS
4 20'x20' SOUTHWESTERN BELL TELEPHONE EASEMENT VOLUME 6980, PAGE 726 OFFICIAL PUBLIC RECORDS
5 RESUBDIVISION PLAT JIM DEMENT SUBDIVISION VOLUME 5700, PAGE 283 PLAT RECORDS LOT 6 N.C.B. 12160
6 15' SANITARY SEWER EASEMENT VOLUME 5700, PAGE 283 PLAT RECORDS
7 94.0' DRAINAGE EASEMENT JIM DEMENT SUBDIVISION VOLUME 5700, PAGE 108 PLAT RECORDS
8 DRAINAGE, SANITARY SEWER AND GAS EASEMENT OAKWELL FARMS UNIT-1 VOLUME 9400, PAGE 28-30 PLAT RECORDS LOT 4 BLOCK 1 N.C.B. 12164
9 OAKWELL FARMS UNIT-4 VOLUME 9500, PAGE 42 PLAT RECORDS LOT 9 BLOCK 1 N.C.B. 12160
10 OAKWELL FARMS UNIT-1 VOLUME 9400, PAGE 28-30 PLAT RECORDS LOT 3 BLOCK 1 N.C.B. 12164
11 EDGAR TOBIN SUBDIVISION VOLUME 5700, PAGE 69 PLAT RECORDS LOT 1 N.C.B. 12164
12 131' DEDICATED DRAINAGE RIGHT-OF-WAY VOLUME 4500, PAGE 3 PLAT RECORDS

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:

MOY TARIN RAMIREZ ENGINEERS, LLC DONALD DEAN BOERNER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

RAYMOND TARIN, JR. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

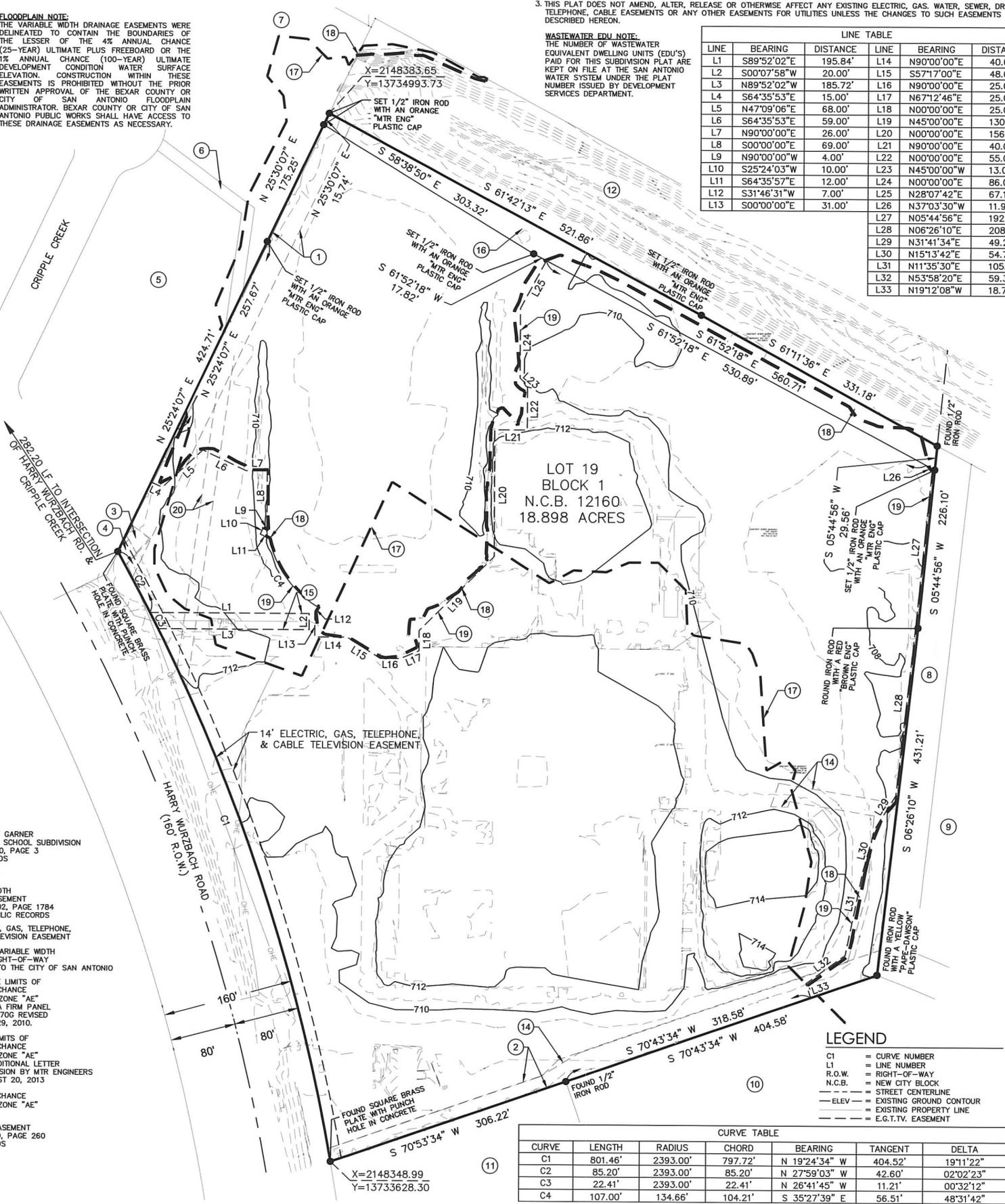
- NOTES: 1. 1/2" IRON PINS WITH ORANGE CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE STATED. 2. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83. 3. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN. 4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION 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.

FLOODPLAIN NOTE: THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE LESSER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

- CPS 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 THERETO. 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.

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

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°52'02"E	195.84'	L14	N90°00'00"E	40.00'
L2	S00°07'58"W	20.00'	L15	S57°17'00"E	48.00'
L3	N89°52'02"W	185.72'	L16	N90°00'00"E	25.00'
L4	S64°35'53"E	15.00'	L17	N67°12'46"E	25.00'
L5	N47°09'06"E	68.00'	L18	N00°00'00"E	25.00'
L6	S64°35'53"E	59.00'	L19	N45°00'00"E	130.00'
L7	N90°00'00"E	26.00'	L20	N00°00'00"E	156.00'
L8	S00°00'00"E	69.00'	L21	N90°00'00"E	40.00'
L9	N90°00'00"W	4.00'	L22	N00°00'00"E	55.00'
L10	S25°24'03"W	10.00'	L23	N45°00'00"W	13.00'
L11	S64°35'57"E	12.00'	L24	N00°00'00"E	86.00'
L12	S31°46'31"W	7.00'	L25	N28°07'42"E	67.17'
L13	S00°00'00"E	31.00'	L26	N37°03'30"W	11.91'
			L27	N05°44'56"E	192.35'
			L28	N06°26'10"E	208.23'
			L29	N31°41'34"E	49.23'
			L30	N15°13'42"E	54.72'
			L31	N11°35'30"E	105.07'
			L32	N53°58'20"E	59.38'
			L33	N19°12'08"W	18.79'



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	801.46'	2393.00'	797.72'	N 19°24'34" W	404.52'	19°11'22"
C2	85.20'	2393.00'	85.20'	N 27°59'03" W	42.60'	02°02'23"
C3	22.41'	2393.00'	22.41'	N 26°41'45" W	11.21'	00°32'12"
C4	107.00'	134.66'	104.21'	S 35°27'39" E	56.51'	48°31'42"





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 8

**Public Hearing:**

Planning Commission  
November 13, 2013

**Application/Case Number:**

130520

**Project Name:**

Voss

**Applicant:**

Stacey Michelle Voss

**Representative:**

Big Red Dog Engineering  
c/o Christopher A. Weigand, P.E.

**Owner:**

Stacey Michelle Voss

**Staff Coordinator:**

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

**Property Address/Location:**

Northeast of the intersection of Tejas  
Trail West and Point Comanche

**MAPSCO Map Grid (Ferguson):**

480 C-7

**Tract Size:**

2.63 acres

**Council District:**

8

**Notification:**

Published in Daily Commercial  
Recorder October 25, 2013  
Notices Mailed October 28, 2013

- Four (4) notices were sent to property owners within 200 feet and Forest Crest Neighborhood Association

Internet Agenda posting November 8, 2013

**REQUEST**

Approval of a minor plat to replat a 2.63-acre tract of land to establish Voss Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

October 18, 2013

**CASE HISTORY**

The area being replatted is a portion of Lot 7, Block A, NCB 35936; out of the Forest Crest Subdivision plat, recorded in Volume 2222, Page 294, of the Deed and Plat records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“R-20 MSAO-1” Residential Single-Family Military Sound Attenuation Overlay District

**C. Services Available**

SAWS Water and Onsite Sewer Facility

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on September 27, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 23, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

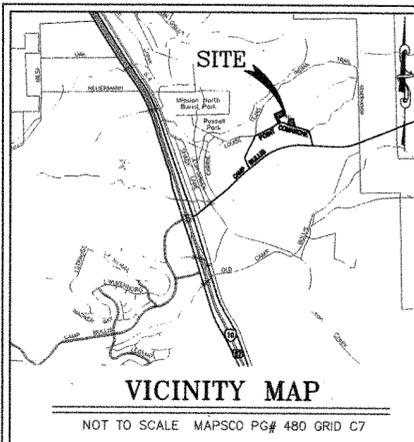
To the present, staff has not received any written responses from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed Voss Subdivision Plat

**IV. ATTACHMENT**

1. Proposed plat



**NOTES:**

- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE 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.
- SAWS IMPACT FEE NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING. IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
- THE MAINTENANCE OF PRIVATE 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.

**CPS NOTES:**

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, 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 AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW (NONE)
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**BEARING BASIS:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, AND NAVD88. COORDINATES SHOWN ARE GRID COORDINATES.

**SURVEY CONTROL:**

ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING".

**EDU NOTE:**

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

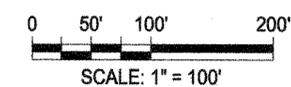
**FIRE FLOW NOTE:**

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

PLAT NO. 130520

REPLAT ESTABLISHING  
**VOSS SUBDIVISION**

BEING 2.63 ACRES ESTABLISHING LOT 45 BLOCK A NCB 16385 AND LOT 46 BLOCK A NCB 16385 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**BAKER SURVEYING, INC.**

PH. (830) 833-2250  
FAX. (830) 833-2257  
FIRM # 100015-00

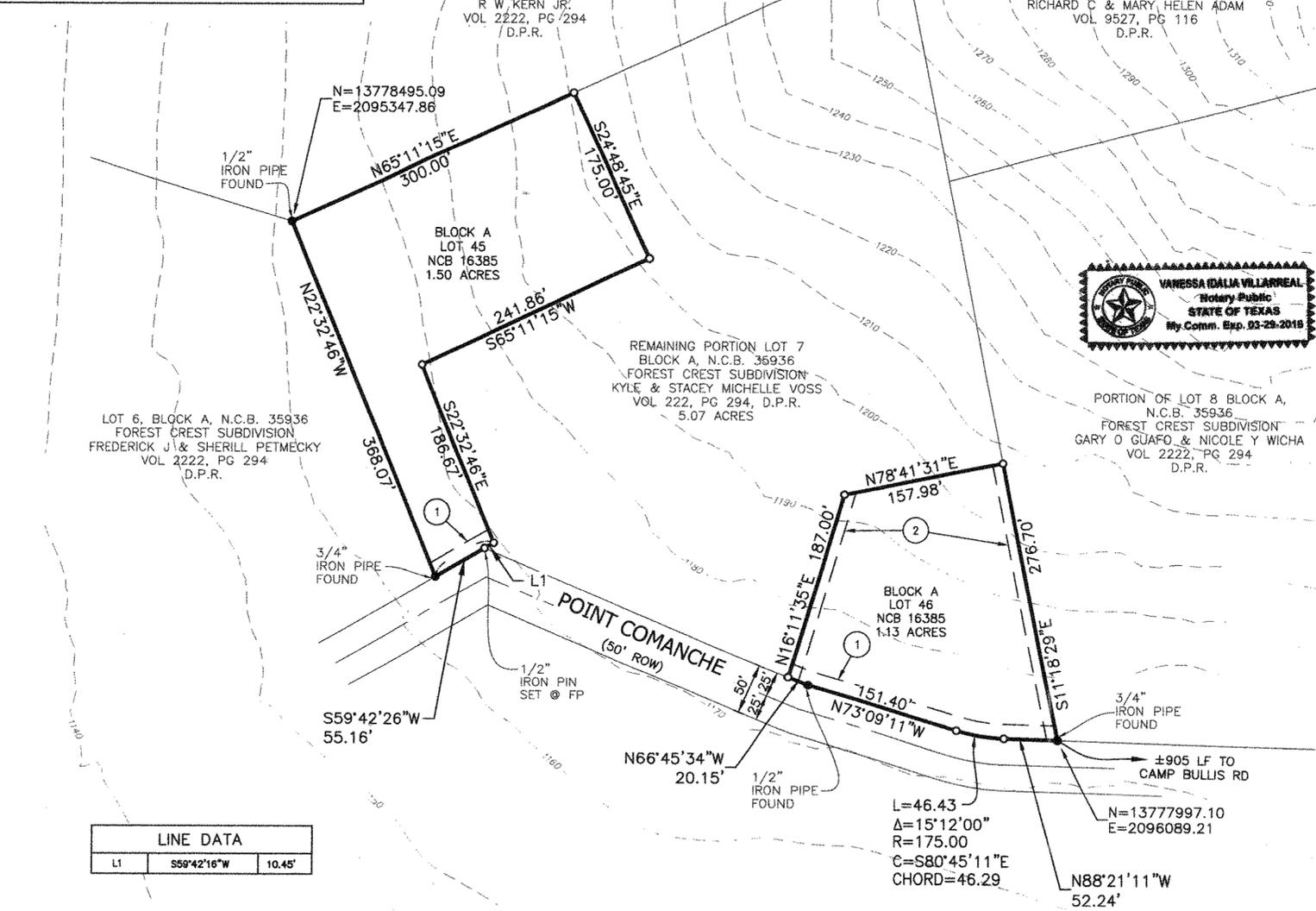
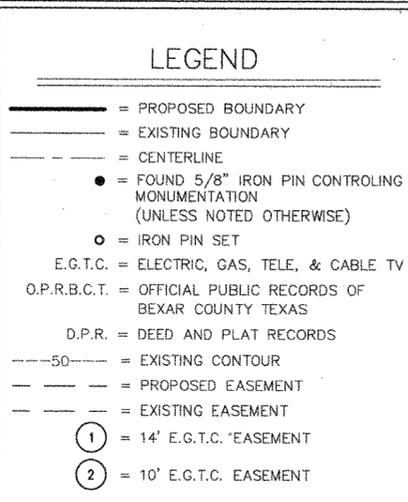
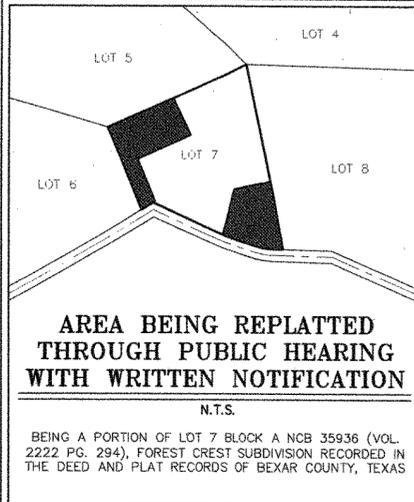
210.860.9224

WWW.BIGREDDOG.COM



ENGINEERING | CONSULTING

5710 W. HAUSMAN ROAD, SUITE 115  
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-13847



STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AND RECORDED IN VOL. 2222, PG. 294, FOREST CREST SUBDIVISION IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER: *Stacey Voss*  
SWORN AND SUBSCRIBED BEFORE ME THIS 30th DAY OF September 2013  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 3/29/2016

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 PERSONS UNDER MY SUPERVISION.

*Amil M. Baker Jr.*  
AMIL M. BAKER JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1469

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.

*Christopher A. Weigand*  
CHRISTOPHER A. WEIGAND  
LICENSED PROFESSIONAL ENGINEER NO. 101323

VANESSA IDALIA VILLARREAL  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 03-29-2019

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT 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:  
STACEY MICHELLE VOSS  
6004 POINT COMANCHE ST.  
SAN ANTONIO, TX 78257

BY: *Stacey Voss*  
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Stacey Voss* 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 30th DAY OF September 2013

*Vanessa Villarreal*  
NOTARY PUBLIC,  
MY COMMISSION EXPIRES: 3/29/2019

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF VOSS 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., 2013.

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

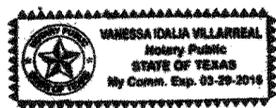
STATE OF TEXAS  
COUNTY OF BEXAR

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., 2013 AT \_\_\_\_\_ M. AND DULY RECORDED THE DAY OF \_\_\_\_\_, A.D. 2013 AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ AND OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF \_\_\_\_\_, A.D., 2013.

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

PAGE 1 OF 1





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 9

**Public Hearing:**

Planning Commission  
November 13, 2013

**Application/Case Number:**

130565

**Project Name:**

Jefferson High School Unit IV

**Applicant:**

Oscar Perez, Agent

**Representative:**

Jaster-Quintanilla San Antonio, LLP  
c/o Travis R. Elseth, P.E.

**Owner:**

San Antonio Independent School  
District

**Staff Coordinator:**

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

**Property Address/Location:**

Southeast intersection of Wilson  
Boulevard and Donaldson Avenue.

**MAPSCO Map Grid (Ferguson):**

581 E-7

**Tract Size:**

2.4778 acres

**Council District:**

7

**Notification:**

Published in Daily Commercial  
Recorder October 25, 2013  
Notices Mailed October 15, 2013

- 15 to property owners within 200 feet of the subdivision and to the Monticello Park and Jefferson neighborhood associations.

Internet Agenda posting November 8,  
2013

**REQUEST**

Approval of a minor plat to replat an 2.4778-acre tract of land to establish **Jefferson High School Unit IV** Subdivision.

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

October 24, 2013

**CASE HISTORY**

Area being replatted is Lot 6, 7 & 12-18, NCB 9074; out of the Woodlawn Park Subdivision Second Addition, recorded in Volume 1625, Page 146, of the Deed and Plat records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“R-6” Residential Single-Family District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on September 17, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 31, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Notices**

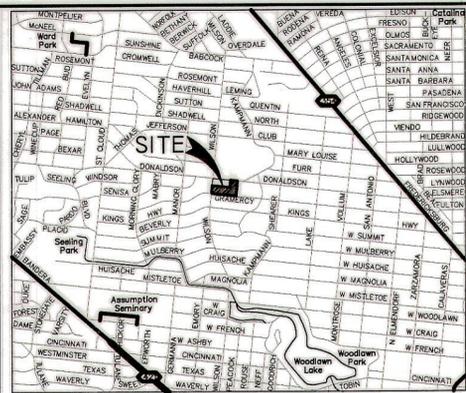
To the present, staff has not received any written responses from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed **Jefferson High School Unit IV** Subdivision

**IV. ATTACHMENT**

1. Proposed plat



**LOCATION MAP**  
MAPSCO GRID NO 581 E-7  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON WOODLAWN PARK SUBD. SECOND UNIT WHICH IS RECORDED IN VOLUME 1625, PAGES 146, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

SAN ANTONIO INDEPENDANT SCHOOL DISTRICT  
OWNER

OWNER'S DULY AUTHORIZED AGENT: *Oscar Perez*  
OSCAR PEREZ  
DIRECTOR OF FACILITIES PLANNING  
1702 N. ALAMO, SUITE 307  
SAN ANTONIO, TX 78215-3330

SWORN AND SUBSCRIBED BEFORE ME THIS THE 11th DAY OF October, 2013  
*Claudia Sue Lewallen*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: January 25, 2015



- DRAINAGE NOTES:**
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION/PROPERTY OWNERS, ITS SUCCESSORS, OR ASSIGNED AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	47.01'	30.00'	89° 47' 00"	S39° 10' 06"E	42.35'

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.

*Travis R. Elseth*  
LICENSED PROFESSIONAL ENGINEER  
TRAVIS RAY ELSETH, P.E.

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: SIGHTLINE SURVEYING.

*R.P. Shelley*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
R.P. SHELLEY, RPLS NO. 4540

**BUILDING SETBACK KEYNOTES**

- 10' BUILDING SETBACK (VOL. 1625 PG. 146 DPR)
- 35' BUILDING SETBACK (VOL. 1625 PG. 146 DPR)

**EASEMENT KEYNOTE**

- 14' GAS, ELEC, TELE, C.A.T.V., SEWER & WATER EASEMENT.
- 20'x17' GAS & ELEC EASEMENT.
- 16' UTILITY EASEMENT ESTABLISHED BY ORDINANCE #18,716 DATED 01/15/53.

**LEGEND**

- 715 EXISTING CONTOUR (MAJOR)
- 714 EXISTING CONTOUR (MINOR)
- EXISTING EASEMENT
- EXISTING BUILDING SETBACK
- O.P.R. OFFICIAL PUBLIC RECORD
- D.P.R. DEED AND PLAT RECORD
- SET 1/2" IR SET 1/2" IRON ROD W/RED PLASTIC CAP MARKED "RPLS4540"
- FND 1/2" IR FOUND 1/2" IRON ROD
- NEW EASEMENT

CONTOURS SHOWN ON THIS PLAT WERE GENERATED USING FIELD COLLECTED SURVEY DATA.

THE BEARINGS AND COORDINATES FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.

**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER 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 DUE:**  
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.



**OWNER / DEVELOPER**  
SAN ANTONIO ISD  
141 LAVACA  
SAN ANTONIO, TX 78210

**PLAT NO. 130565**  
**REPLAT ESTABLISHING**  
**JEFFERSON HIGH SCHOOL UNIT IV**  
BEING 2.4778 ACRES OR 107,933 SQUARE FEET MORE OR LESS, ESTABLISHING LOTS 29 & 30, NCB 9074, SAN ANTONIO, BEXAR COUNTY, TEXAS.

shaping the built environment

**JASTER-QUINTANILLA SAN ANTONIO, LLP**  
125 WEST SUNSET  
210.349.9098  
JLQ/08 NO: 2130501

SAN ANTONIO, TEXAS 78209  
JOENG.COM  
TBPE FIRM F-432

**Sightline Surveying**  
5702 Southern Oaks, Texas 78261  
210-286-9077 Office 210-568-4382 FAX

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.

SAN ANTONIO INDEPENDANT SCHOOL DISTRICT  
OWNER

OWNER'S DULY AUTHORIZED AGENT: *Oscar Perez*  
OSCAR PEREZ  
DIRECTOR OF FACILITIES PLANNING  
1702 N. ALAMO, SUITE 307  
SAN ANTONIO, TX 78215-3330

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Oscar A. Kim*  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF October, 2013

*Claudia Sue Lewallen*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

**CLAUDIA SUE LEWALLEN**  
My Commission Expires  
January 25, 2015

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

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

By: \_\_\_\_\_  
CHAIRMAN

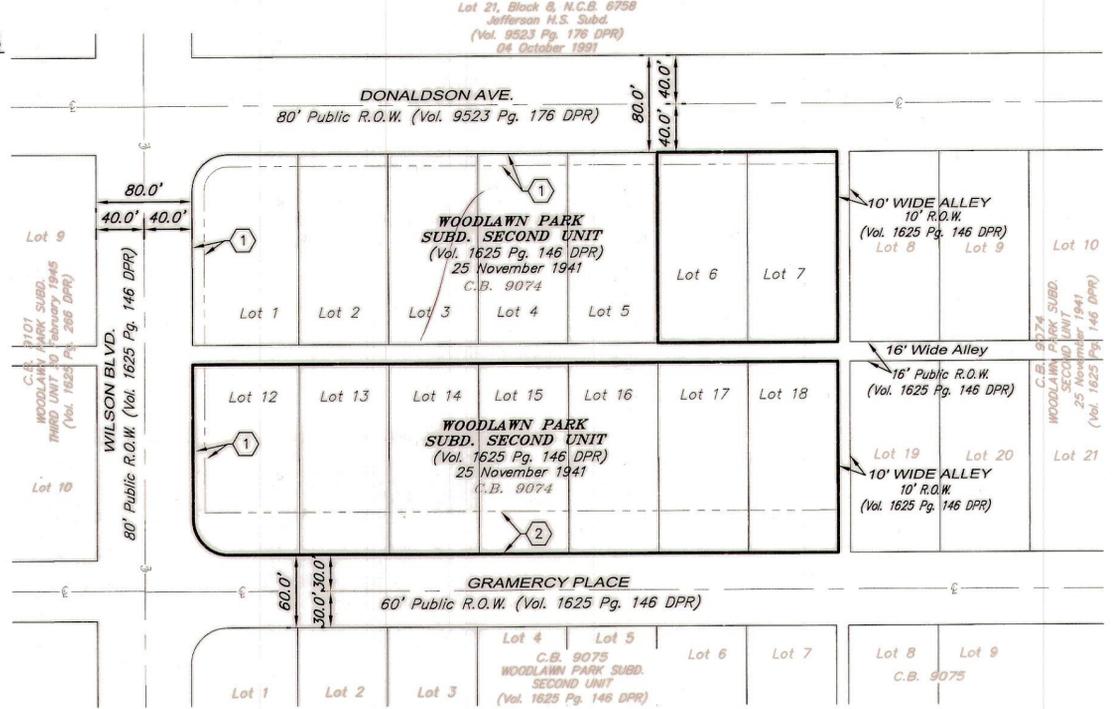
By: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

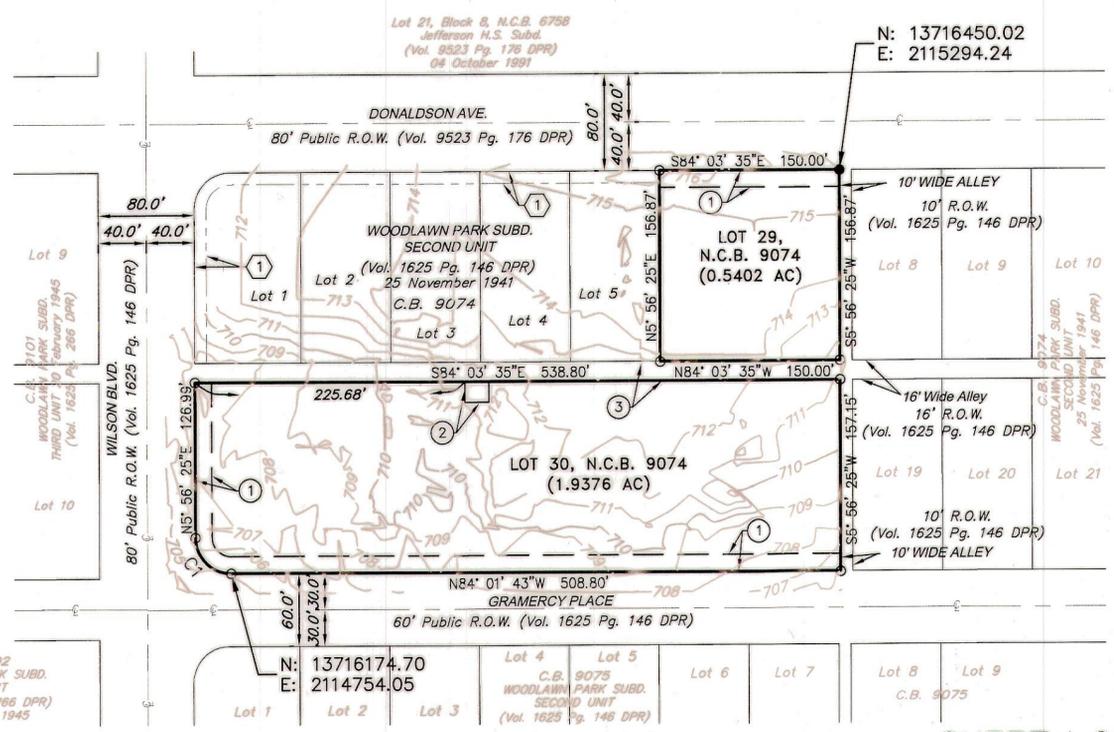
I, \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR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

COUNTY CLERK, BEXAR COUNTY TEXAS

By: \_\_\_\_\_, DEPUTY



**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**  
(SCALE: 1"=100')





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 10

**Public Hearing:**

Planning Commission  
November 13, 2013

**Application/Case Number:**

130568

**Project Name:**

Forest Park Medical Center-2 MPCD

**Applicant:**

Derrick Evers

**Representative:**

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

**Owner:**

FPMC San Antonio Realty Partners,  
L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

South of Presidio Parkway, east of  
Interstate Highway 10

**MAPSCO Map Grid (Ferguson):**

541 D-6

**Tract Size:**

8.327 acres

**Council District:**

8

**Notification:**

Published in Daily Commercial  
Recorder October 25, 2013  
Internet Agenda posting November 8,  
2013

**REQUEST**

Approval of a minor plat to replat a 8.327-acre tract of land to establish **Forest Park Medical Center-2 MPCD** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

October 28, 2013

**CASE HISTORY**

The area being replatted is Lot 8, Block 1, NCB 14858; out of the Forest Park Medical Center MPCD Subdivision plat, recorded in Volume 9654, Pages 157-158, of the Deed and Plat records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“MPCD MLOD-1” Master Planned Community 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 July 25, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on August 27, 2013.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

MDP/MPCD 001-12, District North 52.2-Ac Tract, approved on November 15, 2012

**III. RECOMMENDATION**

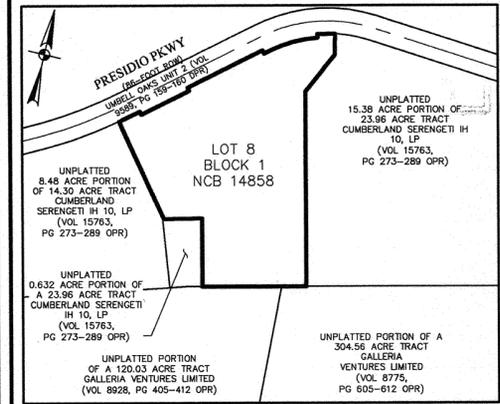
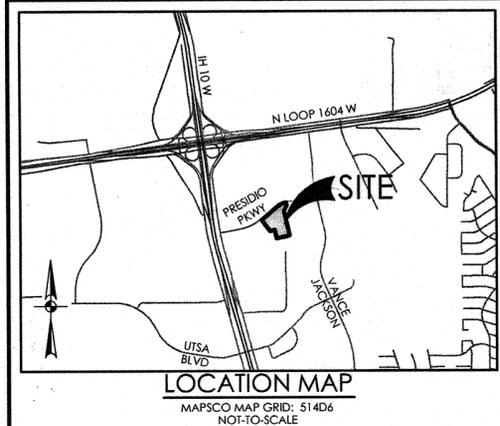
Approval of the proposed **Forest Park Medical Center-2 MPCD** Subdivision Plat

**IV. ATTACHMENT**

1. Proposed plat

REPLAT  
ESTABLISHING  
FOREST PARK MEDICAL  
CENTER-2 MPCD

BEING 8.328 ACRES, ESTABLISHING LOTS 12 AND 13, BLOCK 1, NEW CITY BLOCK 14858, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF LOT 8, BLOCK 1, FOREST PARK MEDICAL CENTER MPCD RECORDED IN VOL. 9654, PAGES 157-158 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"=300'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 8 OF THE FOREST PARK MEDICAL CENTER MPCD RECORDED IN VOLUME 9654, PAGES 157-158 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 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF DALLAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FOREST PARK MEDICAL CENTER MPCD, #120293 WHICH IS RECORDED IN VOLUME 9654, PAGE(S) 157-158, 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: FPWC SAN ANTONIO REALTY PARTNERS, LP,  
A TEXAS LIMITED PARTNERSHIP  
BY: NEAL RICHARDS GROUP SAN ANTONIO DEVELOPMENT, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER  
BY: DERRICK EVERS  
3030 OLIVE STREET, SUITE 220  
DALLAS, TEXAS 75219

STATE OF TEXAS  
COUNTY OF DALLAS

SWORN AND SUBSCRIBED BEFORE ME THIS THE 25th DAY OF October  
A.D. 2013

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
LEE A. WHITE  
My Commission Expires September 22, 2015

STATE OF TEXAS  
COUNTY OF BEXAR

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

Cara C. Tackett  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

**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 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 GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH 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 CIP MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CIP'S EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR MODIFICATIONS THEREON, IT IS AGREED AND UNDERSTOOD THAT 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 TABLE**

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1551.00'	01°29'33"	N51°06'29"E	40.40'	40.41'
C2	437.00'	21°55'04"	N61°19'14"E	166.15'	167.17'
C3	449.00'	07°36'32"	N76°07'41"E	59.58'	59.63'
C4	25.00'	34°55'30"	S01°23'08"W	15.00'	15.24'
C5	167.87'	40°49'00"	S04°30'16"W	116.93'	119.44'
C6	50.00'	38°19'51"	S05°44'51"W	32.83'	33.45'
C7	116.05'	40°02'44"	S06°01'04"W	79.47'	81.11'
C8	426.50'	07°11'12"	S30°03'13"W	53.46'	53.50'
C9	126.00'	65°52'28"	S66°35'03"W	137.02'	144.87'
C10	24.00'	22°56'21"	S88°03'06"W	9.54'	9.61'
C11	25.00'	90°00'00"	S31°34'55"W	35.36'	39.27'
C12	51.00'	90°00'00"	N31°34'55"E	72.12'	80.11'
C13	50.00'	22°56'21"	N88°03'06"E	19.88'	20.02'
C14	100.00'	65°52'28"	N66°35'03"E	108.74'	114.97'
C15	400.50'	07°10'24"	N30°03'37"E	50.11'	50.14'
C16	90.05'	40°07'30"	N05°58'39"E	61.78'	63.06'
C17	76.00'	38°19'51"	N05°44'51"E	49.90'	50.84'
C18	141.67'	40°49'00"	N04°30'16"E	98.80'	100.92'
C19	25.00'	28°35'14"	N33°07'14"W	12.34'	12.47'
C20	25.00'	90°00'00"	S58°25'05"E	35.36'	39.27'
C21	28.00'	90°00'00"	N31°34'55"E	39.60'	43.98'
C22	28.00'	90°00'00"	S58°25'05"E	39.60'	43.98'
C23	51.00'	90°00'00"	N58°25'05"W	72.12'	80.11'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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

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

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

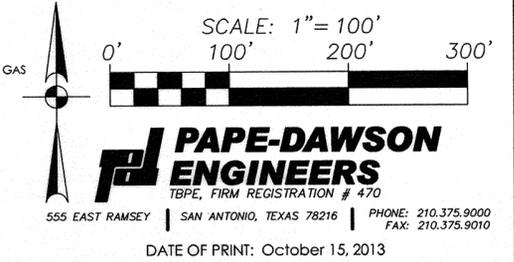
**IMPACT FEE PAYMENT NOTE:**  
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

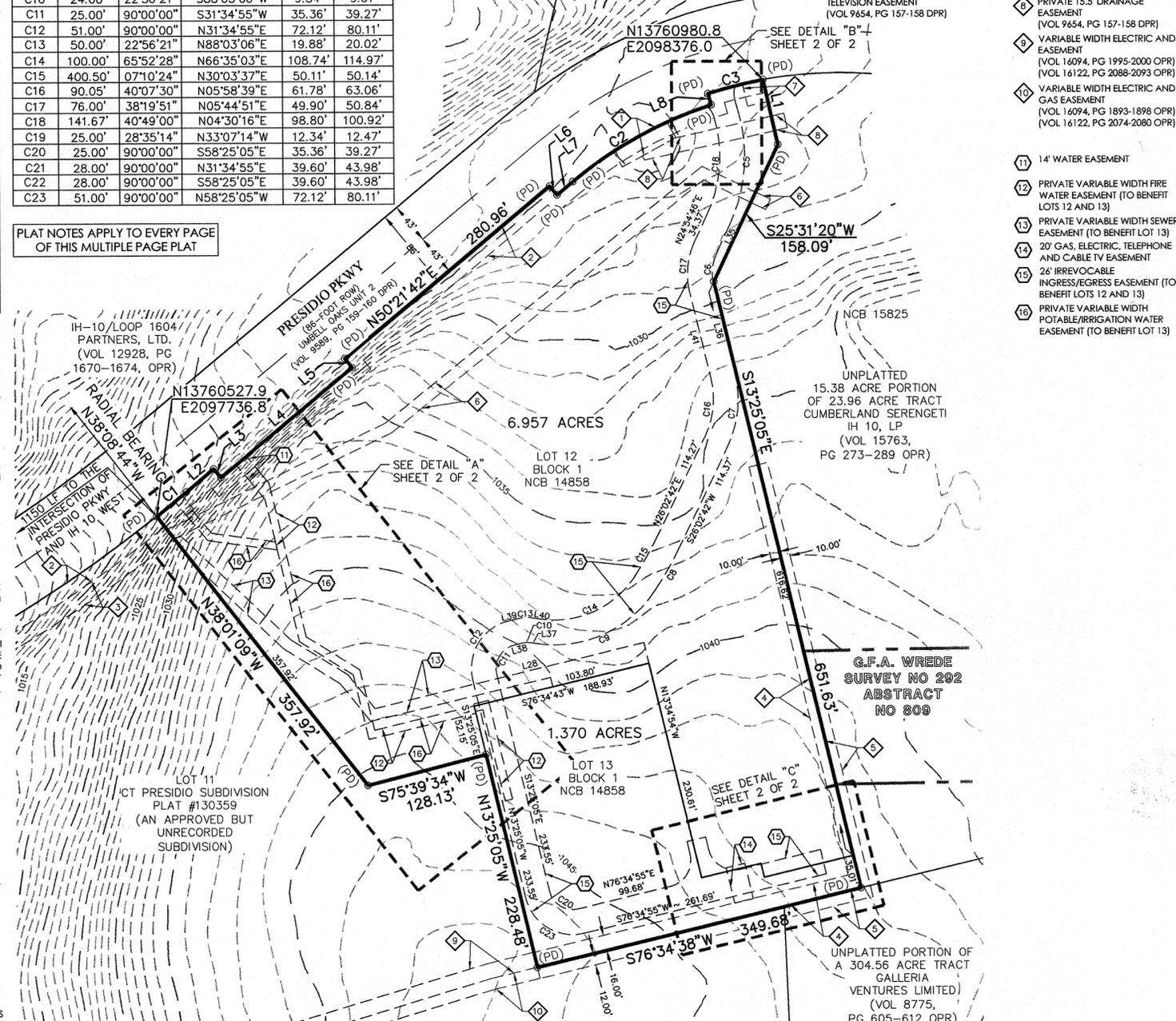
**LEGEND**

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	Z	LAND TIE/HOOK
CB	COUNTY BLOCK	-1140-	EXISTING CONTOURS
BLK	BLOCK	1140	PROPOSED CONTOURS
GET/TV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	---	ORIGINAL SURVEY /COUNTY LINE
NCB	NEW CITY BLOCK		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		
VOL	VOLUME		
PG	PAGE(S)		
ROW	RIGHT-OF-WAY		
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)		

- 1 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9589, PG 159-160 DPR)
- 2 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9654, PG 157-158 DPR)
- 3 16" SANITARY SEWER EASEMENT (VOL 9654, PG 157-158 DPR)
- 4 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 9654, PG 157-158 DPR)
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- 6 PRIVATE 12" SANITARY SEWER EASEMENT (VOL 9654, PG 157-158 DPR)
- 7 WATER EASEMENT (VOL 9654, PG 157-158 DPR)
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- 9 VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 16094, PG 1995-2000 OPR) (VOL 16122, PG 2088-2093 OPR)
- 10 VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 16094, PG 1893-1898 OPR) (VOL 16122, PG 2074-2080 OPR)
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- 13 PRIVATE VARIABLE WIDTH SEWER EASEMENT (TO BENEFIT LOT 13)
- 14 20" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 15 26" IRREVOCABLE INGRESS/EGRESS EASEMENT (TO BENEFIT LOTS 12 AND 13)
- 16 PRIVATE VARIABLE WIDTH POTABLE/IRRIGATION WATER EASEMENT (TO BENEFIT LOT 13)



DATE OF PRINT: October 15, 2013



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH									
L1	S12°44'18"E	69.48'	L12	S13°25'05"E	65.04'	L22	N13°25'08"W	45.96'	L32	N58°25'10"W	69.32'			
L2	N50°21'42"E	37.18'	L13	N76°34'38"E	107.67'	L23	N40°12'03"W	25.10'	L33	N46°35'01"W	127.94'			
L3	S39°38'18"E	12.00'	L14	S76°34'38"W	115.67'	L24	S40°12'03"E	21.28'	L34	S15°54'14"E	12.66'			
L4	N50°21'42"E	179.63'	L15	N13°25'05"W	69.72'	L25	N40°12'03"W	21.42'	L35	S24°54'46"W	34.37'			
L5	N39°38'18"W	12.00'	L16	N58°25'10"W	65.88'	L26	S58°25'10"W	70.16'	L36	S13°25'05"E	93.64'			
L6	S39°38'18"E	12.00'	L17	N82°13'27"W	73.61'	L27	S38°42'10"E	45.39'	L37	N80°28'44"W	4.29'			
L7	N50°21'42"E	21.55'	L18	N40°12'03"W	35.24'	L28	N76°34'38"E	290.71'	L38	S76°34'55"E	8.52'			
L8	N16°04'37"W	12.00'	L19	N49°47'57"E	8.00'	L29	S76°34'38"W	194.57'	L39	N76°34'55"E	8.52'			
L9	S49°47'57"W	14.00'	L20	S40°12'03"E	32.17'	L30	N13°25'22"W	10.29'	L40	S80°28'44"E	4.29'			
L10	S40°12'03"E	15.12'	L21	S82°13'27"E	67.44'	L31	N38°42'10"W	50.90'	L41	N13°25'05"W	93.78'			
L11	S58°25'10"E	65.88'	L22	N13°25'08"W	45.96'	L32	N58°25'10"W	69.32'	L42	N15°54'14"W	3.10'			
									L43	N76°34'38"E	16.00'	L54	N64°27'02"E	7.33'

STATE OF TEXAS  
COUNTY OF DALLAS

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: FPWC SAN ANTONIO REALTY PARTNERS, LP,  
A TEXAS LIMITED PARTNERSHIP  
BY: NEAL RICHARDS GROUP SAN ANTONIO DEVELOPMENT, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER  
BY: DERRICK EVERS  
3030 OLIVE STREET, SUITE 220  
DALLAS, TEXAS 75219

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DERRICK EVERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE A.D. 2013.

LEE A. WHITE  
Notary Public, State of Texas  
My Commission Expires September 22, 2015

THIS PLAT OF FOREST PARK MEDICAL CENTER-2 MPCD 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

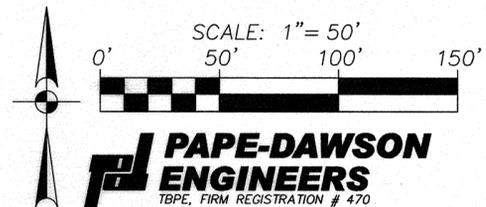
BY: \_\_\_\_\_ DEPUTY



PLAT NUMBER 130568

REPLAT ESTABLISHING FOREST PARK MEDICAL CENTER-2 MPCD

BEING 8.328 ACRES, ESTABLISHING LOTS 12 AND 13, BLOCK 1, NEW CITY BLOCK 14858, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF LOT 8, BLOCK 1, FOREST PARK MEDICAL CENTER MPCD RECORDED IN VOL. 9654, PAGES 157-158 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



DATE OF PRINT: October 15, 2013

STATE OF TEXAS COUNTY OF DALLAS

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: FPMC SAN ANTONIO REALTY PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP BY: NEAL RICHARDS GROUP SAN ANTONIO DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY ITS GENERAL PARTNER BY: DERRICK EVERS 3030 OLIVE STREET, SUITE 220 DALLAS, TEXAS 75219

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DERRICK EVERS 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 15th DAY OF October, A.D. 2013.

Notary Public, State of Texas My Commission Expires September 22, 2015 LEE A. WHITE Notary Public, BEXAR COUNTY, TEXAS

THIS PLAT OF FOREST PARK MEDICAL CENTER-2 MPCD 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 October, A.D. 2013 BY: CHAIRMAN

BY: SECRETARY

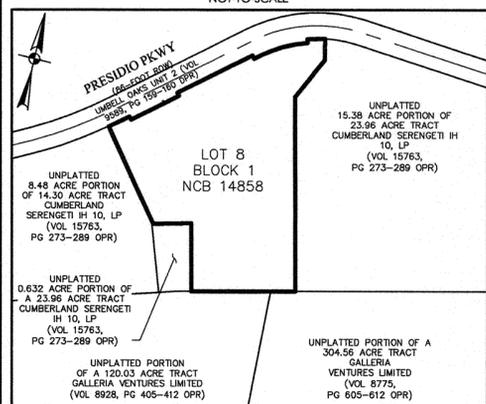
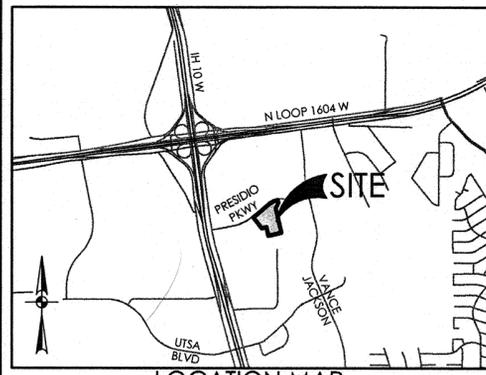
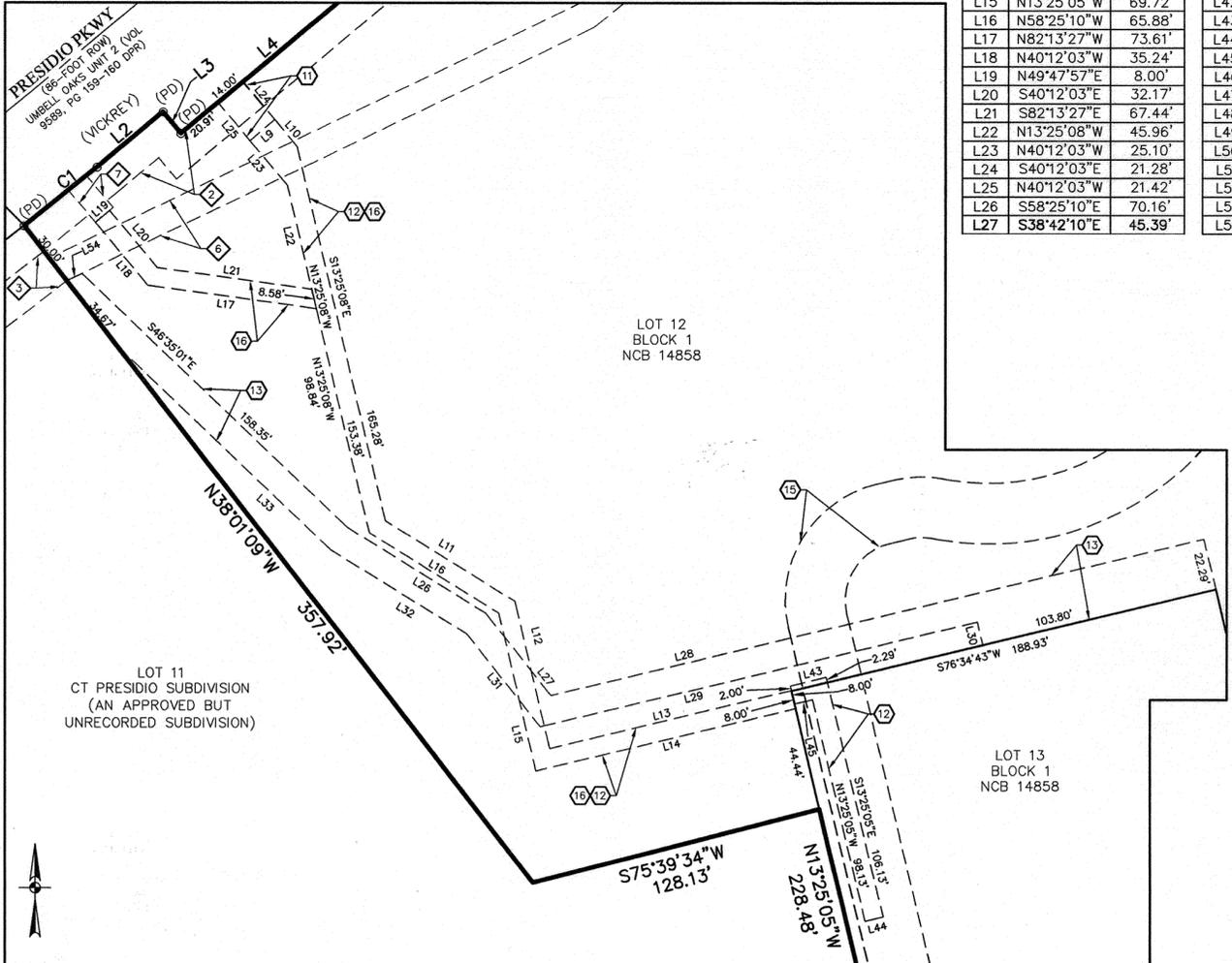
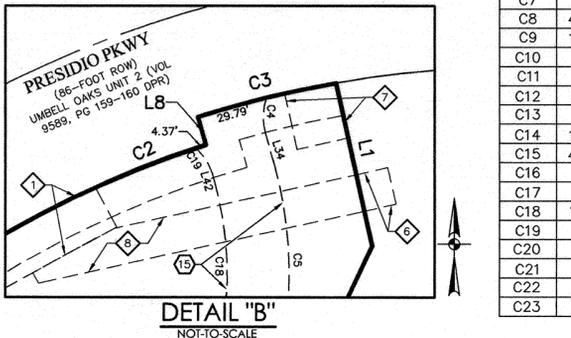
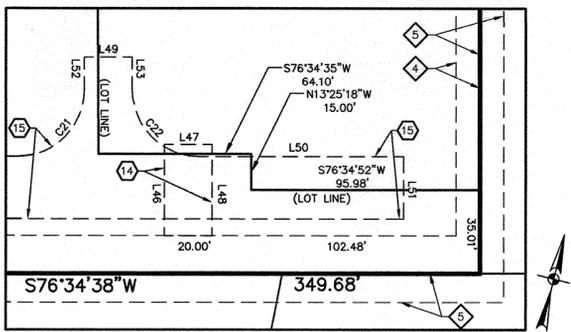
I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 2013 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

LEGEND table with symbols for DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, COUNTY BLOCK, BLOCK, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION, NEW CITY BLOCK, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, VOLUME, PAGE(S), RIGHT-OF-WAY, FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE), LAND TIE/HOOK, EXISTING CONTOURS, PROPOSED CONTOURS, ORIGINAL SURVEY /COUNTY LINE.

- 1 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9589, PG. 159-160 DPR)
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16 PRIVATE VARIABLE WIDTH POTABLE/IRRIGATION WATER EASEMENT (TO BENEFIT LOT 13)

CURVE TABLE and LINE TABLE with columns for CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH and LINE, BEARING, LENGTH.



THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 8 OF THE FOREST PARK MEDICAL CENTER MPCD RECORDED IN VOLUME 9654, PAGES 157-158 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 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE... 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF DALLAS THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT FOREST PARK MEDICAL CENTER MPCD, #120293 WHICH IS RECORDED IN VOLUME 9654, PAGE(S) 157-158, 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: FPMC SAN ANTONIO REALTY PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP BY: NEAL RICHARDS GROUP SAN ANTONIO DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY ITS GENERAL PARTNER BY: DERRICK EVERS 3030 OLIVE STREET, SUITE 220 DALLAS, TEXAS 75219

STATE OF TEXAS COUNTY OF DALLAS SWORN AND SUBSCRIBED BEFORE ME THIS THE 25th DAY OF October, A.D. 2013

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS My Commission Expires September 22, 2015 LEE A. WHITE Notary Public, State of Texas

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

REGISTERED PROFESSIONAL LAND SURVEYOR





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 11

**Public Hearing:**

Planning Commission  
November 13, 2013

**Application/Case Number:**

130598

**Project Name:**

McCullum High School South  
Subdivision

**Applicant:**

Robert Villafranca; Agent

**Representative:**

CDS Muery  
c/o Robert Leonhard, P.E.

**Owners:**

Harlandale Independent School  
District

**Staff Coordinator:**

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

**Property Address/Location:**

Northwest of the intersection of  
Aubrey Avenue and Hopkins

**MAPSCO Map Grid (Ferguson):**

682 C-1

**Tract Size:**

7.531 acres

**Council District:**

3

**Notification:**

Internet Agenda posting November 8,  
2013

**REQUEST**

Approval of a major plat to replat a 7.531-acre tract of land to  
establish **McCullum High School South Subdivision**.

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

Approval

**DATE FILED WITH PLANNING COMMISSION**

October 23, 2013

**CASE HISTORY**

Area being replatted was previously platted as all of Lots 1-2 and  
7-18 and all the remaining portions of lots 3-5 Block 208, and all  
of lots 1-18, Block 197, out of the antiquated revised plat of San  
Jose, Texas Subdivision recorded in volume 368 pages 97-102,  
being out of the Deed and Plat Records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

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

**B. Zoning**

“R-6” Residential Single-family District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on October 23, 2013.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 14, 2013.

**II. RECOMMENDATION**

Approval of the proposed **McCollum High School South Subdivision**

**III. ATTACHMENT**

1. Proposed plat

REPLAT PLAT ESTABLISHING  
**McCOLLUM HIGH SCHOOL**  
 SOUTH SUBDIVISION

BEING A TOTAL OF 7.531 ACRES ESTABLISHING LOT 19 BLOCK 197 NCB 9501 BEING ALL OF 1-2 AND 7-18 AND THE REMAINING PORTION OF LOTS 3-5 BLOCK 208 AND ALL OF LOTS 1-18 BLOCK 197 OUT OF ANTIQUATED REVISED PLAT OF SAN JOSE, TEXAS SUBDIVISION RECORDED IN VOLUME 368 PAGES 97-102 BEXAR COUNTY DEED AND PLAT RECORDS

SCALE: 1"=100'



DATE: 2013/10/17 PROJECT NO. 113002

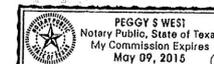
STATE OF TEXAS X  
 BEXAR COUNTY X

THE OWNERS OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC, EXCEPT FOR 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.

AGENT: ROBERT VILLAFRANCA, ACTING ADMINISTRATOR FOR OPERATIONS  
 OWNER/DEVELOPER: HARLANDALE I.S.D., 102 GENEVIEVE ST., SAN ANTONIO, TEXAS 78214 (V)210.389.4712 (F)210.321.4346

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF OCT A.D., 2013



MY COMMISSION EXPIRES: 05-09-2015

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

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

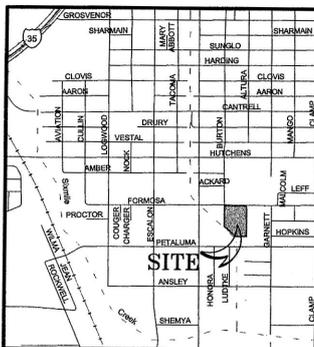
BY: \_\_\_\_\_ CHAIRMAN

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

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 \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ M. IN THE DEED AND PLATS RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



- (A) 14' GAS, ELEC, TELE, AND CA. T.V. ESMT
- (B) 10' SAN ANTONIO WATER SYSTEM WATER ESMT
- (C) 5' DRAINAGE ESMT
- (D) VARIABLE WIDTH DRAINAGE ESMT

NOTES:

1. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE THE FINAL ADJACENT GRADE.
2. 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.

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

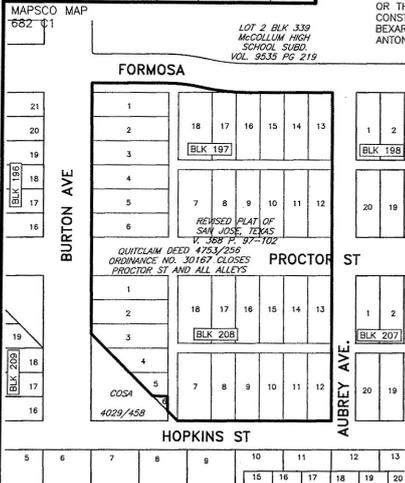
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0560F, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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 RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" 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 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 THERE TO, 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 HEREIN.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

DRAINAGE NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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.
2. 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.



AREA BEING REPLATTED

BEING ALL OF 1-2 AND 7-18 AND THE REMAINING PORTION OF LOTS 3-5 BLOCK 208 AND ALL OF LOTS 1-18 BLOCK 197 OUT OF ANTIQUATED REVISED PLAT OF SAN JOSE, TEXAS SUBDIVISION RECORDED IN VOLUME 368 PAGES 97-102 BEXAR COUNTY DEED AND PLAT RECORDS

LEGEND

- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY-SA TX" (SET UNLESS OTHERWISE NOTED.)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 100 YR FLOODPLAIN

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(93).

SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT. SURFACE=GRID X 1.00017

STATE OF TEXAS X  
 BEXAR COUNTY X

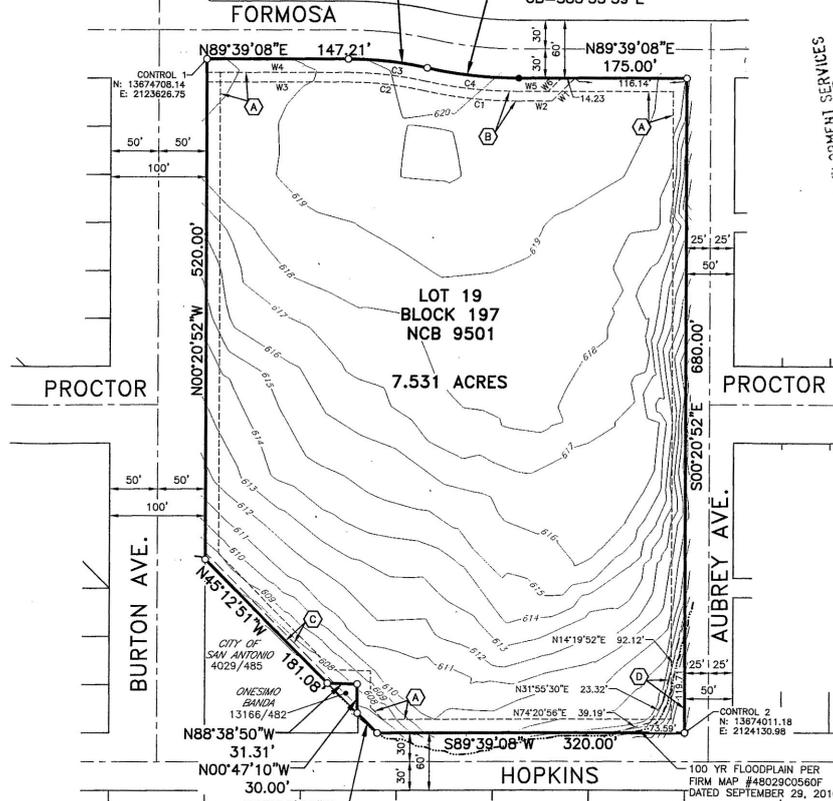
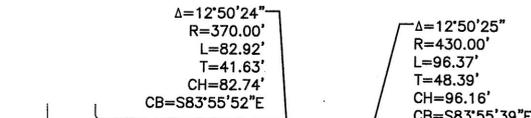
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

James A. Stanton  
 REGISTERED PROFESSIONAL LAND SURVEYOR 10/17/13

STATE OF TEXAS X  
 BEXAR COUNTY X

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 THAT MAY HAVE BEEN GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Robert D. Leonhard  
 LICENSED PROFESSIONAL ENGINEER 10-17-13



LINE	DISTANCE	BEARING
W1	34.15	S45°00'00"W
W2	34.57	S89°39'08"W
W3	147.21	S89°39'08"W
W4	147.21	N89°39'08"E
W5	30.47	S89°39'08"W
W6	19.92	N45°00'00"E

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	101.74	453.99	12.84	N83°55'39"W	101.53
C2	77.54	346.00	12.84	N83°55'53"W	77.38
C3	79.78	356.00	12.84	S83°55'52"E	79.61
C4	99.50	444.00	12.84	S83°55'39"E	99.29



CDS Muery F-1733



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 12

**Public Hearing:**

Planning Commission  
November 13, 2013

**Application/Case Number:**

13-00011

**Project Name:**

Dominion Hills Subdivision PUD,  
Phase 1 and 2

**Applicant:**

Sierra Madre Real Estate

**Representative:**

Isro Engineering Services, PLLC c/o  
Juan G. Rodriguez

**Owner:**

R/A Dominion Development  
Properties

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located southeast of the  
intersection of I.H. 10 W and  
Dominion Drive.

**MAPSCO Map Grid (Ferguson):**

480 A-4

**Tract Size:**

47.68

**Council District(s):**

8

**Notification:**

Notices mailed October 31, 2013

- Fifty (50) to property owners within 200 feet and to the Dominion Neighborhood Association a registered neighborhood association.

Internet Agenda Posting November 8,  
2013

**REQUEST**

Approval of the **Dominion Hills Subdivision (PUD), Phase 1 and 2**

**APPLICATION TYPE**

Planned Unit Development

**RECOMMENDED ACTION**

**Approval**

**ALTERNATIVE ACTIONS**

The possible actions the Planning Commission may take on this are as follows:

1. Approval as requested
2. Approval with conditions
3. Denial

**I. ANALYSIS**

**A. Proposed Uses**

The proposed plan will consist of one hundred fifty eight (**158**) single-family residential lots, one (**1**) non-single family residential lots, one (**1**) commercial lot, approximately six thousand eight hundred fifty (**6,850**) linear feet of private streets.

**B. Zoning**

“MF25 PUD MSAO-1” Multi-Family District Planned Unit Development Military Sound Attenuation Overlay District

**C. Surrounded Land Uses and Zoning**

Land Use Overview		
	Zoning Districts	Current Land Use
North	R6 PUD MSAO-1	Single family residential
South	MF25 PUD MSAO-1	vacant
East	R6 PUD MSAO-1	Single family residential
West	R6 PUD MSAO-1	Private golf course

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on July 8, 2013

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 21, 2013

**II. SUPPLEMENTAL INFORMATION**

MDP Dominion Hills Subdivision (PUD) Phase 1 and 2, accepted on October 21, 2013

**A. Evaluation Criteria**

According to Section 35-344(a) of the Unified Development Code (UDC), the Planning Commission shall utilize the evaluation criteria of this Section in reviewing a PUD plan. Staff finds that the Dominion Hills Subdivision PUD Phase 1 and 2, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

**B. Notices**

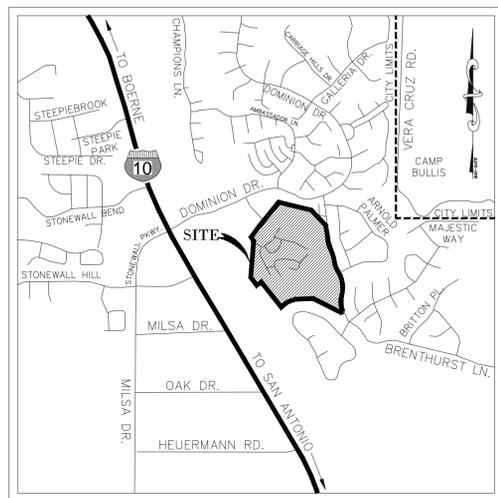
To the present, staff has not received any written responses in opposition from the surrounding property owners.

**III. RECOMMENDATION**

Approval of the proposed **Dominion Hills Subdivision (PUD) Phase 1 and 2.**

**IV. ATTACHMENT**

- 1. Proposed Plan



UTILITIES:

SANITARY SEWER: LEON SPRINGS UTILITY  
 WATER: SAN ANTONIO WATER SYSTEM  
 ELECTRIC: CITY PUBLIC SERVICE  
 GAS: GREY FOREST UTILITIES  
 TELEPHONE: AT&T

ENVIRONMENTAL RECOMMENDATIONS:

THIS SITE IS LOCATED OVER THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT. A CONTRIBUTING ZONE PLAN FOR THE ENTIRE DOMINION DEVELOPMENT (FILE NO. 1702) WAS APPROVED BY TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) ON JULY 10, 2001.

P.U.D. PLAN NOTES:

1. MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELTS. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREETS ARE PRIVATE. LOCAL TYPE "A" WITH 34' R.O.W. AND 27' PAVEMENT UNLESS OTHERWISE INDICATED.
3. WATER AND SANITARY SEWER SYSTEMS TO BE SUPPLIED BY THE SAN ANTONIO WATER SYSTEM OR DESIGNATED AGENCY.
4. THIS DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF 35-503, PARKS AND OPEN SPACE.

SURVEYORS NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. DIMENSIONS SHOWN ARE SURFACE.
4. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

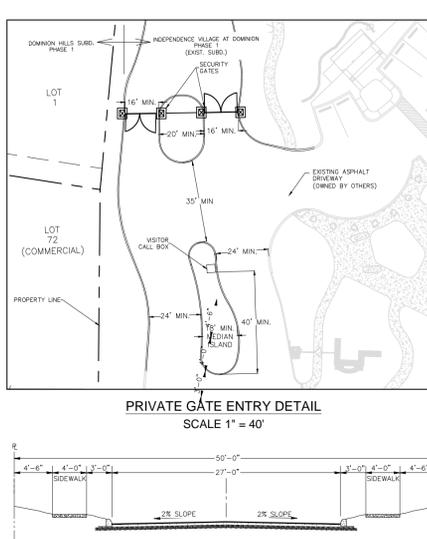
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

OWNER \_\_\_\_\_ ENGINEER \_\_\_\_\_

LAND USE TABLE	
LAND USE	AREA (Ac.)
SINGLE FAMILY RESIDENTIAL	32.37
MULTI FAMILY RESIDENTIAL	4.20
COMMERCIAL	1.67
DRAINAGE R.O.W.	0.51
PRIVATE STREETS R.O.W.	5.87
GREENBELT AREAS	3.05
TOTALS	47.67

REQUIRED PARK SPACE SUMMARY	
SINGLE FAMILY UNITS	
REQUIRED PARK SPACE/OPEN SPACE	158 X 1 ACRE 70 UNITS = 2.26 AC.
MULTI-FAMILY UNITS	
REQUIRED PARK SPACE/OPEN SPACE	84 X 1 ACRE 114 UNITS = 0.74 AC.

SINGLE FAMILY ACREAGE/DENSITY TABLE								
PHASE	LAND USE	GROSS AREA (Ac.)	NUMBER OF UNITS	DENSITY (UNIT/AC.)	DRAINAGE (Ac.)	PRIVATE STREET (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE
1	SINGLE-FAMILY	13.03	71	5.45	0.16	1.79	0.93	5.29%
	COMMERCIAL	1.67	4	2.40				
2	SINGLE-FAMILY	19.34	87	4.50	0.35	4.08	1.51	5.97%
	MULTI-FAMILY	4.20	84	20.00			0.61	12.68%



NAME AND ADDRESS OF OWNERS:	NAME AND ADDRESS OF OWNERS:	NAME AND ADDRESS OF OWNERS:
1 DOMINION HOMEOWNERS ASSOC. 10 DOMINION DR. SAN ANTONIO, TX 78257	21 SPIRT, JACK E. & MARLENE R 7 BYRON NELSON SAN ANTONIO, TX 78257	40 MILLER, HARRY F & SUZANNE M 76 ETON GREEN SAN ANTONIO, TX 78257
2 SIEDEL, JEFFEREY D. & MAY MARY C. 11 HARBOR DR. SUGAR LAND, TX 77479	22 SMITH, JAMES F & FAYE D 5 BYRON NELSON SAN ANTONIO, TX 78257	41 WOOLFOLK, DAVID SCOTT & BETH ANN 74 ETON GREEN CIR. SAN ANTONIO, TX 78257
3 GARZA, PAUL R. & SOCORRO V. PO BOX 781945 SAN ANTONIO, TX 78278	23 URIBE, MARIA JILMA 3 BYRON NELSON SAN ANTONIO, TX 78257	42 R/A DOMINION DEVELOPMENT PROP. 8 DOMINION DRIVE, UNIT #117 SAN ANTONIO, TX 78257
4 RODRIGUEZ, CHRISTIAN R. 8600 HOWARD DR. HOUSTON, TX 77017	24 WELLS FARGO HOME EQUITY TRUST 2005-4 PO BOX 2103 BUFFALO, NY 14231	43 TRAUTMAN, JON W. & IRENE DENISE 72 ETON GREEN CIR. SAN ANTONIO, TX 78257
5 SPONSELLER GREGORY, ET. AL. 7106 FOREST MEADOW ST. SAN ANTONIO, TX 78240	25 ALVAREZ, ROBERTO 2 ARNOLD PALMER SAN ANTONIO, TX 78257	44 McMAHAN, JOHN & CHERYL 70 ETON GREEN CIR. SAN ANTONIO, TX 78257
6 TARRILLON, DENNIS 306 CORONA AVE. SAN ANTONIO, TX 78209	26 CASILLAS, FRED M & PATRICIA M 17 KINGS HEATH SAN ANTONIO, TX 78257	45 McMAHAN, JOHN & CHERYL 70 ETON GREEN CIR. SAN ANTONIO, TX 78257
7 TARRILLON, DENNIS 306 CORONA AVE. SAN ANTONIO, TX 78209	27 ANDERS, DIANE HART TESTAMENTARY TRUST 7 KINGS HEATH SAN ANTONIO, TX 78257	46 TERPOLLII, RALPH N & ROSEMARY LE 88 ETON GREEN CIR. SAN ANTONIO, TX 78257
8 RICHARD MARIA H TRUST & MURPHY MICHAEL 115 PALMILLA CT. SAN ANTONIO, TX 78257	28 SINISI, NUALA J. 13 KINGS HEATH SAN ANTONIO, TX 78257	47 TERPOLLII, RALPH N & ROSEMARY LE 68 ETON GREEN CIR. SAN ANTONIO, TX 78257
9 DOMINION ENCLAVE PARTNERS, LTD. 1/6 HOWARD BANKS PO BOX 50087 SAN ANTONIO, TX 78209	29 MAREK, JOHN JOSEPH, SR. & LILLIAN LOIS 11 KINGS HEATH SAN ANTONIO, TX 78257	48 SAGRAY, CHARLES & DENISE A. 66 ETON GREEN CIR. SAN ANTONIO, TX 78257
10 RODRIGUEZ, HERVEY A & SYLVIA 501 VICTORIA WAY FRIENDSWOOD, TX 77546	30 PERRY, BRIAN 9 KINGS HEATH SAN ANTONIO, TX 78257	49 LEDOUX, LOUAN & JIMMY 64 ETON GREEN CIR. SAN ANTONIO, TX 78257
11 SUBRAMANIAN, SHARMA MAHESH 214 ALCANTAR ROAD SAN ANTONIO, TX 78257	31 BUCKLEY, STEVEN B & SIOBHAIN ANDERS 7 KINGS HEATH SAN ANTONIO, TX 78257	50 HINES, BOBBY H & THERESA PO BOX HELOTES, TX 78023-1289
12 FERNANDEZ, LUIS ANTONIO 210 ALCANTAR ROAD SAN ANTONIO, TX 78257	32 GAISER, GLENN & JO ELLEN 5 KINGS HEATH SAN ANTONIO, TX 78257	51 LEWALLEN, JAY M. & DIANE L 9 CHESTER DOWNS SAN ANTONIO, TX 78257
13 VALENCIA, BEATRIZ GONZALEZ 206 ALCANTAR ROAD SAN ANTONIO, TX 78257	33 DEATHERAGE, DONNA KAY 3 KINGS HEATH SAN ANTONIO, TX 78257	52 MINCH, JEFFREY L 2501 N LAMAR BLVD AUSTIN, TX 78705
14 BUTZMANN, ELIZABETH LOZANO 202 ALCANTAR ROAD SAN ANTONIO, TX 78257	34 DOMINION HOMEOWNERS ASSOC. 102 ALCANTAR ROAD SAN ANTONIO, TX 78257	53 DOMINION ACQUISITION GROUP LP 1 DOMINION DRIVE SAN ANTONIO, TX 78257
15 ANTARES INVESTMENTS LLC 102 ALCANTAR ROAD SAN ANTONIO, TX 78257	35 McCLAUGHERTY, GLEN & LYNDA 7 KINGS MANOR SAN ANTONIO, TX 78257	54 FOUR DOMINION DRIVE, LLC 4 DOMINION DRIVE, STE. 100 SAN ANTONIO, TX 78257
16 TEARNEY, BARNEY & TERRY L 17 BYRON NELSON SAN ANTONIO, TX 78257	36 DOMINION HOMEOWNERS ASSOC. C/O EUGENE PATILLO 10 DOMINION DR. SAN ANTONIO, TX 78257	55 PYRAMIDS EXCHANGE LLC 1 WALDEN ELMS SAN ANTONIO, TX 78257
17 WILLIAMS, KENTH & GERALDINE 3 CLUBHOUSE GRN SAN ANTONIO, TX 78257	37 DOMINION HOMEOWNERS ASSOC. 20 DOMINION DR. SAN ANTONIO, TX 78257	56 DOMINION HOMEOWNERS ASSOC. INC. 10 DOMINION DR. SAN ANTONIO, TX 78257
18 McLAREN, LUKE & BARBARA J 13 BYRON NELSON SAN ANTONIO, TX 78257	38 DOMINION HOA INC. 20 DOMINION DR. SAN ANTONIO, TX 78257	57 R/A DOMINION DEVELOPMENT PROP. 8 DOMINION DRIVE, UNIT #117 SAN ANTONIO, TX 78257
19 HOLLAND PAMELA DENISE LIVING 202 ALCANTAR ROAD SAN ANTONIO, TX 78209	39 VAZQUEZ, RAFAEL & MAVIS M 78 ETON GREEN CIR. SAN ANTONIO, TX 78257	58 R/A DOMINION DEVELOPMENT PROP. 8 DOMINION DRIVE, UNIT #117 SAN ANTONIO, TX 78257
20 DELAPIEDRA, FRANCISCO & LILIA ALONSO 9 BYRON NELSON SAN ANTONIO, TX 78257		

FIRM/ENGINEER:  
 ISRO ENGINEERING SERVICES, P.L.L.C.  
 TXBPE FIRM REGISTRATION # 14466

JUAN G. RODRIGUEZ, P.E.  
 8603 CHEYENNE BLUFF  
 CONVERSE, TEXAS 78109

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

PUD No.13-00011

ISRO ENGINEERING SERVICES, P.L.L.C.  
 8603 CHEYENNE BLUFF  
 CONVERSE, TEXAS 78109  
 TXBPE REGISTRATION NO.: F-14466  
 PHONE (210) 314-7022  
 MOBILE (956) 236-5615  
 ISRO.GROUP@GMAIL.COM

Date: SEPTEMBER 16, 2013  
 Design by: AVB  
 Drawn by: RR  
 Checked by: JGR  
 Scale: 1" = 150'  
 HORIZONTAL:  
 VERTICAL:

DOMINION HILLS SUBDIVISION (P.U.D.)  
 PHASE 1 & PHASE 2  
 PLANNED UNIT DEVELOPMENT

BEING OUT OF A 67.8416 ACRE TRACT AND BEING ALL OF A 0.0115 ACRE TRACT, RECORDED IN VOLUME 9515 OF PUBLIC RECORDS, LUDOVIC COLOUHOUS SURVEY NO. 24, ABSTRACT NO. 133, OF THE COUNTY OF BEAUFORT COUNTY, TEXAS, OUT OF THE CITY OF SAN ANTONIO, BEAUFORT COUNTY, TEXAS.

SHEET NO. PUD-1 1 OF 1



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 13

**Public Hearing:**

Planning Commission  
November 13, 2013

**Application/Case Number:**

130602

**Project Name:**

Goodfire Subdivision

**Applicant:**

David W. Dye, III; Agent

**Representative:**

Dye Development, Inc. c/o David W.  
Dye, P.E.

**Owner:**

Globamax Perrin Beitel R BBQ LLC.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located west of the  
intersection of Perrin Beitel and  
Industrial Center

**MAPSCO Map Grid (Ferguson):**

552 C-7

**Tract Size:**

0.863

**Council District/ETJ:**

10

**Notification:**

Internet Agenda posting November  
8, 2013

**REQUEST**

The applicant is requesting temporary utility service and/or building permits prior to plat approval and recordation of the **Goodfire** Subdivision, for one (1) non-single family lot consisting of 0.863-acres.

**APPLICATION TYPE**

Subdivision plat deferral

**RECOMMENDATION**

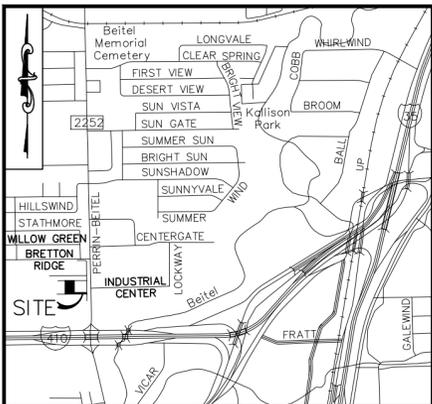
The Director of Development Services recommends **approval** of the plat deferral with the following conditions:

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

**ATTACHMENTS**

1. Proposed Plat.
2. Request Letter

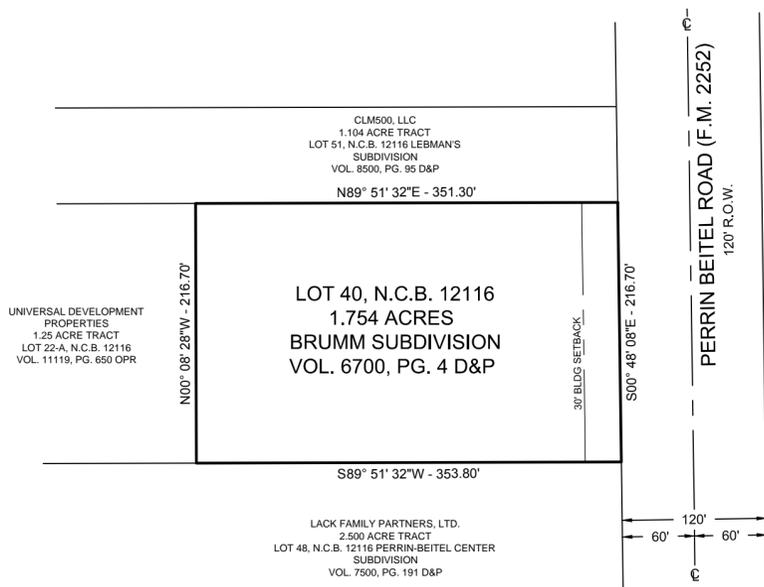
PLAT NO.: 130602



LOCATION MAP  
NOT TO SCALE

**TXDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT 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". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 25.00', AND THE DRIVEWAY CURRENTLY EXISTS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.



**AREA BEING REPLATTED**

THE AREA BEING REPLATTED IS A PORTION OF LOT 40, N.C.B. 12116, BRUMM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6700, PAGE 4, BEXAR COUNTY DEED AND PLAT RECORDS

STATE OF TEXAS  
COUNTY OF BEXAR

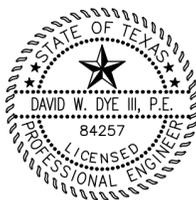
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

DAVID W. DYE III: LICENSED PROFESSIONAL ENGINEER NO. 84257  
DYE DEVELOPMENT, INC.  
17174 IRONGATE RAIL, SAN ANTONIO, TX 78247

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.

DAVID W. DYE III: REGISTERED PROFESSIONAL LAND SURVEYOR #4734  
DYE DEVELOPMENT, INC.  
17174 IRONGATE RAIL, SAN ANTONIO, TX 78247



**NOTES:**

- SURVEYOR'S NOTE:** THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS). THE CONTOURS SHOWN HEREON ARE BASED UPON THE NAVD'88 DATUM.
- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C0270G, EFFECTIVE DATE SEPTEMBER 29, 2010 INDICATES THAT THIS SUBDIVISION IS LOCATED IN ZONE X, AND IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
- MINIMUM FINISHED FLOOR NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- 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.
- 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.
- WASTEWATER EDU NOTE:** THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**C.P.S. NOTES:**

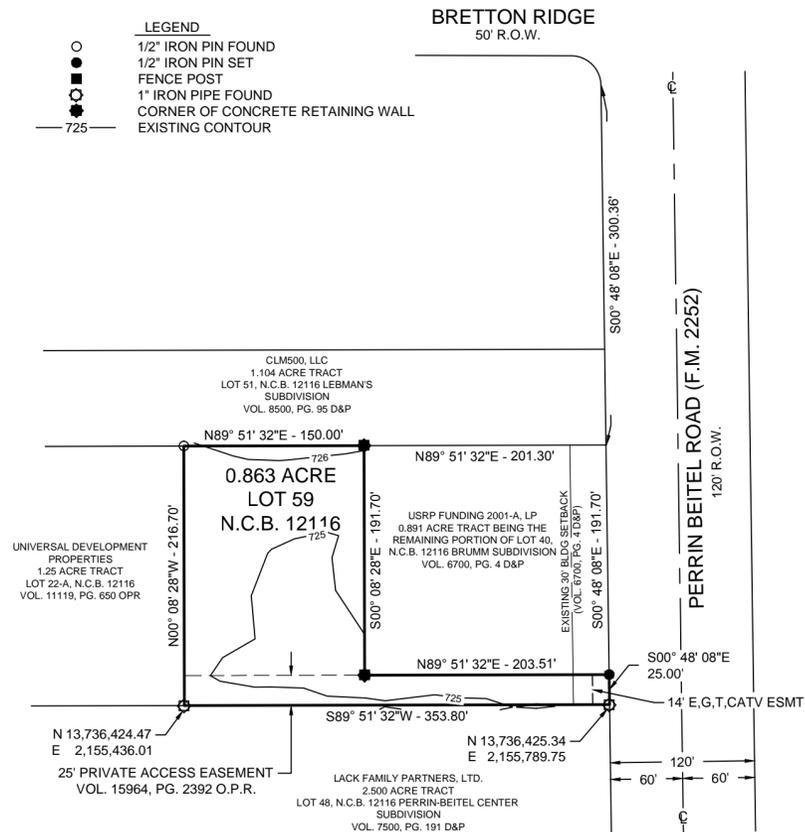
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE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



SCALE: 1" = 100'

**LEGEND**

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- FENCE POST
- 1" IRON PIPE FOUND
- CORNER OF CONCRETE RETAINING WALL
- EXISTING CONTOUR



**REPLAT AND SUBDIVISION PLAT ESTABLISHING GOODFIRE SUBDIVISION**

BEING A REPLAT OF A PORTION OF LOT 40, N.C.B. 12116, BRUMM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6700, PAGE 4, BEXAR COUNTY DEED AND PLAT RECORDS.

ESTABLISHING LOT 59, N.C.B. 12116, (0.863 ACRE OF LAND), AND BEING THE SAME TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 15964, PAGE 2386, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

PREPARED BY:

**DYE DEVELOPMENT, INC.**  
TEXAS REGISTERED FIRM: 100922-00 (TXBPLS)  
TEXAS REGISTERED FIRM: F-9539 (TXBPE)  
david3@dyepl.com www.dyepl.com  
17174 IRONGATE RAIL SAN ANTONIO TEXAS 78247  
PHONE (210) 685-9193 • FAX (210) 598-9758

OWNER & DEVELOPER:  
GLOBAMAX PERRIN BEITEL R BQ LLC  
4320 INDUSTRIAL CENTER  
SAN ANTONIO, TX 78217

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BRUMM SUBDIVISION WHICH IS RECORDED IN VOL. 6700, PG. 4, BEXAR COUNTY DEED AND PLAT RECORDS.

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

OWNER \_\_\_\_\_

OWNER'S DULY AUTHORIZED AGENT \_\_\_\_\_

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

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

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 OR OWNER'S DULY AUTHORIZED AGENT \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF 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. 2013 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2013 AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF \_\_\_\_\_, A.D., 2013.

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

# Dye Development, Inc.

130602

Real Estate Development • Engineers • Surveyors • Planners  
TBPE: Texas Registered Firm F-9539  
TBPLS: Texas Registered Firm #10092200

RECEIVED  
13 AUG -2 PM 4: 11

August 2, 2013

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

LAND DEVELOPMENT  
APPROVAL DIVISION

Re: Plat Deferral Request  
Plat of Goodfire Subd. - 8625 Perrin Beitel, San Antonio, TX  
0.863 Acre Tract, being out of Lot 40, Brumm Subd. (Vol. 6700, Pg. 4 D&P)

Dear DSD:

Please be advised that our firm has been retained by Ms. Carolyn Fleetwood, VP Manager of Globamax Perrin Beitel R BBQ, LLC, owner of the above referenced tract, to prepare a subdivision Replat for the project. The project consists of the construction of a parking lot to provide additional parking for the existing restaurant being renovated by the said owner at 8629 Perrin Beitel. The owner has a long-term lease for the restaurant and has an open Building Permit (#1768373) in order to renovate the building. The two tracts combined are a single platted lot, but since the two tracts have different owners it is our understanding that a Replat will be required in order for the proposed parking lot to be constructed. The owners were caught unaware concerning the Replatting requirement, since they thought they had a platted lot; hence the need for this request.

This Plat Deferral is being requested as the building renovations are under way and the owners desire to complete all renovations and the new parking lot construction concurrently so the restaurant may be opened as soon as possible. There are no proposed buildings proposed for the replatted lot, and therefore no utility extensions will be required. If this Plat Deferral is not approved, the opening of the restaurant will be delayed, causing financial and marketing goodwill harm to the owner and their investors. We respectfully request that this Plat Deferral request be approved as soon as possible.

We appreciate this opportunity to be of service to you. Please do not hesitate to call should you have any questions.

Sincerely,



David W. Dye III, P.E., R.P.I.S.

david3@dyedvpt.com • [www.dyedvpt.com](http://www.dyedvpt.com)  
17174 Irongate Rail • San Antonio • Texas 78247  
Phone (210) 685-9193



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM No. 14

**Public Hearing:**

Planning Commission  
November 13, 2013

**Application/Case Number:**

140019

**Project Name:**

Lizalde Acres

**Applicant:**

Alberto Lizalde

**Representative:**

Xavier Torres, P.E.

**Owner:**

Alberto Lizalde

**Staff Coordinator:**

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

**Property Address/Location:**

Northwest of the intersection of  
Lovett and Rankin

**MAPSCO Map Grid (Ferguson):**

649 D-6

**Tract Size:**

0.2410 Acres

**Council District/ETJ:**

4

**Notification:**

Internet Agenda posting November 8,  
2013

**REQUEST**

The applicant is requesting temporary utility service and/or building permits prior to plat approval and recordation of the **Lizalde Acres** Subdivision, for one (1) single-family lot consisting of 0.2410-acres.

**APPLICATION TYPE**

Subdivision Plat Deferral

**RECOMMENDATION**

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

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

**ATTACHMENTS**

1. Proposed Plat
2. Request Letter



DEVELOPMENT SERVICES  
RECEIVED

2013 OCT -9 PM 4:16

October 9, 2013

TO: CITY OF SAN ANTONIO DEVELOPMENT  
SERVICES – SUBDIVISION SECTION

SUBJECT: REQUEST FOR PLAT DEFERRAL

REFERENCE PROPERTY: LIZALDE ACRES SUBDIVISION  
313 LOVETT  
SAN ANTONIO, TEXAS, 78211

PLANNING COMMISSION COMISSIONORS:

THIS LETTER IS A FORMAL REQUEST FOR PLAT DEFERRAL OF THE  
ABOVEMENTIONED PROPERTY.

XAVIER TORRES, P.E. 5503 GRISSOM RD, STE 101 SAN ANTONIO, TEXAS  
78238 HAS BEEN RETAINED AS ENGINEER TO PREPARE THE REQUIRED  
PLAT.

A PLAT DEFERRAL IS REQUESTED IN ORDER TO EXPEDITE THE PROCESS OF  
ISSUING A BUILDING PERMIT.

I HAVE BEEN DELAYED ON THIS PROJECT DUE TO UNEXPECTED  
CIRCUMSTANCE. BECAUSE OF THIS DELAY, I STAND TO UNDERGO SEVERE  
ECONOMIC HARDSHIP IF THE DEFERRAL IS NOT GRANTED.

SINCERELY,



ALBERTO LIZALDE

Item #15

Pulled



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT AGENDA ITEM NO. 16

**Public Hearing:**

Planning Commission  
November 13, 2013

**Special Project Number:**

S.P. 1570

**Petitioner:**

San Antonio Water System

**Representative:**

**Staff Coordinator:**

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

**Property Address/Location:**

Portion of Olmos Creek Drainage  
located at Blanco Road & Burwood  
Lane

**Tract Size:**

Approximately 0.128 of an acre or  
5,575 square feet

**Council District(s):**

1

**REQUEST**

S. P. No. 1570: Consideration of a Resolution supporting and recommending City Council approval to declare property owned/controlled by the San Antonio Water System as surplus to the needs of the City, and authorizing SAWS to dispose of an approximately 0.128 acre tract of land (adjacent to NCB 10353) along the Olmos Creek Drainage ROW at Blanco Road in Council District 1. (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Capital Improvements Management Services)

**RECOMMENDED ACTION**

Staff recommends **Approval** of this request.

**SYNOPSIS OF ANALYSIS**

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. Petitioner has agreed to all conditions imposed through this canvassing.

## **I. BACKGROUND**

The San Antonio Water System (SAWS) is requesting the city declare as surplus and authorize SAWS to dispose of an unimproved, approximately 0.128 acre tract of land (5,575 square feet) adjacent to NCB 10353, along the Olmos Creek Drainage ROW at Blanco Road as shown on attached Exhibit A.

SAWS is a municipally owned utility and follows the same procedure under Municipal Code as City departments that want to declare property as surplus. The request is submitted to CIMS Real Estate who sends the request and exhibits to departments that provide services to, or construct infrastructure on the property. The departments respond if there is a need for the property, or if the property can be disposed of. If the property is determined as surplus, SAWS is then authorized to dispose of the property in accordance with Chapter 272 of the Local Government Code.

The property was canvassed through City departments and utility agencies and was determined to be surplus to the needs of the City.

## **II. SUPPLEMENTAL INFORMATION**

In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which Petitioner agrees with all conditions imposed through this canvassing is attached for your review.

## **III. RECOMMENDATION**

Staff recommends approval of this request.

## **IV. ATTACHMENTS**

1. Exhibit A
2. Letter of Agreement
3. Resolution





# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

September 4, 2013

San Antonio Water System  
Michael S. Brinkmann  
Vice President – Operation Services  
Corporate Real Estate  
2800 U. S. Hwy. 281 North  
San Antonio, TX 78712

Re: S. P. No. 1570—Request to declare as surplus and sell an approximate 0.16 acre tract adjacent to the Olmos Creek Drainage Right of Way abutting NCB 10353

Dear Mr. Brinkmann:

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

#### DEVELOPMENT SERVICES DEPARTMENT

The property must be platted as applicable in the Unified Development Code, per Section 35-430.

#### DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SVCS. (CIMS)

Capital Programs Division – The CIMS 2007-2012 Bond Project Blanco-Hildebrand to Jackson Keller is using a portion of this parcel for Storm Sewer improvements. This parcel also provides an access point for Storm Water Operations for channel maintenance. Attached are survey plats and field notes of the drainage easement Right of Way that must be retained for the proposed storm drain outfall to Olmos Creek.

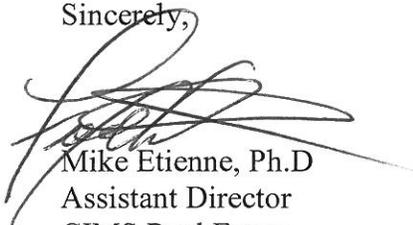
#### CITY PUBLIC SERVICE ENERGY

Petitioner must agree to reserve a perpetual easement for all existing electrical and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the City Public Service Board and at the sole expense of the petitioner.

This Letter of Agreement is being offered by City of San Antonio only to the Petitioner named here in and will expire thirty (30) days after date of issuance unless a specific extension is requested by the Petitioner and granted by the City.

If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the above address. *Upon receipt of this executed Letter of Agreement, we will continue processing subject request.*

Sincerely,

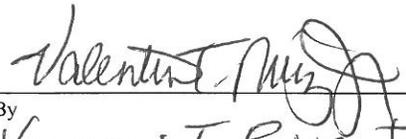


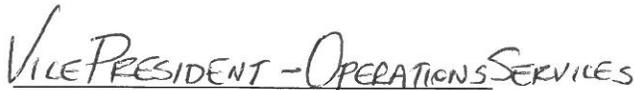
Mike Etienne, Ph.D  
Assistant Director  
CIMS Real Estate

**AGREED AS TO TERMS AND CONDITIONS:**

**PETITIONER:**

**San Antonio Water System (SAWS)**

  
By \_\_\_\_\_  
VALENTIN T. RUIZ JR  
Print Name

  
VICE PRESIDENT - OPERATIONS SERVICES  
Title  
9-17-13  
Date

Parcel No.: 18675 E

Project Name: Blanco Road  
(Hildebrand to Jackson-Keller)

Project Number: 40-00004

Owner's Name: City of San Antonio

Page 1 of 3

**DRAINAGE EASEMENT  
FIELD NOTE  
DESCRIPTION OF BLANCO ROAD DRAINAGE EASMENT  
0.02 OF ONE ACRE (889 SQ. FT.) TRACT OF LAND**

Being a 0.02 of one acre (889 square feet) tract of land in Bexar County, Texas, being part of a 0.301 of one acre tract out of Lot 15, New City Block 10353, Annie Beck Subdivision recorded in Volume 5140, Page 73, Deed and Plat Records of Bexar County, Texas, which said 0.301 of one acre was conveyed to the City of San Antonio in Volume 1562, Page 50, Real Property Records of Bexar County, Texas, which said 0.02 of one acre (889 square feet) of land being more particularly described by metes & bounds as follows:

**COMMENCING** at a mag nail with a CEC washer set along the west right-of-way line of Blanco Road and at the southeast end of a curve return to the south right-of-way line of Gilbert Lane, Thence in a southerly direction, generally along the west right-of-way line of Blanco Road a distance of 1,043 feet to the southeast corner of Lot 16 of said subdivision and the northeast corner of said Lot 15, Thence South 00°11'29" East along the west right-of-way line of Blanco Road and the east line of said Lot 15 a distance of 77.00 feet to a mag nail with a CEC washer set at the northeast corner of said 0.301 of one acre tract, for the **POINT OF BEGINNING** and northeast corner of this parcel;

**THENCE** South 00°11'29" East, along the west right-of-way line of Blanco Road and the east line of said Lot 15 and the east line of said 0.301 of one acre tract, a distance of 52.66 feet to a mag nail with a CEC washer set, for the southeast corner of this parcel;

**THENCE** South 89°47'16" West (L1), departing the west right-of-way line of Blanco Road, crossing said Lot 15 and said 0.301 of one acre tract, a distance of 15.00 feet (L1) to a mag nail with a CEC washer set, for the southwest corner of this parcel;

**THENCE** North 00°11'29" West, continuing across said Lot 15 and said 0.301 of one acre tract, a distance of 65.88 feet to a ½" iron rod with a CEC plastic cap set on the northeast line of said 0.301 acre tract, for the northwest corner of this parcel;

**THENCE** South 48°49'45" East (L2), continuing across said Lot 15 and along the northeast line of said 0.301 of one acre tract, a distance of 19.99 feet (L2) to the **POINT OF BEGINNING** and containing 0.02 of one acre (889 square feet) of land, more or less.

Parcel No.: 18675 E

Project No.: 40-00004

Page 2 of 3

<u>Tract</u>	<u>Acreage</u>
Parent Tract	0.302 Acre
Parcel 18675 E	<u>0.020 Acre</u>
Remainder	0.282 Acre

Notes:

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD (83). All distances are U.S. Survey Feet. The distances recited herein are based on mathematical calculations and are subject to the rules of rounding and significant numbers. The Combined Adjustment Factor: 0.999830029.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants.

The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

An exhibit plat of like job number accompanies this metes and bounds description.

CEC Job Number E0334401.

C. Gordon Clark  
C. Gordon Clark, R.P.L.S. #3999

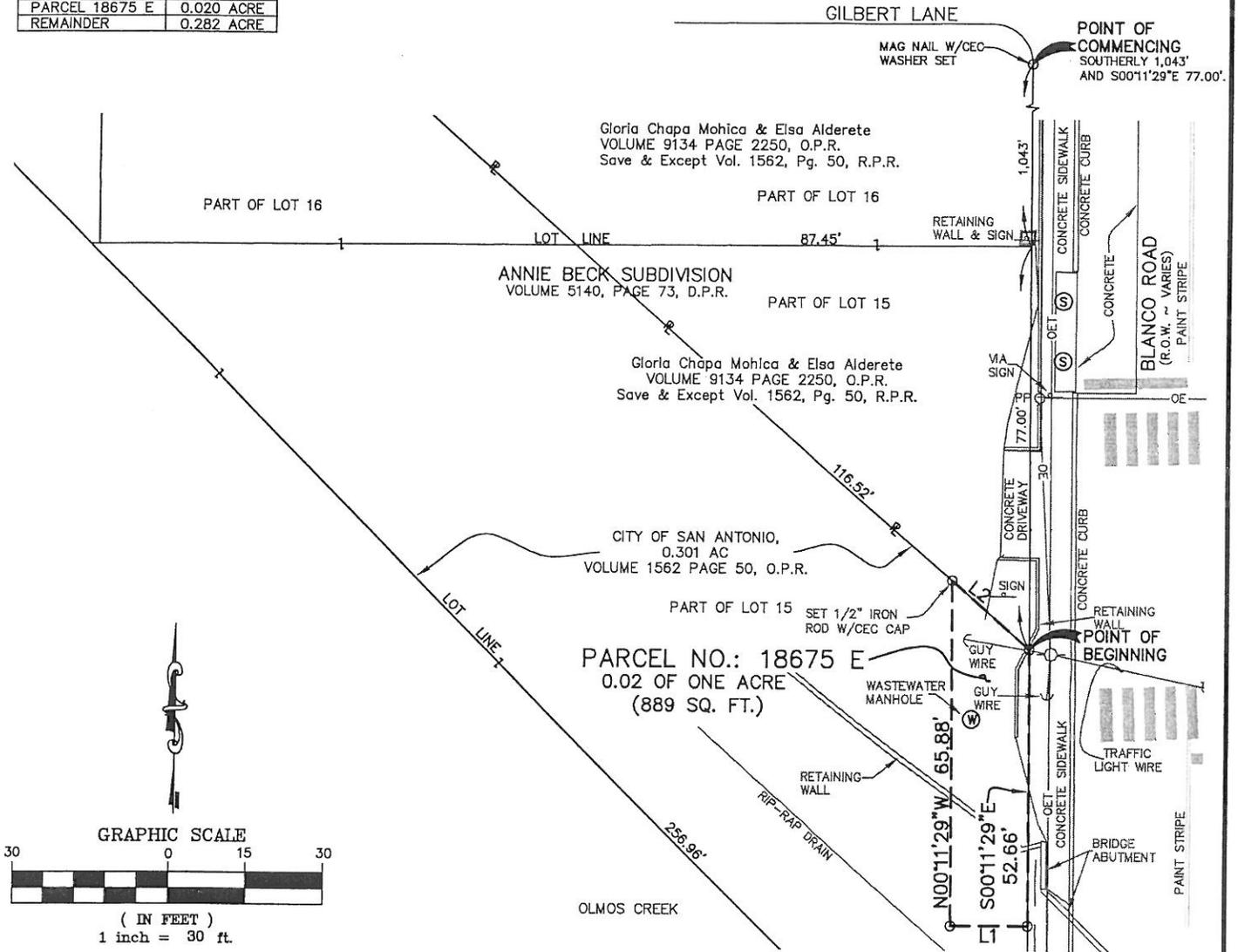
6-09-2010  
Date



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	S89°47'16"W
L2	19.99'	S48°49'45"E

PARENT TRACT	0.302 ACRE
PARCEL 18675 E	0.020 ACRE
REMAINDER	0.282 ACRE

PARCEL NO.: 18675 E  
 PROJECT NAME: BLANCO ROAD  
 PROJECT NO.: 40-00004  
 DOCUMENT TYPE: DRAINAGE EASEMENT  
 OWNER'S NAME: CITY OF SAN ANTONIO



**NOTES**

1. A MAG NAIL WITH A WASHER WAS SET AT EACH CORNER UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
3. FIELD SURVEY COMPLETED ON 06/09/2010.
4. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
5. A DESCRIPTION OF LIKE JOB NUMBER ACCOMPANIES THIS EXHIBIT.
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
7. THE DIMENSIONS RECITED HEREIN ARE MATHEMATICAL CALCULATIONS AND ARE SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.

**LEGEND**

- D.R. DEED RECORDS, BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- WM WATER METER
- WV WATER VALVE
- OET OVERHEAD ELECTRIC & TELEPHONE
- OE OVERHEAD ELECTRIC
- MAG NAIL WITH CEC WASHER
- PP TELEPHONE PEDESTAL
- PP POWER POLE
- G UNDERGROUND GAS LINE
- SAME OWNER
- PROPERTY LINE
- SIGN
- MANHOLE STORM DRAIN
- MANHOLE WASTEWATER



CEC JOB NO.: E0334401

REVISED: 7/15/2010



CIVIL ENGINEERING CONSULTANTS  
 DON DURDEN, INC.  
 11550 I.H. 10 WEST, SUITE 395  
 SAN ANTONIO, TEXAS 78230  
 P) 210.641.9999  
 F) 210.641.6440  
 Email: cec@cectexas.com  
 REGISTRATION NO.: F-2214

**SURVEY PLAT SHOWING**  
 BLANCO ROAD EXTENSION  
 DRAINAGE EASEMENT  
 0.02 OF ONE ACRE

PART OF LOT 15, ANNIE BECK SUBDIVISION  
 , NEW CITY BLOCK (N.C.B.) 10353,  
 SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	06/09/2010
JOB NUMBER	40-00004
SHEET	3
OF	3

Parcel No 18675 Esmt.txt

-----  
Parcel name: Parcel No 18675 Esmt

North:	13729913.1025	East :	2125395.8986
Line Course:	S 00-11-29 E	Length:	52.663
North:	13729860.4398	East :	2125396.0745
Line Course:	S 89-47-16 W	Length:	15.000
North:	13729860.3842	East :	2125381.0746
Line Course:	N 00-11-29 W	Length:	65.875
North:	13729926.2589	East :	2125380.8545
Line Course:	S 48-49-45 E	Length:	19.985
North:	13729913.1026	East :	2125395.8983

Perimeter: 153.523 Area: 889.0 sq.ft. 0.020 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0003 Course: N 70-16-48 W  
Error North: 0.00011 East : -0.00032  
Precision 1: 511,743.333

Parcel No.: 18674 E

Project Name: Blanco Road  
(Hildebrand to Jackson-Keller)  
Project Number: 40-00004  
Owner's Name: Gloria Chapa Mohica and  
Elsa Alderete

Page 1 of 3

**DRAINAGE EASEMENT  
FIELD NOTE  
DESCRIPTION OF BLANCO ROAD DRAINAGE EASEMENT  
0.02 OF ONE ACRE (875 SQ. FT.) TRACT OF LAND**

Being a 0.02 of one acre (875 square feet) tract of land in Bexar County, Texas, being out of and part of Lot 15, New City Block 10353, Annie Beck Subdivision recorded in Volume 5140, Page 73, Deed and Plat Records of Bexar County, Texas, which said Lot 15, save & except 0.301 of one acre conveyed to the City of San Antonio in Volume 1562, Page 50, Real Property Records of Bexar County, Texas, was conveyed to Gloria Chapa Mohica and Elsa Alderete by a Correction Special Warranty Deed of record in Volume 9134, Page 2250, Official Public Records of Real Property of Bexar County, Texas, which said 0.02 of one acre (875 square feet) of land being more particularly described by metes & bounds as follows:

**COMMENCING** at a mag nail with a CEC washer set along the west right-of-way line of Blanco Road and at the southeast end of a curve return to the south right-of-way line of Gilbert Lane, Thence in a southerly direction, generally along the west right-of-way line of Blanco Road a distance of 1,043 feet to the southeast corner of Lot 16 of said subdivision and the northeast corner of said Lot 15, thence South 00°11'29" East along the west right-of-way line of Blanco Road and the east line of said Lot 15 a distance of 12.08 feet to a ½" iron rod with a CEC plastic cap set for the **POINT OF BEGINNING** and northeast corner of this parcel;

**THENCE** South 00°11'29" East, along the west right-of-way line of Blanco Road and the east line of said Lot 15, a distance of 64.92 feet to a mag nail with a CEC washer set at the northeast corner of said 0.301 of one acre tract, for the southeast corner of this parcel;

**THENCE** North 48°49'45" West (L1), departing the west right-of-way line of Blanco Road, crossing said Lot 15 and along the northeast line of said 0.301 of one acre tract, a distance of 19.99 feet (L1) to a ½" iron rod with a CEC plastic cap set for the southwest corner of this parcel;

**THENCE** North 00°11'29" West, departing the northeast line of said 0.301 of one acre tract and continuing across said Lot 15, a distance of 51.70 feet to a ½" iron rod with a CEC plastic cap set for the northwest corner of this parcel;

**THENCE** North 89°47'16" East (L2), continuing across said Lot 15, a distance of 15.00 feet (L2) to the **POINT OF BEGINNING** and containing 0.02 of one acre (875 square feet) of land, more or less.

Parcel No.: 18674 E

Project No.: 40-00004

Page 2 of 3

<u>Tract</u>	<u>Acreage</u>
Parent Tract	0.569 Acre
Parcel 18674 E	<u>0.020 Acre</u>
Remainder	0.549 Acre

Notes:

All bearings are based on the Texas State Plane Coordinate System, South Central Zone, NAD (83). All distances are U.S. Survey Feet. The distances recited herein are based on mathematical calculations and are subject to the rules of rounding and significant numbers. The Combined Adjustment Factor: 0.999830029.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants.

The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

An exhibit plat of like job number accompanies this metes and bounds description.

CEC Job Number E0334401.

C. Gordon Clark  
C. Gordon Clark, R.P.L.S. #3999

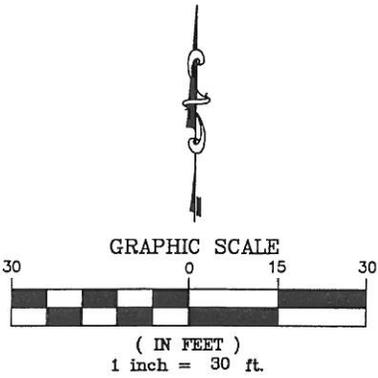
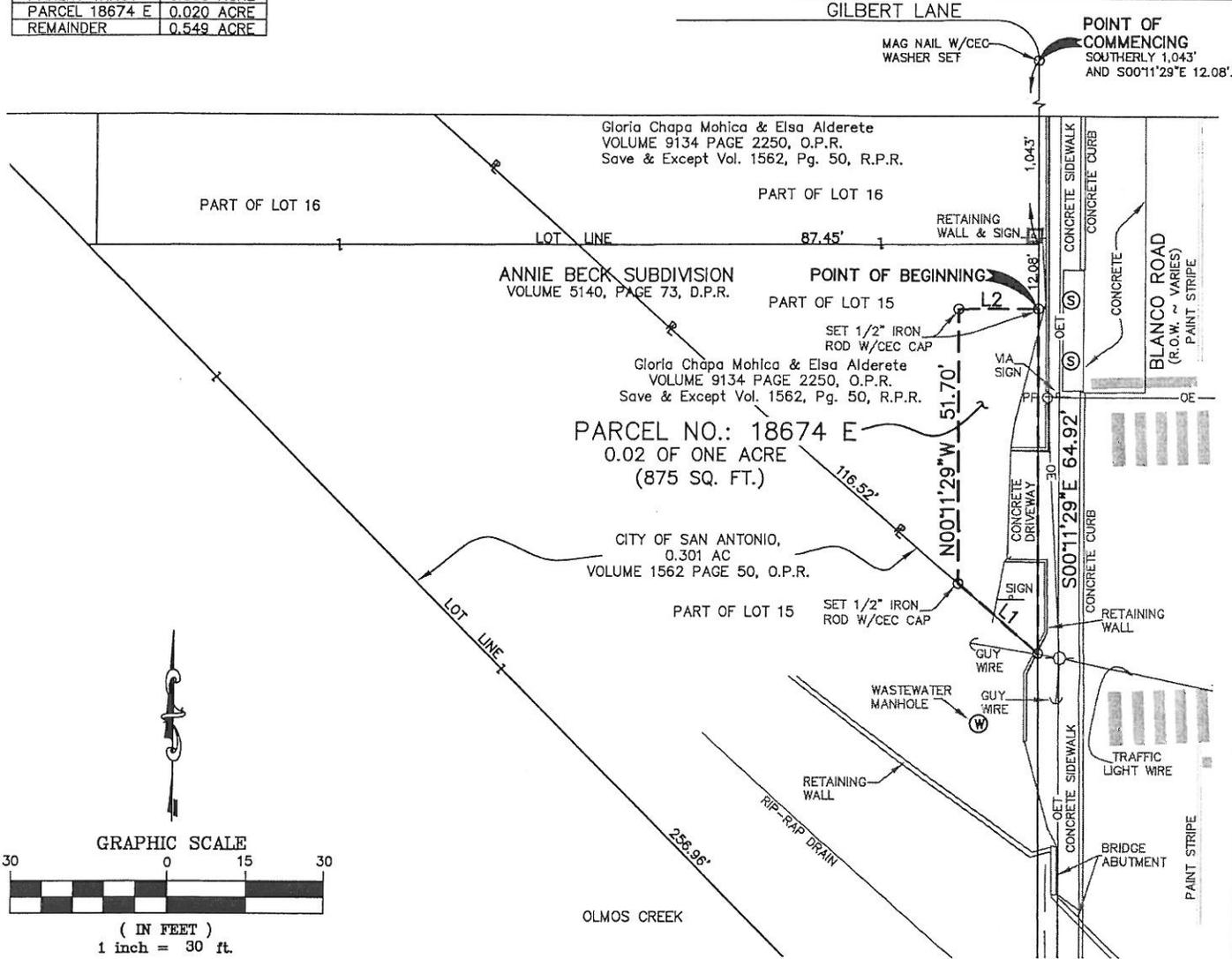
6-09-2010  
Date



LINE TABLE		
LINE	LENGTH	BEARING
L1	19.99'	N48°49'45"W
L2	15.00'	N89°47'16"E

PARENT TRACT	0.569 ACRE
PARCEL 18674 E	0.020 ACRE
REMAINDER	0.549 ACRE

PARCEL NO.: 18674 E  
 PROJECT NAME: BLANCO ROAD  
 PROJECT NO.: 40-00004  
 DOCUMENT TYPE: DRAINAGE EASEMENT  
 OWNER'S NAME: GLORIA CHAPA MOHICA & ELSA ALDERETE



**NOTES**

1. A MAG NAIL WITH A WASHER WAS SET AT EACH CORNER UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
3. FIELD SURVEY COMPLETED ON 06/09/2010.
4. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE UTILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
5. A DESCRIPTION OF LIKE JOB NUMBER ACCOMPANIES THIS EXHIBIT.
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
7. THE DIMENSIONS RECITED HEREIN ARE MATHEMATICAL CALCULATIONS AND ARE SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.

**LEGEND**

- D.R. DEED RECORDS, BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- WM WATER METER
- WV WATER VALVE
- OET OVERHEAD ELECTRIC & TELEPHONE
- OE OVERHEAD ELECTRIC
- O MAG NAIL WITH CEC WASHER
- PP TELEPHONE PEDESTAL
- PP POWER POLE
- G UNDERGROUND GAS LINE
- SAME OWNER
- PROPERTY LINE
- SIGN
- W MANHOLE WASTEWATER
- S MANHOLE STORM DRAIN



REVISED: 7/15/2010

CEC JOB NO.: E0334401



CIVIL ENGINEERING CONSULTANTS  
 DON DURDEN, INC.  
 11550 I.H. 10 WEST, SUITE 395  
 SAN ANTONIO, TEXAS 78230  
 P) 210.641.9999  
 F) 210.641.8440  
 Email: cec@cectexas.com  
 REGISTRATION NO.: F-2214

**SURVEY PLAT SHOWING**  
 BLANCO ROAD EXTENSION  
 DRAINAGE EASEMENT  
 0.02 OF ONE ACRE

PART OF LOT 15, ANNIE BECK SUBDIVISION  
 , NEW CITY BLOCK (N.C.B.) 10353,  
 SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE	06/09/2010
JOB NUMBER	40-00004
SHEET	3
OF	3

Parcel No 18674 Esmt.txt

-----  
Parcel name: Parcel No 18674 Esmt

North: 13729978.0177 East : 2125395.6818  
Line Course: S 00-11-29 E Length: 64.916  
North: 13729913.1021 East : 2125395.8987  
Line Course: N 48-49-45 W Length: 19.985  
North: 13729926.2583 East : 2125380.8550  
Line Course: N 00-11-29 W Length: 51.703  
North: 13729977.9610 East : 2125380.6823  
Line Course: N 89-47-16 E Length: 15.000  
North: 13729978.0166 East : 2125395.6822

Perimeter: 151.604 Area: 874.6 sq.ft. 0.020 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0012 Course: S 16-07-28 E  
Error North: -0.00111 East : 0.00032  
Precision 1: 126,336.667

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

**A RESOLUTION SUPPORTING THE DECLARATION AS SURPLUS OF AN UNIMPROVED 0.128 ACRE TRACT OF LAND (5,575 SQUARE FEET), DESCRIBED AS THE REMAINING PORTION OF LOTS 15 AND 16, NCB 10353, LOCATED ON BLANCO ROAD, IN COUNCIL DISTRICT 1, AS REQUESTED BY THE SAN ANTONIO WATER SYSTEM.**

\* \* \* \* \*

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

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

WHEREAS, San Antonio Water System (SAWS) filed an application requesting to declare as surplus an unimproved 0.128 acre tract of land (5,575 square feet) out of NCB 10353, located on Blanco Road in Council District 1; and

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

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

**SECTION 1.** The Planning Commission approves the aforementioned transaction as consistent with the Master Plan and elects to recommend the transaction's hearing and approval by City Council.

**SIGNED this 13<sup>th</sup> day of November, 2013.**

\_\_\_\_\_  
**ROBERTO R. RODRIGUEZ, *Chair***

Attest:

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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ZONING SECTION

STAFF REPORT

AGENDA ITEM NO. 17

**Public Hearing:**

Planning Commission  
November 13, 2013

**Case Number:**

PA 14001

**Applicant:**

City of San Antonio, Development  
Services Department

**Representative:**

Micah Diaz, Senior Planner,  
Development Services Department

**Owner:**

Lodge at Shavano Land Partners

**Staff Coordinator:**

Micah Diaz, Senior Planner  
(210) 207-5876  
[micah.diaz@sanantonio.gov](mailto:micah.diaz@sanantonio.gov)

**Property Address/Location:**

A portion of 3838 Lockhill-Selma,  
located on Texas Elm west of the  
intersection of Lockhill-Selma and  
Huebner Road

**Legal Description:**

Lot 7, Block 7, NCB 17627

**Tract Size:**

2.19 acres

**Council District(s):**

District 8

**Notification:**

Published in Daily Commercial

Recorder 10/25/2013

Notices Mailed 10/31/2013

- 20 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 0 to applicant (City of San Antonio, Development Services Department)
- 38 to planning team members

Internet Agenda Posting 11/08/2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification for the property subject to this application from Suburban Tier to General Urban Tier.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the North Sector Plan to change the future land use classification of the subject property from Suburban Tier to General Urban Tier.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Suburban Tier classification allows for development that is compatible with the proposed General Urban Tier.

**Transportation:**

The subject property is fully developed, is part of a larger multi-family development, and is located near a major intersection that is fully developed. The requested land use is meant to bring the existing development into compliance; no new development is proposed.

**Community Facilities:**

The requested land use change could create an additional demand for community facilities; however, the change is meant to bring the existing development into compliance. No new development is proposed.

**CASE HISTORY**

This is the first public hearing of this case. The request has been expedited to City Council for consideration on November 21, 2013.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> North Sector Plan	
<b>Plan Adoption Date:</b> August 5, 2010	<b>Update History:</b> None
<p><b>Goal HOU-1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.</b></p> <p><b>Strategy HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.</b></p> <p><b>Strategy HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.</b></p> <p><b>Goal HOU-2 High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.</b></p> <p>The proposed amendment would bring existing development into compliance with the City’s land use, zoning, and development regulations, while meeting the Housing goals and strategies of the North Sector Plan. The existing multi-family development was constructed in 2010 as an expansion of the Lodge at Shavano Park apartment complex. The development is located at the intersection of Huebner Road and Lockhill-Selma Road, two arterial thoroughfares; in a small node that includes office and service uses as well as post office. The subject property and existing development node provide a suitable transition between the arterial roadways and the single-family residential subdivision located south and west of Texas Elm.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Suburban Tier:</b> Suburban Tier land use includes both residential and non-residential uses. <b>Residential</b> uses are typically low to medium densities. They are generally attached and detached single family; multi-family housing (duplex, triplex, quadplex), townhomes, garden homes, and condominiums. <b>Non-residential</b> uses are typically in neighborhood and community commercial intensity. Detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.</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, O-1.5, NC, C-1, C-2, C-2P, RD</p>
<p><b>General Urban Tier:</b> General Urban Tier uses include both residential and non-residential uses. <b>Residential</b> uses are typically medium to high densities. They are generally small tract detached multi-family housing including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). <b>Non-Residential</b> uses are typically are community commercial intensity. Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate. Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.</p>	<p>R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Suburban Tier	Apartments
North	Suburban Tier	Townhomes, Single-Family Residences and Apartments
East	Suburban Tier	Post Office, Wireless Communications Tower, Salon and Bank
South	Suburban Tier	Single-Family Residences
West	Suburban Tier	Single-Family Residences

**Land Use:** This plan amendment request and the related rezoning case have been initiated by the City of San Antonio Development Services Department to correct a long-standing zoning map error, and a subsequent building-permit error. There is no new construction and no change of use proposed for the property. The plan amendment and rezoning are meant to bring the existing apartment use into full compliance with the City’s zoning regulations.

The zoning map error dates back to 1993 and was compounded through multiple adjacent rezoning cases, as well as by the City’s transition from hard-copy zoning maps to digital mapping. In 2010, the City’s Development Services Department (DSD) reviewed construction plans and issued building permits for the apartments on the subject property. At the time, the zoning map showed that the property was zoned in a way that allowed multi-family residences at a maximum of 33 units per acre. The property was developed with approximately 24 dwelling units per acre. In the summer of 2013, the property owner requested a Zoning Verification Letter from the Development Services Department. For all zoning verification letters, zoning staff conducts research on the full zoning history of a property by reviewing old zoning maps and finding all applicable zoning ordinances. In completing the research for the subject property, staff discovered the zoning map error and that the property’s actual zoning does not and did not ever allow multi-family residential uses. At this time, the City seeks a plan amendment and rezoning of the property, on behalf of the property owner.

Due to its close proximity to Camp Bullis, the subject property is located within the “MLOD-1” Camp Bullis Military Lighting Overlay District. The property is also located within the “ERZD” Edwards Recharge Zone District. Both overlay districts were in effect when the subject property was developed, and the project was reviewed for compliance with both.

**Transportation:** The City’s Major Thoroughfare Plan identifies Huebner Road as a Primary Arterial Type A, and Lockhill-Selma Road as a Secondary Arterial Type A. Texas Elm is a local street. The surrounding area includes sidewalks and access to public transit along Lockhill-Selma Road. The subject property is fully developed, is part of a larger multi-family development, and is located near a major intersection that is fully developed. The requested land use is meant to bring the existing development into compliance; no new development is proposed.

**Community Facilities:** There are no community facilities within the immediate vicinity of the subject property.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** “C-3R ERZD MLOD-1” General Commercial Restrictive Alcohol Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

**Proposed Zoning:** “MF-25 ERZD MLOD-1” Low Density Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

**Corresponding Zoning Case:** Z2014009

**Zoning Commission Public Hearing Date:** November 19, 2013

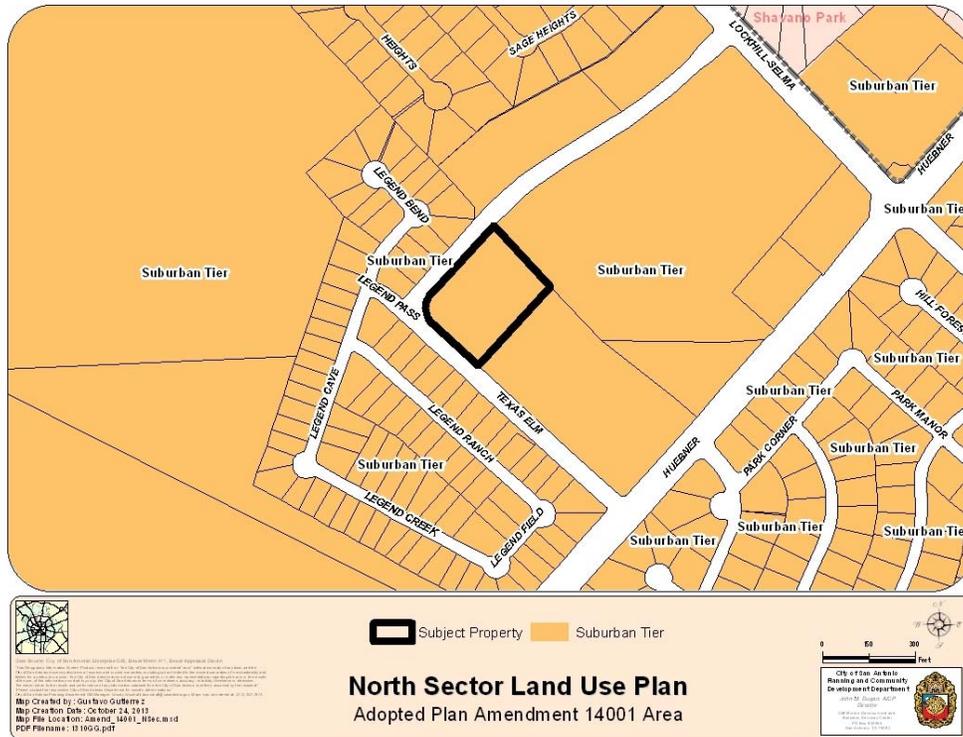
## **III. RECOMMENDATION**

The subject property’s location and surrounding conditions are appropriate for the General Urban Tier classification. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Suburban Tier classification allows for development that is compatible with the proposed General Urban Tier. The General Urban Tier land use classification would support the goals of the North Sector of protecting natural resources, existing residential neighborhoods, discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

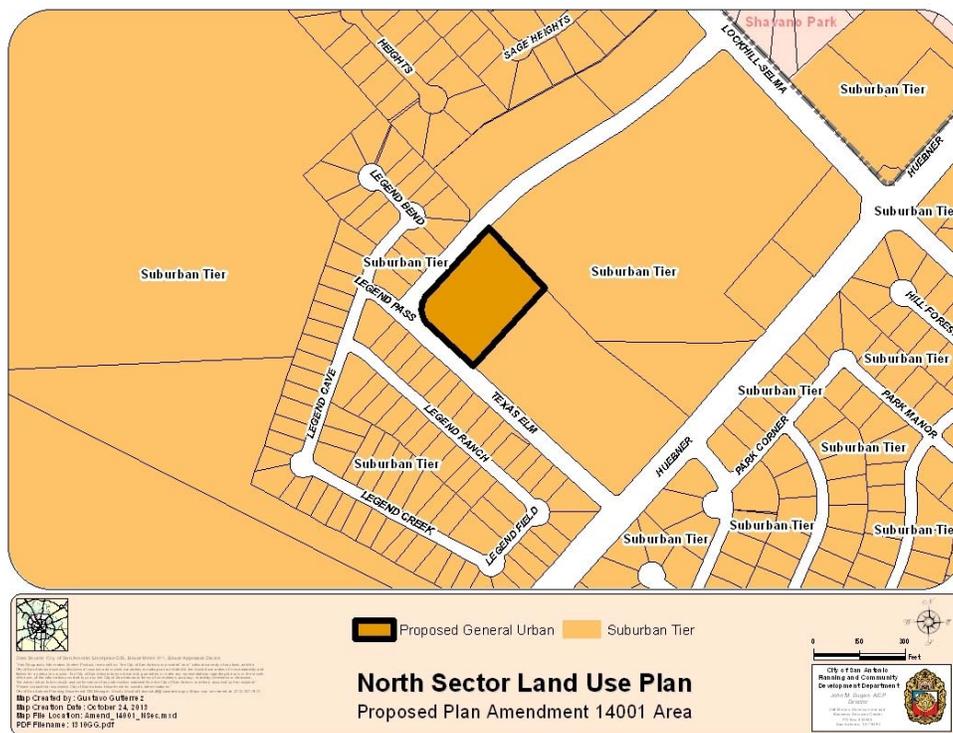
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





Subject Property
 
 VIA Bus Stops
 

 VIA Bus Routes

0 50 100 150 200 250 300 Feet

City of San Antonio  
Planning and Community  
Development Department

John M. Suggs, ACP  
Director

Title: San Antonio City of San Antonio, Geographical Information System, General Map, 11", General Approval District  
 Date: 10/24/2013  
 Map Created by: Gustavo Gutierrez  
 Map Creation Date: October 24, 2013  
 Map File Location: Amend\_14001\_NSec.mxd  
 PDF Filename: 1310G.pdf

## North Sector Land Use Plan

### Proposed Plan Amendment 14001 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 GENERAL URBAN TIER FOR AN AREA OF APPROXIMATELY 2.19 ACRES LOCATED ON TEXAS ELM WEST OF THE INTERSECTION OF HUEBNER ROAD AND LOCKHILL-SELMA ROAD.**

**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 Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on November 13, 2013 and **APPROVED** the amendment on November 13, 2013; 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 13<sup>th</sup> DAY OF NOVEMBER 2013.

Attest:

Approved:

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

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ZONING SECTION

STAFF REPORT

AGENDA ITEM NO. 18

**Public Hearing:**

Planning Commission  
November 13, 2013

**Case Number:**

PA 14002

**Applicant:**

Ralph Eugene Mullins

**Representative:**

Andrew C. Guerrero

**Owner:**

Catherine H. Garrett and Thomas S. Garrett III

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

The southwest corner of the intersection of Crosswinds Way, Wurzbach Parkway and O'Connor Road.

**Legal Description:**

NCB 15911, Block 1, Lot 30

**Tract Size:**

5.87 acres

**Council District(s):**

District 10

**Notification:**

Published in Daily Commercial Recorder 10/25/2013  
Notices Mailed 10/31/2013

- 8 to property owners within 200 feet
- 42 to North Sector Planning Team
- Valley Forge Residents Association registered neighborhood association within 200 feet

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification for the property subject to this application from Regional Center to Specialized Center.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to change the future land use classification of the subject property from Regional Center 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 an undeveloped parcel which is located in a portion of the plan area with a well-established manufacturing and distribution development pattern. The proposed land use classification, with its attendant office and industrial uses, would serve to facilitate development which is compatible with adjacent land uses. Furthermore, the subject property's location in a portion of the planning area with a high concentration of industrial and distribution uses would serve to preserve natural resources in less developed portions of the planning area.

**Transportation:**

Wurzbach Parkway and O'Connor Road are classified as Super Arterial Type A roadways. Crosswinds Way, which runs immediately east of the subject property, will provide direct access to IH-35 which is approximately 0.3 miles south of the subject property. Access to IH-35 via Crosswinds Way will minimize negative transportation impacts to residential uses in the vicinity of the subject property. No negative impacts are anticipated.

**Community Facilities:**

The subject property is approximately one mile south of Woodstone Elementary School, and approximately 1.5 miles east of Heroes Stadium. No negative impacts on community facilities are anticipated.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> North Sector Plan	
<b>Plan Adoption Date:</b> August 5, 2010	<b>Update History:</b> N/A
<p>The subject property is an undeveloped parcel which is located in a portion of the plan area with a well-established manufacturing and distribution development pattern. The proposed land use classification, with its attendant office and industrial uses, would serve to facilitate development which is compatible with adjacent land uses. Furthermore, the subject property’s location in a portion of the planning area with a high concentration of industrial and distribution uses would serve to preserve natural resources in less developed portions of the planning area. This is supported by <b>Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.</b></p> <p>Additionally, the North Sector Plan recommends efficient provision of utilities throughout the planning area. The location of the subject property and its proximity to an established regional center would facilitate the provision of utilities by reducing demand for development in areas with a less dense development pattern. This is supported by <b>Goal UTI-6 Utility investments coordinated in order to accommodate recommended future development.</b> Also, the development pattern on adjacent properties would facilitate participation storm water management for the planning area by focusing non-residential development away from less densely developed portions of the planning area. This is supported by <b>Strategy INF-7.1 Continue to manage the capacity and transmission capabilities of the storm drainage network to protect public and private property from damage and prevent degradation of natural resources.</b></p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Regional Center:</b> Regional Centers accommodate single-family, high density detached, mid-high rise condominiums, apartment complexes and row house residential development. This classification also accommodates shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing.</p>	<p>MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD</p>
<p><b>Specialized Center:</b> Specialized Centers accommodate manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services.</p>	<p>O-1.5, O-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Regional Center	Undeveloped
North	Suburban Tier	Mobile Home Subdivision
East	Regional Center	Undeveloped
South	Regional Center	Warehouse
West	Regional Center	Warehouse

## **Land Use:**

### **SECTOR PLAN CRITERIA FOR REVIEW:**

According to the North Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

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

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location in an area with an established commercial and industrial development pattern classifies it as an appropriate location for a Specialized Center. Additionally, the subject property's location in the vicinity of other industrial developments, as well as its location in a developed portion of the planning area would help concentrate development in areas that are less environmentally sensitive as well as providing development opportunities that would be complimentary to other established uses in the area.

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

The proposed plan amendment is compatible with adjacent commercial and industrial development. This adjacency, with proper site planning, could serve to provide more efficient provision of utilities and other public services to the subject property. Additionally, the subject property is located in a portion of the planning area with a development fabric which will help focus development away from environmentally sensitive parts of the planning area.

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

The vision of the North Sector Plan is to preserve natural resources in the planning area, enhance the diversity of the housing stock in the planning area, and develop a compatible land use fabric that preserves military readiness, contributes jobs to the economy, and integrates sustainable development patterns. The proposed amendment will contribute to the diversity of employment opportunities in the planning area by further developing the land use fabric in a portion of the planning area with significant existing transportation infrastructure.

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

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

The subject property is located in a portion of the planning area with an established mix of commercial and warehousing development. The proposed land use classification is compatible due to the subject property's adjacency to these established uses to the east and south. The proposed amendment will not adversely affect the existing character of the immediate area or recreational amenities in the vicinity of the subject property. Additionally, the subject property is approximately 14 miles from Camp Bullis and is not anticipated to pose negative impacts on military operations.

## **Transportation:**

Wurzbach Parkway and O'Connor Road are classified as Super Arterial Type A roadways. Crosswinds Way, which runs immediately east of the subject property, will provide direct access to IH-35 which is approximately 0.3 miles south of the subject property. Access to IH-35 via Crosswinds Way will minimize negative transportation impacts to residential uses in the vicinity of the subject property. No negative impacts are anticipated. There is a VIA transit stop at Tec Com Drive approximately 800 feet west of the subject property.

**Community Facilities:**

The subject property is approximately one mile south of Woodstone Elementary School, and approximately 1.5 miles east of Heroes Stadium. No negative impacts on community facilities are anticipated.

**II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** “MH AHOD” Manufactured Housing Airport Hazard Overlay District

**Proposed Zoning:** “I-1 AHOD” General Industrial Airport Hazard Overlay District

**Corresponding Zoning Case:** Z2014015

**Zoning Commission Public Hearing Date:** November 19, 2013

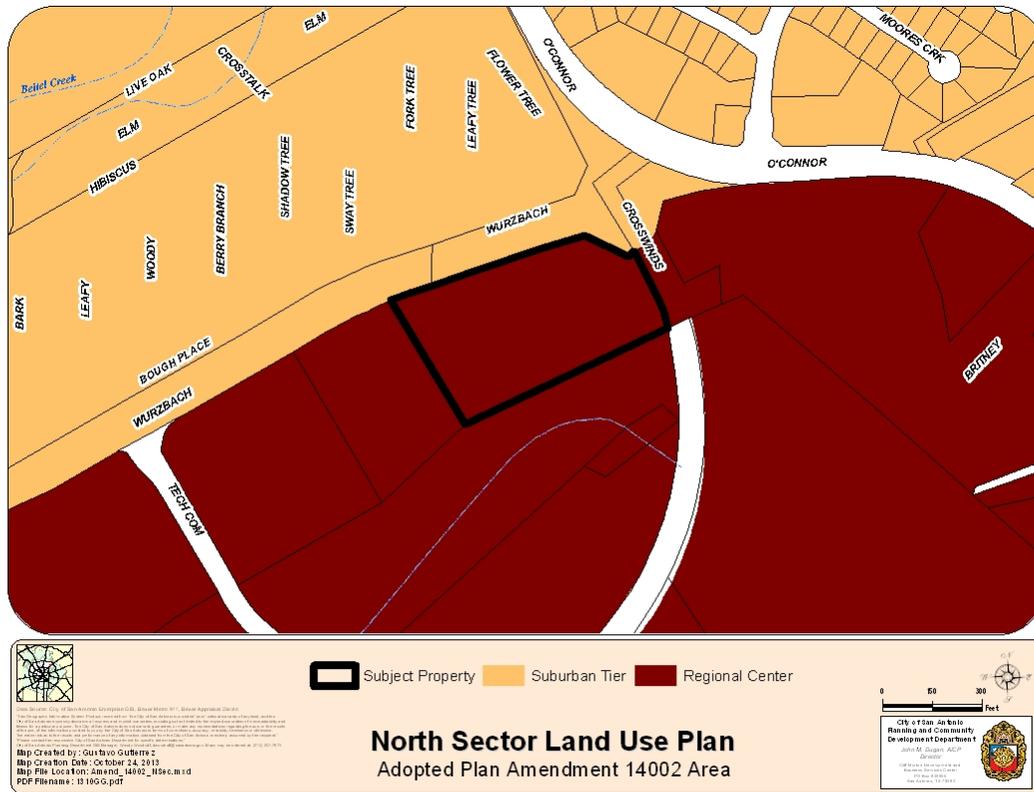
**III. RECOMMENDATION**

The department recommends approval. The proposed Specialized Center classification is compatible with development patterns in the vicinity of the subject property and accommodates an array of uses that are compatible with uses predominant in the vicinity of the subject property and the planning area at large.

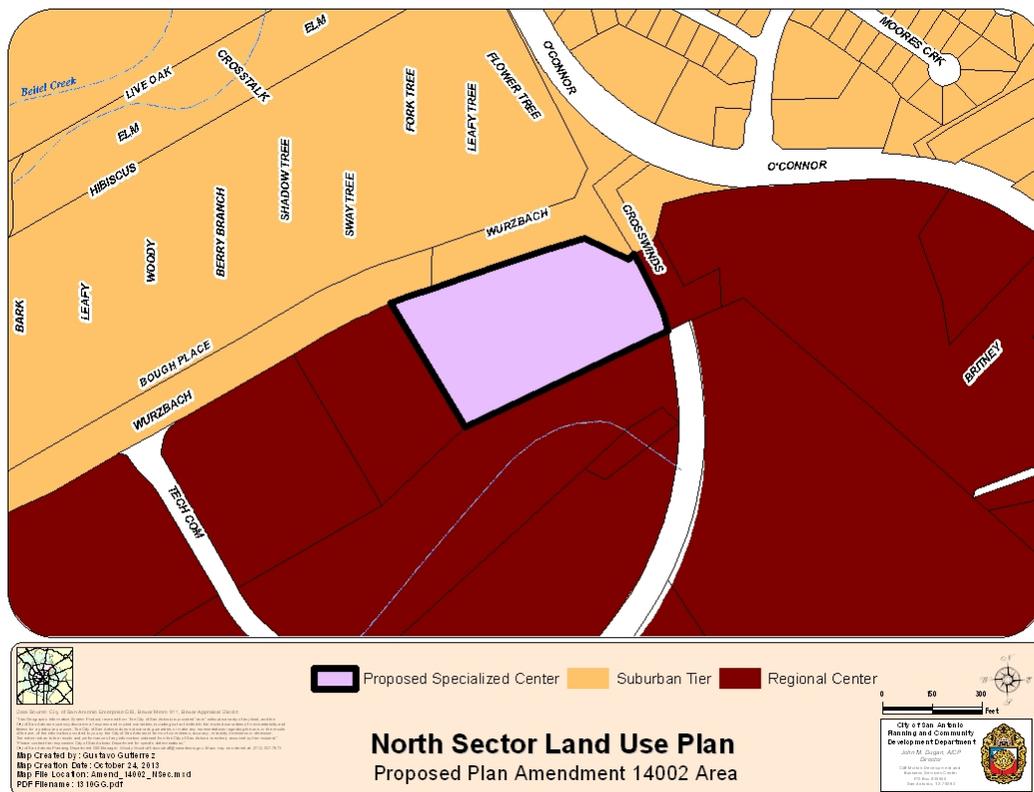
**IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes

City of San Antonio, Geographic GIS, Beaver Moore 011, Beaver Approval District  
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 Map Created by: Gustavo Gutierrez  
 Map Creation Date: October 24, 2013  
 Map File Location: Amend\_14002\_NSec.mxd  
 PDF Filename: 1310GG.pdf

# North Sector Land Use Plan

## Proposed Plan Amendment 14002 Area

City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Gagner, ACP  
 Director  
 GIS Mapping Development and  
 Services Section  
 175 West Commerce  
 San Antonio, TX 78203

**RESOLUTION NO.**

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM REGIONAL CENTER TO SPECIALIZED CENTER FOR AN AREA OF APPROXIMATELY 5.87 ACRES LOCATED AT THE SOUTHWEST CORNER OF CROSSWINDS WAY, WURZBACH PARKWAY, AND O’CONNOR ROAD AND LEGALLY DESCRIBED AS NCB 15911, BLOCK 1, LOT 30.**

**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 Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on November 13, 2013 and **APPROVED** the amendment on November 13, 2013; 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 13<sup>th</sup> DAY OF NOVEMBER, 2013.

Attest:

Approved:

\_\_\_\_\_

\_\_\_\_\_

Executive Secretary  
San Antonio Planning Commission

Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



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

**STAFF REPORT**

**AGENDA ITEM NO 19**

**Public Hearing:**

Planning Commission  
November 13, 2013

**Case Number:**

PA 14003

**Applicant:**

Edward R. Campos

**Representative:**

Edward R. Campos

**Owner:**

Jose Luis Melendez

**Staff Coordinator:**

Tyler Sorrells, AICP, Planner  
(210) 207-7395  
[tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov)

**Property Address/Location:**

202 Adolph Street

**Legal Description:**

NCB 10605 Block 5 Lot 16

**Tract Size:**

0.167 acres

**Council District(s):**

District 5

**Notification:**

Published in Daily Commercial  
Recorder 10/24/2013

Notices Mailed 10/31/2013

- 19 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 26 to planning team members

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Nogalitos/South Zarzamora Community Plan future land use classification for the property subject to this application from Medium Density Residential to Neighborhood Commercial.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Nogalitos/South Zarzamora Community Plan to change the future land use classification of the subject property from Medium Density Residential to Neighborhood Commercial.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Nogalitos/South Zarzamora Community Plan calls for the protection and preservation of the residential character of residential neighborhoods throughout the planning area. Establishment of a non-residential land use on the subject property would present an inappropriate encroachment into the established residential fabric of the area

**Transportation:**

Access to the property is currently via a driveway located on West Southcross Boulevard, which is classified as a Secondary Arterial Type A. While the subject property does not currently have vehicular access to Adolph Street future development could reconfigure access for the site posing cut-through vehicular access issues for residential properties in the vicinity.

**Community Facilities:**

The subject property is approximately 90 feet south of Leal Middle School, and 860 feet east of Collier Elementary School. No negative impacts on community facilities are anticipated.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Nogalitos/South Zarzamora Community Plan	
<b>Plan Adoption Date:</b> September 30, 2004	<b>Update History:</b> June 18, 2009
<p>The proposed plan amendment is being requested in order to facilitate conversion of the existing residential property to offices and parking for the restaurant adjacent to the east. The subject property is located in an established residential subdivision. The Nogalitos/South Zarzamora Community Plan calls for the protection and preservation of the residential character of residential neighborhoods throughout the planning area specifically in <b>Goal 1: Housing Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.</b> and <b>Objective 2.1 Neighborhood Character and Appearance Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance.</b> Establishment of commercial land use on the subject property would present an inappropriate encroachment into the established residential fabric of the area.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Medium Density Residential:</b> Medium-density residential uses include the uses in the Low-Density Residential category as well as duplexes, triplexes, fourplexes, townhomes, row houses and zero lot line configurations. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain nonresidential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should be located along residential roads or collector streets and can serve as a buffer between Low-density residential and more intense land uses such as commercial structures</p>	<p>R-4, R-5, R-6, RM-4, RM-5, RM-6,</p>
<p><b>Neighborhood Commercial:</b> Neighborhood Commercial provides small areas for offices, professional services, service and shop-front retail uses that can be served by pedestrian access and are generally less than 5000 square feet. These include less intense commercial uses with low-impact convenience, retail, or service functions. No drive-through establishments are permitted. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential units above retail, and townhouses. Examples of uses include small insurance or doctor’s offices, bakery, small restaurant, convenience store without gas pumps, copy service, veterinary office, bank without drive-through, gift shops, social services, and cafes.</p>	<p>NC, C-1, O-1</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Medium Density Residential	Single-Family Home
North	Public/Institutional	Leal Middle School
East	Mixed Use	Restaurant
South	Low Density Residential	Single-Family Homes
West	Medium Density Residential	Single-Family Homes

**Land Use:**

The Nogalitos/South Zarzamora Community Plan calls for the protection and preservation of the residential character of residential neighborhoods throughout the planning area. Establishment of a non-residential land use on the subject property would present an inappropriate encroachment into the established residential fabric of the area. Furthermore, the plan amendment is associated with a zoning case which would present the applicant with the opportunity to request conditional zoning to achieve the same redevelopment goals for the subject property. Conditional zoning, in this case, would allow City staff to place development conditions on the property which would minimize negative impacts to the residential uses located to the east and west of the subject property. Conditional zoning would eliminate the requirement for a plan amendment by reducing the intensity of the proposed use to a level that is appropriate for the adopted Medium Density Residential land use classification.

**Transportation:**

Access to the property is currently via a driveway located on West Southcross Boulevard, which is classified as a Secondary Arterial Type A. While the subject property does not currently have vehicular access to Adolph Street future development could reconfigure access for the site posing cut-through vehicular access issues for residential properties in the vicinity. There is a VIA transit stop at the intersection of Buffalo Street and West Southcross Boulevard.

**Community Facilities:**

The subject property is approximately 90 feet south of Leal Middle School, and 860 feet east of Collier Elementary School. No negative impacts on community facilities are anticipated.

**II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** “R-4 AHOD”

**Proposed Zoning:** “O-1 AHOD”

**Corresponding Zoning Case:** Not yet submitted

**Zoning Commission Public Hearing Date:** None scheduled

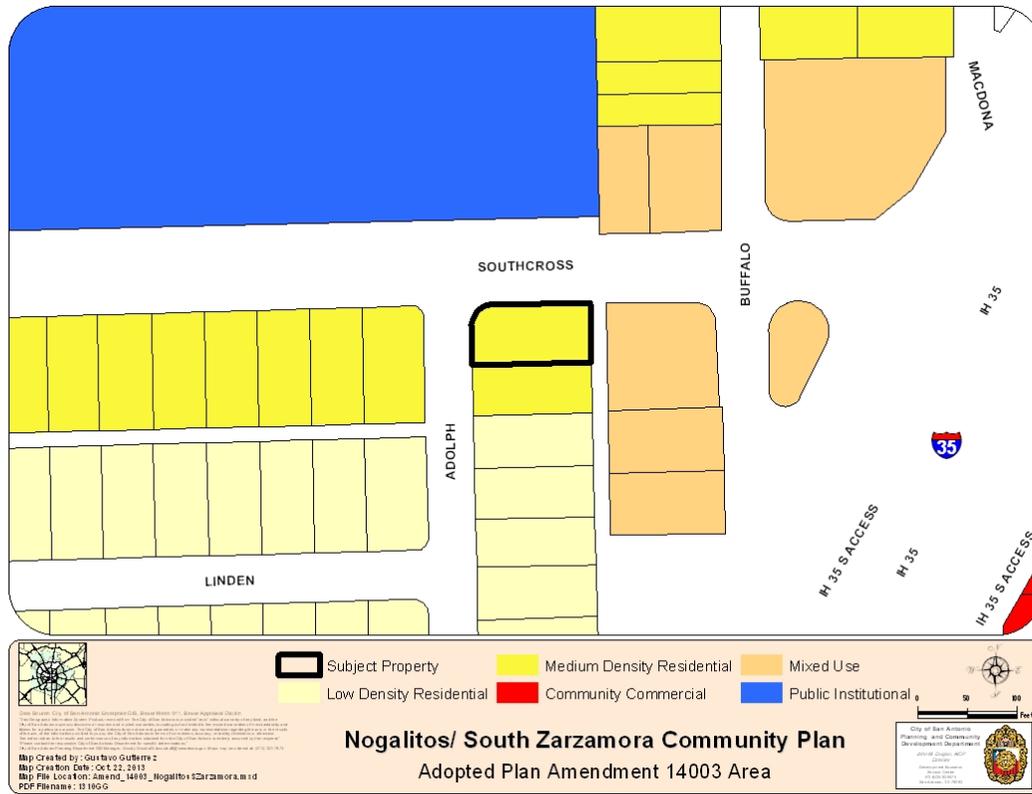
**III. RECOMMENDATION**

The department recommends denial. The Nogalitos/South Zarzamora Community Plan calls for the protection and preservation of the residential character of residential neighborhoods throughout the planning area. Establishment of a non-residential land use on the subject property would present an inappropriate encroachment into the established residential fabric of the area

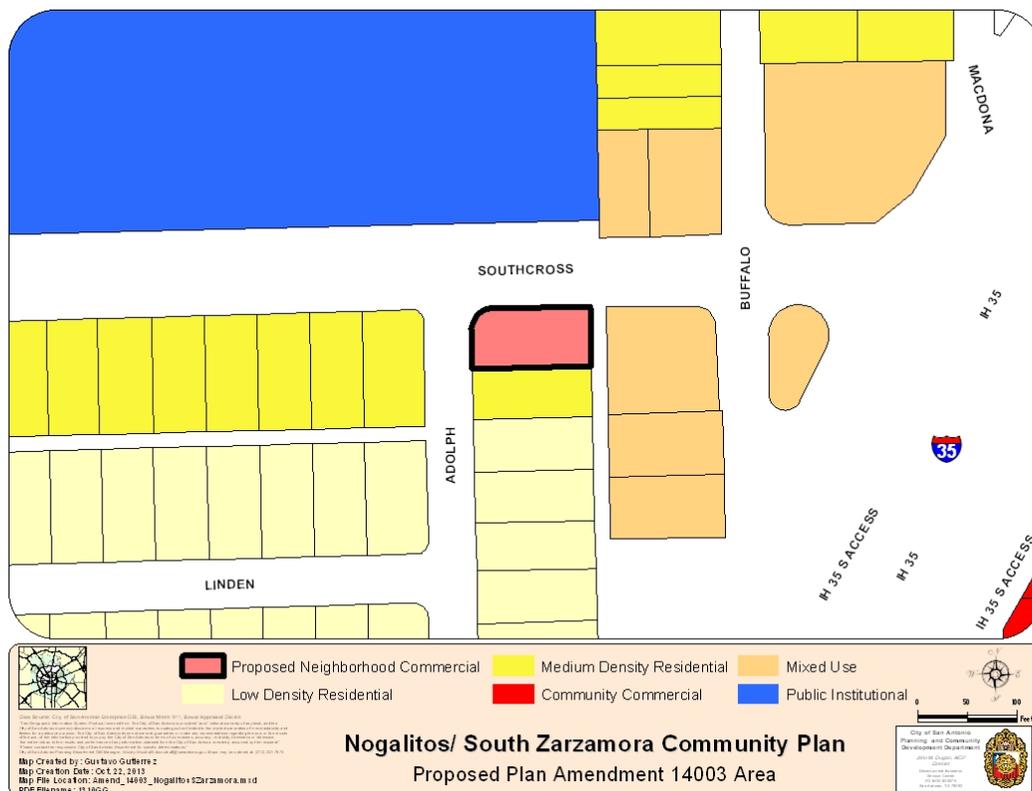
**IV. ATTACHMENTS**

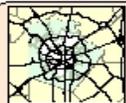
- A. Plan Amendment Maps
- B. Aerial Map

**Future Land Use Plan as adopted:**



**Proposed Amendment:**

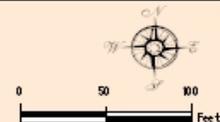




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Map Created by: Gustavo Gutierrez  
 Map Creation Date: Oct 22, 2013  
 Map File Location: Amend\_14003\_Nogalitos+Zarzamora.mxd  
 PDF Filename: 1310GG

 Subject Property  VIA Bus Stops  VIA Bus Routes



## Nogalitos/ South Zarzamora Community Plan

### Proposed Plan Amendment 14003 Area

City of San Antonio  
 Planning and Community  
 Development Department

John M. Cooper, AICP  
 Director

Dennis J. Blevins  
 Deputy Director

1100 North Loop West  
 San Antonio, TX 78207



**RESOLUTION NO.**

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NOGALITOS/SOUTH ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL FOR AN AREA OF APPROXIMATELY 0.167 ACRES LOCATED AT 202 ADOLPH STREET.**

**WHEREAS**, City Council approved the Nogalitos/South Zarzamora Community Plan as an addendum to the Comprehensive Master Plan on September 30, 2004, and updated on June 18, 2009; and

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on November 13, 2013 and **DENIED** the amendment on November 13, 2013; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore not 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 Nogalitos/South Zarzamora Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 13<sup>th</sup> DAY OF NOVEMBER 2012.

Attest:

Approved:

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

\_\_\_\_\_  
Roberto R. Rodriguez, Chair  
San Antonio Planning Commission



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 20

**Public Hearing:**

Planning Commission  
November 13, 2013

**Case Number:**

PA 14007

**Applicant:**

City of San Antonio, Texas

**Representative:**

Department of Planning and  
Community Development

**Owner:**

Multiple Owners

**Staff Coordinator:**

Jacob T. Floyd, Senior Planner  
(210) 207-8318  
[jacob.floyd@sanantonio.gov](mailto:jacob.floyd@sanantonio.gov)

**Property Address/Location:**

West of Loop 410, south of Old  
Pearsall Road, north IH-35, and east  
of the Medina River

**Legal Description:**

1596.85 out of CB 4301, CB 4301E,  
CB 4301G, CB 4301F, CB 4302, CB  
4310A, NCB 4301E, NCB 14493

**Tract Size:**

1596.85 acres

**Council District(s):**

None

**Notification:**

Published in Daily Commercial  
Recorder 10/25/2013

Notices Mailed 11/1/2013

- 38 to property owners within 200 feet
- 1 to Southwest Communities Association and 1 to P.A.C.E. (both within 200 feet)
- 29 to planning team members

Internet Agenda Posting November 8,  
2013

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the United Southwest Communities Plan future land use classification for the property subject to this application from Agricultural, Community Commercial, Mixed Use, Parks and Open Space, Regional Commercial, and Light Industrial to Heavy Industrial and Light Industrial, and adding a Heavy Industrial comprehensive land use category to the Land Use Plan.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to change the future land use classification of the subject property from Agricultural, Community Commercial, Mixed Use, Parks and Open Space, Regional Commercial, and Light Industrial to Heavy Industrial and Light Industrial, and adding a Heavy Industrial comprehensive land use category to the Land Use Plan.

**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 subject area has recently experienced development of industrial uses related to the oil and gas extraction and production industry including Schlumberger and the Freeport Silica Sand Terminal, as well as the Union Pacific Intermodal Terminal. Additionally, it includes a portion of the Freeport Business Center, a large industrial park providing distribution, warehouse and manufacturing space.

**Transportation:**

Loop 410 and IH-35 are Expressways. Old Pearsall Road and Fischer Road are classified as Secondary Arterial Type A thoroughfares. Two railroad lines pass through the subject area, which is served by the Union Pacific and Burlington Northern-Santa Fe Railroads.

**Community Facilities:**

Several schools are near the subject area, the closest being McAuliffe Middle School, located across Loop 410 to the east.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> United Southwest Communities Plan	
<b>Plan Adoption Date:</b> August 4, 2005	<b>Update History:</b> June 16, 2011
<p><b>Goal 1-Economic Development:</b> Attract new businesses, services, and retail establishments to the United Southwest Communities.</p> <p><b>Objective 1.1: Commercial Development-</b>Implement strategies to attract commercial development.</p> <p><b>Action Step 1.1.2:</b> Work with the San Antonio Economic Development Foundation to solicit companies to locate and build industrial and commercial development along IH-35 South and Along Fischer Road.</p> <p>Several large businesses located in the subject area prior to annexation into the City of San Antonio. As the area is now identified for annexation a zoning plan must be implemented that respects the existing conditions of the area and plans its future development accordingly. Due to the industrial nature of the existing business and the investments made in rail infrastructure continued industrial use of the area is appropriate.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Agriculture:</b> Agricultural uses provide primarily for the preservation of crop agriculture, ranching and related agri-business practices. Where residential uses are permitted, conservation subdivision design is encouraged to conserve open space and provide for continuation of agricultural uses. Limited commercial uses directly serving agricultural uses, such as farmers markets, feed stores, nurseries and bed and breakfasts are permitted. Certain non-agricultural uses, such as schools, places of worship and parks, are also appropriate for this category.</p>	FR, RP
<p><b>Community Commercial:</b> 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.</p>	O-1.5, C-1, C-2, C-2P, UD
<p><b>Mixed Use:</b> Includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities to create pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscape, parks/plazas, and outdoor cafes. Parking areas should be located behind buildings. A mix of uses in the same building of development is highly encouraged. Examples of Mixed Use include ground floor retail uses with residential uses above; integration of office and retail uses in the same building.</p>	MXD, MPCD, TOD, FBZD Other possible districts: O-1, O-1.5, O-2, NC, C-1, C-2P, all RM and all MF categories
<p><b>Parks and Open Space</b> includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.</p>	Varies

<p><b>Regional Commercial:</b> Includes high intensity commercial land uses that draw customers from a larger region. Regional Commercial uses are typically located at intersection nodes along expressways or major arterial roadways or adjacent to high-capacity mass transit system stations. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaped yards between the parking lot and street, and well designed monument signage. Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships.</p>	<p>O-1.5, O-2, C-2, C-2P, C-3, UD</p>
<p><b>Light Industrial:</b> Includes a mix of manufacturing uses, Light Industrial business park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage should be under a roof and screened from public view. Examples of industrial uses include drug laboratories, furniture wholesalers, lumber yards, tamale factories and warehousing.</p>	<p>BP, L, MI-1, I-1</p>
<p><b>(Proposed) Heavy industrial:</b> Includes heavy manufacturing, processing and fabricating businesses. Heavy industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Examples of heavy industrial uses include auto manufacturing, oil well supplies and machinery manufacturing, and petro chemical bulk storage.</p>	<p>I-1, I-2, MI-2</p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Agricultural, Community Commercial, Mixed Use, Regional Commercial, Light Industrial	Union Pacific Intermodal, Schlumberger Operations Center, Auto Sales, Travel Stop, Box and Packaging Manufacture, Silica Sand Terminal, Water Treatment Facility, Flea Market
North	Low Density Residential, Regional Commercial, Agricultural	Single-Family Homes, Vacant Land, Agriculture,
East	Light Industrial, Public/Institutional, Low Density Residential	Vacant Land, School, SWISD Transportation Department, Loop 410
South	Suburban Tier, General Urban Tier, Regional Center (Heritage South Sector Plan)	Commercial, Vacant Land, Rural Residences, Agriculture, IH-35
West	Agricultural	Agriculture, Medina River, Von Ormy

**Land Use:** The subject area is located west of Loop 410 and North of IH-35 South in a currently unincorporated area. As it is not within the San Antonio city limits there is no zoning in place, although zoning will be implemented through the limited purpose annexation process. The subject area has recently experienced development of industrial uses related to the oil and gas extraction and production industry including Schlumberger and the Freeport Silica Sand Terminal, as well as the Union Pacific Intermodal Terminal. Additionally, it includes a portion of the Freeport Business Center, a large industrial park providing distribution, warehouse and manufacturing space.

The proposed Heavy Industrial land use category is compatible with the existing land uses where it is proposed and with the adjacent Light Industrial and Regional Commercial land use classifications. As outlined above, the proposed category will allow zoning for general industrial and heavy industrial uses such as those already present in the subject area.

The proposed amendment to reclassify several areas from Mixed Use, Commercial, and Agricultural future land use classifications to Light Industrial acknowledges the existing major land uses as well, such as the Traders Village Flea Market, and the Love's Travel Stop.

**Transportation:** Loop 410 and IH-35 are Expressways. Old Pearsall Road and Fischer Road are classified as Secondary Arterial Type A thoroughfares. Two railroad lines pass through the subject area, which is served by the Union Pacific and Burlington Northern-Santa Fe Railroads.

**Community Facilities:** Several schools are near the subject area, the closest being McAuliffe Middle School, located across Loop 410 to the east. Other nearby schools include Sky Harbor Elementary, Southwest High School, Southwest Junior High, Southwest Elementary, Medio Creek Elementary, and McNair Middle School. It should be noted that, while Heavy Industrial land uses are generally not compatible with school facilities, the uses are already present and there is a substantial buffer between the Heavy Industrial land uses and school facilities. This buffer distance is approximately 0.6 miles at its minimum and is greater than one mile in several instances.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** None

**Proposed Zoning:** Various

**Corresponding Zoning Case:** TBD

**Zoning Commission Public Hearing Date:** December 3, 2013

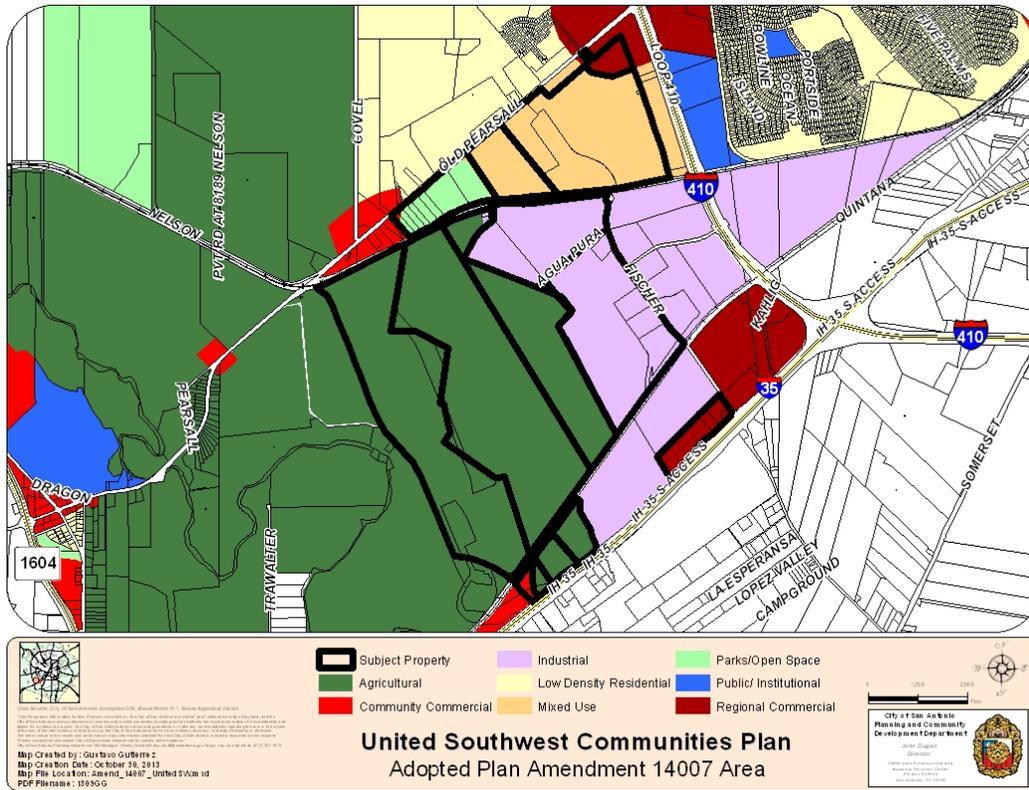
## **III. RECOMMENDATION**

The proposed Heavy Industrial land use category is compatible with the existing land uses where it is proposed and with the adjacent Light Industrial and Regional Commercial land use classifications. As outlined above, the proposed category will allow zoning for general industrial and heavy industrial uses such as those already present in the subject area. Additionally, the proposed amendment to reclassify several areas from Mixed Use, Commercial, and Agricultural future land use classifications to Light Industrial acknowledges the existing major land uses as well, such as the Traders Village Flea Market, and the Love's Travel Stop. As stated above, the industrial nature of the businesses established in this area and rail infrastructure in place, continued and future industrial use of the area is appropriate.

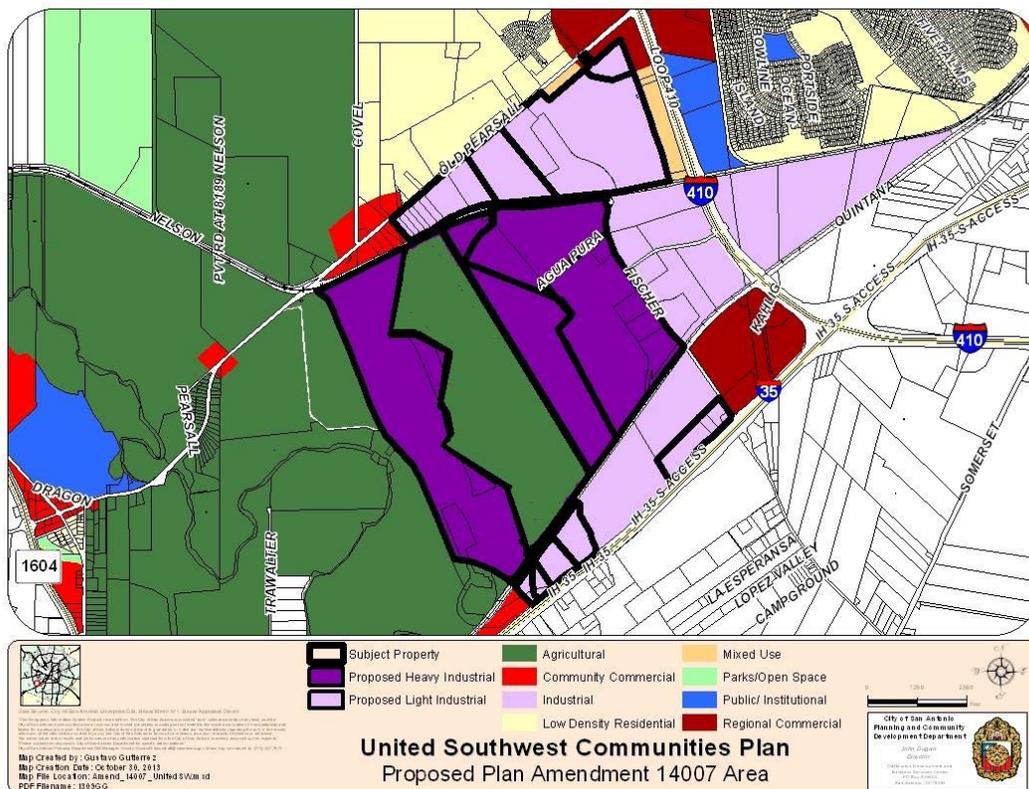
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial

 Subject Property



City of San Antonio  
 Planning and Community  
 Development Department

John Dugan  
 Director

City of San Antonio  
 Planning and Community  
 Development Department  
 100 West 15th Street  
 San Antonio, TX 78205



Data Source: City of San Antonio Geographic GIS, Aerial Photo 011, Aerial Aerialized Cloud  
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Map Created by : Gustavo Gutierrez  
 Map Creation Date : October 30, 2013  
 Map File Location : Amend\_14007\_United SWM.mxd  
 PDF Filename : 1309GG

## United Southwest Communities Plan Proposed Plan Amendment 14007 Area



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 21

**Public Hearing:**

Planning Commission  
November 13, 2013

**Case Number:**

PA 14008

**Applicant:**

City of San Antonio, Texas

**Representative:**

Department of Planning and  
Community Development

**Owner:**

Multiple Owners

**Staff Coordinator:**

Jacob T. Floyd, Senior Planner  
(210) 207-8318  
[jacob.floyd@sanantonio.gov](mailto:jacob.floyd@sanantonio.gov)

**Property Address/Location:**

2789 West Loop 1604 and portions of  
19859 Applewhite Road and 19775  
Applewhite Road

**Legal Description:**

38.88 acres out of CB 4188 and CB  
4187

**Tract Size:**

38.88 acres

**Council District(s):**

None

**Notification:**

Published in Daily Commercial  
Recorder 10/25/2013  
Notices Mailed 11/1/2013

- 10 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 29 to planning team members

Internet Agenda Posting 11/8/2013

**REQUEST**

A Comprehensive Master Plan Amendment to change the Heritage South Sector Plan future land use classification for the property subject to this application from Country Tier to Agribusiness/RIMSE Tier.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to change the future land use classification of the subject property from Country Tier to Agribusiness/RIMSE Tier.

**ALTERNATIVE ACTIONS**

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

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Heritage South Sector Plan	
<b>Plan Adoption Date:</b> September 16, 2010	<b>Update History:</b> None
<b>Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.</b>	
<p>The proposed amendment to the Agribusiness/RIMSE Tier is compatible with neighboring properties, which are also classified as Agribusiness/RIMSE Tier. The existing uses on the subject properties are in keeping with the uses permitted by the proposed future land use classification. Additionally, the amendment will preserve the economic viability of the subject properties by allowing a range of zoning districts for non-residential and agricultural use.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Country Tier:</b>  <b>RESIDENTIAL:</b> Rural Homestead  <b>Generally:</b> Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres.  <b>NON-RESIDENTIAL:</b> Agriculture, Commercial  <b>Generally:</b> Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate.</p>	RP, FR
<p><b>Agribusiness/RIMSE Tier:</b>  <b>RESIDENTIAL:</b> Farm Homestead  <b>Generally:</b> Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing  <b>NON-RESIDENTIAL:</b> Agriculture, Light Industrial, Manufacturing, Sports &amp; Entertainment  <b>Generally:</b> Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.</p>	FR, I-1, MI-1, BP, RP, L

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Country Tier	Electrical Contractor, Farm & Ranch
North	Country Tier, Agribusiness/RIMSE Tier	Farm & Ranch
East	Agribusiness/RIMSE Tier	Rural Homesteads
South	Rural Estate Tier	Rural Homesteads, Low Density Residential Estate
West	Country Tier	Farm & Ranch, Rural Homesteads

**SECTOR PLAN CRITERIA FOR REVIEW:**

According to the Heritage South Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

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

The proposed amendment is in keeping with the uses existing on the subject properties and the adjacent land use classifications along Applewhite Road. The Agribusiness/RIMSE Tier future land use classification is appropriate for this location, near the intersection of an Arterial Roadway (Applewhite Road) and Loop 1604, and is complimentary to the adopted land use plan.

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

The proposed amendment, with the range of uses that it accommodates, will provide additional opportunities for individuals wishing to develop these properties for non-residential uses in a location that does not interfere with incompatible residential uses. It does not solely benefit a particular landowner and improves upon the Sector Plan by acknowledging the existing uses.

**The amendment must uphold the vision for the future of the Heritage South Sector Plan.**

The Heritage South Sector Plan calls for planting the seeds of economic development while preserving and respecting the history, values, and natural resources of the area. The proposed amendment upholds this vision by expanding the potential uses of the subject properties while recognizing the existing uses.

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

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

The land use pattern in this area is a mix of rural residential, farm and ranch, and agricultural land uses. The proposed amendment will not significantly alter the adopted land use plan and will not affect the existing character of the immediate area. Rather, the amendment acknowledges the existing land uses and compatible with the uses of the adjacent properties.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** None (Outside City Limits and CSMA)

**Proposed Zoning:** L, BP

**Corresponding Zoning Case:** TBD

**Zoning Commission Public Hearing Date:** December 3, 2013

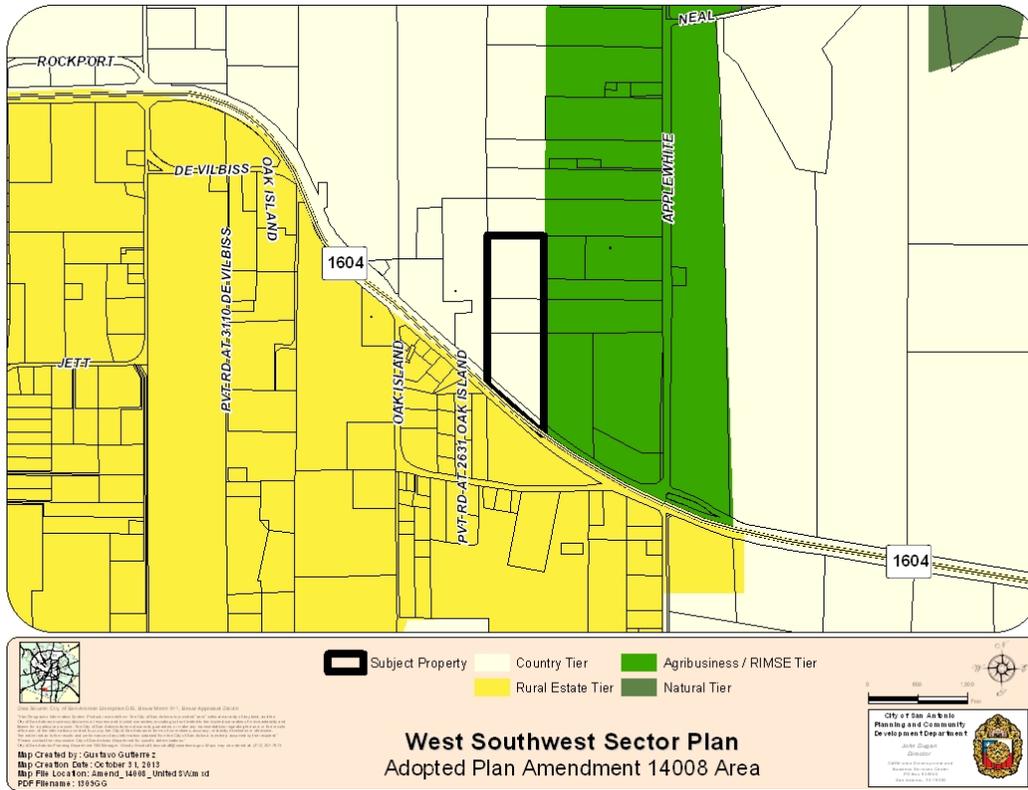
## **III. RECOMMENDATION**

The proposed amendment is in keeping with the uses existing on the subject properties and the adjacent land use classifications along Applewhite Road. The Agribusiness/RIMSE Tier future land use classification is appropriate for this location, near the intersection of an Arterial Roadway (Applewhite Road) and Loop 1604, and is complimentary to the adopted land use plan. The proposed amendment, with the range of uses that it accommodates, will provide additional opportunities for individuals wishing to develop these properties for non-residential uses in a location that does not interfere with incompatible residential uses.

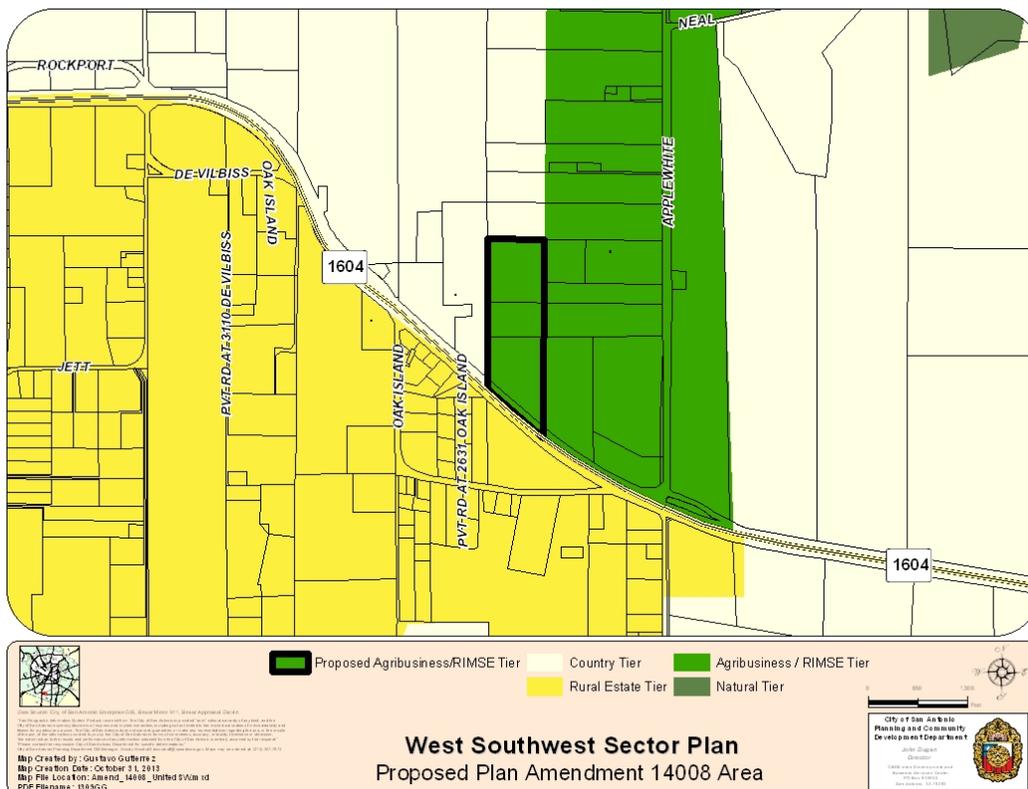
## **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

**Future Land Use Plan as adopted:**



**Proposed Amendment:**







# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 22

**Public Hearing:**

Planning Commission  
November 13, 2013

**Case Number:**

PA 14009

**Applicant:**

City of San Antonio, Texas

**Representative:**

Department of Planning and  
Community Development

**Owner:**

Multiple Owners

**Staff Coordinator:**

Jacob T. Floyd, Senior Planner  
(210) 207-8318  
[jacob.floyd@sanantonio.gov](mailto:jacob.floyd@sanantonio.gov)

**Property Address/Location:**

The area bound by IH-37 to the west,  
U.S. Highway 181 and South Presa  
Street to the north, Donop Road and  
Old Corpus Christi Road to the east,  
and the existing city limits to the  
south

**Legal Description:**

942.36 acres out of CB 4007, 4007A,  
4007F, 4007J, 4007N, 4007S, 4007X,  
4007-5, and 4069B

**Tract Size:**

942.36 acres

**Council District(s):**

None

**Notification:**

Published in Daily Commercial  
Recorder 10/25/2013

Notices Mailed 11/1/2013

- 68 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 29 to planning team members

Internet Agenda Posting 11/8/2013

**REQUEST**

A Comprehensive Master Plan Amendment to change the Heritage South Sector Plan future land use classification for the property subject to this application from Suburban Tier, Rural Estate Tier, and Agribusiness/RIMSE Tier to Rural Estate Tier, Agribusiness/RIMSE Tier, and Specialized Center.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to change the future land use classification of the subject property from Suburban Tier, Rural Estate Tier, and Agribusiness/RIMSE Tier to Rural Estate Tier, Agribusiness/RIMSE Tier, and Specialized Center.

**ALTERNATIVE ACTIONS**

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

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Heritage South Sector Plan	
<b>Plan Adoption Date:</b> September 16, 2010	<b>Update History:</b> None
<b>Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.</b>	
<p>The proposed amendment to the Agribusiness/RIMSE Tier is compatible with neighboring properties, which are also classified as Agribusiness/RIMSE Tier. The existing uses on the subject properties are in keeping with the uses permitted by the proposed future land use classification. Additionally, the amendment will preserve the economic viability of the subject properties by allowing a range of zoning districts for non-residential and agricultural use.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Suburban Tier:</b>  <b>RESIDENTIAL:</b> Rural Homestead  <b>Generally:</b> Large tract detached single family housing; Served by well water and septic systems; Lots greater than 10 acres.  <b>NON-RESIDENTIAL:</b> Agriculture, Commercial  <b>Generally:</b> Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate.</p>	<p>RP, FR</p>
<p><b>Agribusiness/RIMSE Tier:</b>  <b>RESIDENTIAL:</b> Farm Homestead  <b>Generally:</b> Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing  <b>NON-RESIDENTIAL:</b> Agriculture, Light Industrial, Manufacturing, Sports &amp; Entertainment  <b>Generally:</b> Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.</p>	<p>FR, I-1, MI-1, BP, RP, L</p>
<p><b>Rural Estate Tier</b>  <b>RESIDENTIAL:</b> Low Density Residential Estate  <b>Generally:</b> Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.  <b>NON-RESIDENTIAL:</b> Neighborhood Commercial  <b>Generally:</b> Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate</p>	<p>RP, RE, R-20, NC, O-1, C-1, RD</p>
<p><b>Specialized Center</b>  <b>RESIDENTIAL:</b> None  <b>NON-RESIDENTIAL:</b> Heavy Industrial, Business Park / Office  <b>Generally:</b> Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services.</p>	<p>O-1.5, O-2, C-3, BP, I-1, I-2, MI-1, MI-2, SGD, QD</p>

<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Suburban Tier, Rural Estate Tier, Agribusiness Tier	Various

North	Rural Estate Tier, None	Single-Family Residences, Commercial, Various
East	Agribusiness/RIMSE Tier, Rural Estate Tier	Rural Homesteads, Farm and Ranch
South	Agribusiness/RIMSE Tier, Rural Estate Tier	Farm and Ranch, V.H. Braunig Power Plant
West	Country Tier, Suburban Tier, Agribusiness/RIMSE Tier	Farm & Ranch, Rural Homesteads, Single-Family Homes, Solar Farm, IH-37

**SECTOR PLAN CRITERIA FOR REVIEW:**

According to the Heritage South Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

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

The proposed amendments are in keeping with the uses existing on the subject properties and create adequate optional sites in the land use plan to provide appropriate sites for light industrial or similar uses to locate. This area is appropriate for industrial and business park uses due to its location between an expressway and a state highway and its relative proximity to a power generation plant.

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

The proposed amendment, with the range of uses that it accommodates, will provide additional opportunities for individuals wishing to develop these properties for non-residential uses in a location that does not interfere with incompatible residential uses. It does not solely benefit a particular landowner and improves upon the Sector Plan by acknowledging the existing uses.

**The amendment must uphold the vision for the future of the Heritage South Sector Plan.**

The Heritage South Sector Plan calls for planting the seeds of economic development while preserving and respecting the history, values, and natural resources of the area. The proposed amendment upholds this vision by expanding the potential uses of the subject properties while recognizing the existing uses.

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

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

The land use in this area is a mix of rural residential, farm and ranch, agricultural and industrial land uses. The proposed amendment will not significantly alter the land use plan in established neighborhoods and will not adversely affect the existing character of the immediate area. Rather, the amendment acknowledges the existing land uses and will create a land use plan that supports compatible activities.

**II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** None (Outside City Limits and CSMA)

**Proposed Zoning:** Various (Non-Residential and Residential)

**Corresponding Zoning Case:** TBD

**Zoning Commission Public Hearing Date:** December 3, 2013

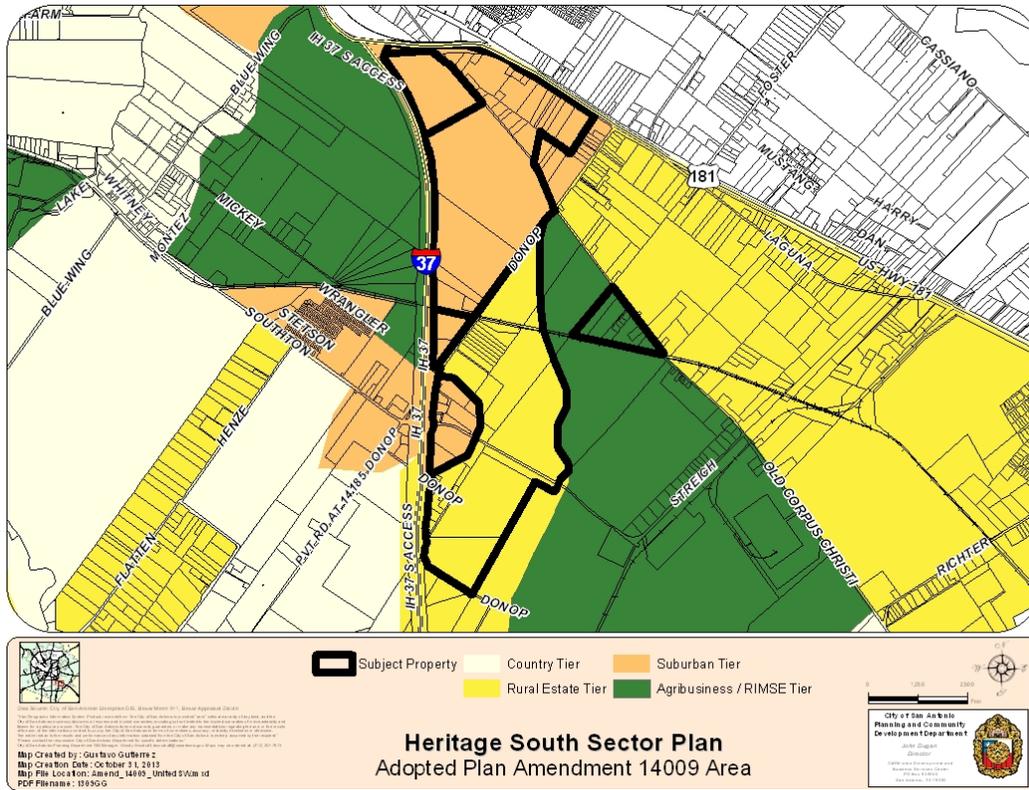
### **III. RECOMMENDATION**

The proposed amendments are in keeping with the uses existing on the subject properties and create adequate optional sites in the land use plan to provide appropriate sites for light industrial or similar uses to locate. This area is appropriate for industrial and business park uses due to its location between an expressway and a state highway and its relative proximity to a power generation plant. The amendments acknowledge the existing land uses and will create a land use arrangement that supports compatible activities.

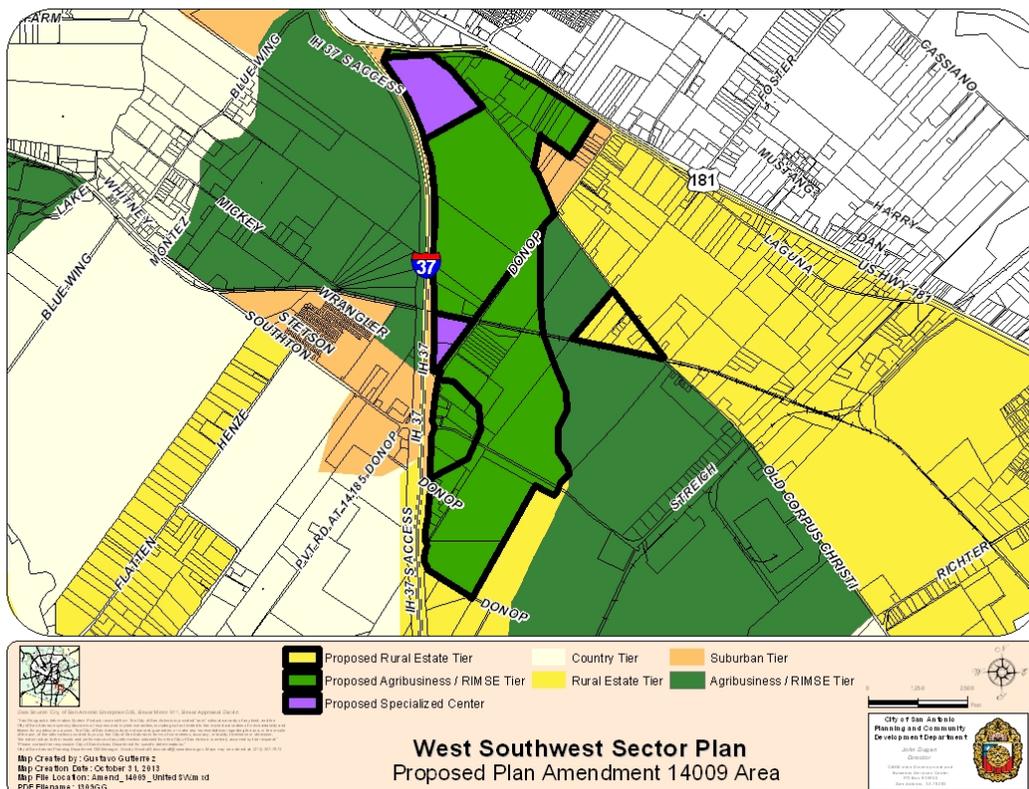
### **IV. ATTACHMENTS**

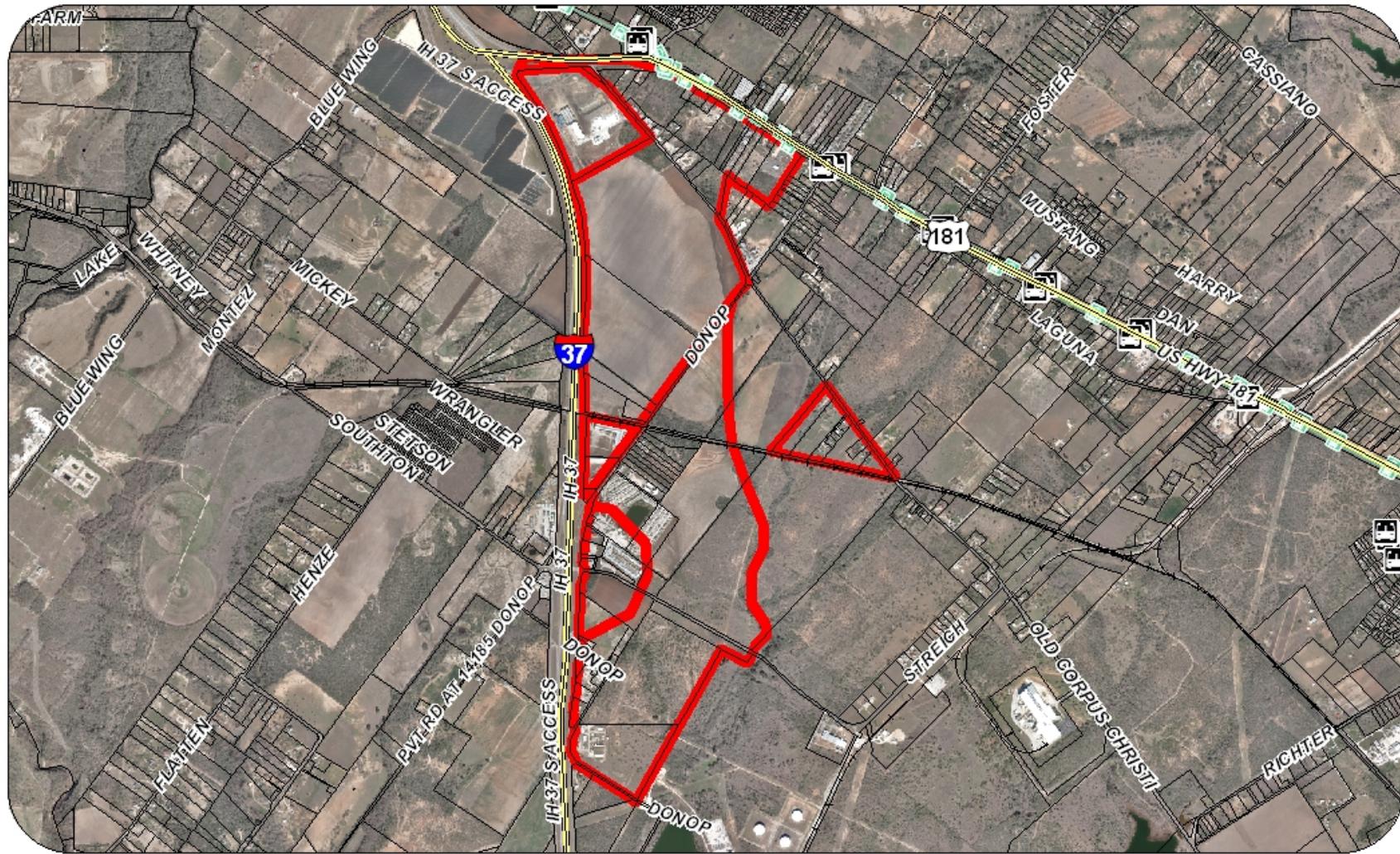
- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial

 Subject Property  VIA Bus Stops  VIA Bus Routes



City of San Antonio  
 Planning and Community  
 Development Department

John Eagan  
 Director

City of San Antonio  
 Planning and Community  
 Development Department  
 100 West Alamo Plaza  
 San Antonio, TX 78205



Data Source: City of San Antonio Geographic GIS, Aerial Photo 011, Aerial Aerialized Cloud  
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Map Created by : Gustavo Gutierrez  
 Map Creation Date : October 31, 2013  
 Map File Location : Amend\_14009\_United S\WM\rd  
 PDF Filename : 1309GG

## Heritage South Sector Plan

### Proposed Plan Amendment 14009 Area



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 23

**Public Hearing:**

Planning Commission  
November 13, 2013

**Case Number:**

PA 14010

**Applicant:**

City of San Antonio, Texas

**Representative:**

Department of Planning and  
Community Development

**Owner:**

Multiple Owners

**Staff Coordinator:**

Jacob T. Floyd, Senior Planner  
(210) 207-8318  
[jacob.floyd@sanantonio.gov](mailto:jacob.floyd@sanantonio.gov)

**Property Address/Location:**

The area bound by the existing city limits and the San Antonio River to the north, Labus Road and Lamm Road to the east, Priest Road to the south, and Campbellton Road to the west

**Legal Description:**

2122.1 acres out of CB 4010, 4007, 4137, 4137A, 4136, 4136A, 4136B, 4136C, 4136D, 4136E, 4010F, 4010J, 4167A

**Tract Size:**

2122.1 acres

**Council District(s):**

None

**Notification:**

Published in Daily Commercial Recorder 10/25/2013  
Notices Mailed 11/1/2013

- 87 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 29 to planning team members

Internet Agenda Posting 11/8/2013

**REQUEST**

A Comprehensive Master Plan Amendment to change the Heritage South Sector Plan future land use classification for the property subject to this application from County Tier, Rural Estate Tier, Suburban Tier, and Agribusiness/RIMSE Tier to Agribusiness/RIMSE Tier, General Urban Tier, Specialized Center, Civic Center, Regional Center, and Suburban Tier.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to change the future land use classification of the subject property from County Tier, Rural Estate Tier, Suburban Tier, and Agribusiness/RIMSE Tier to Agribusiness/RIMSE Tier, General Urban Tier, Specialized Center, Civic Center, Regional Center, and Suburban Tier.

**ALTERNATIVE ACTIONS**

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

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Heritage South Sector Plan	
<b>Plan Adoption Date:</b> September 16, 2010	<b>Update History:</b> None
<p><b>Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.</b>                      The existing uses on the subject properties are in keeping with the uses permitted by the proposed future land use classification. Additionally, the amendment will preserve the economic viability of the subject properties by allowing a range of zoning districts for non-residential and agricultural use.</p> <p><b>Goal LU-3 Urban, commercial, and rural development are concentrated in strategic areas supported by targeted public and private investments</b></p> <p><b>Goal LU-2.2</b> Ensure buffer zones and transitional areas between industrial and other uses</p> <p><b>1 ED-6: Market Heritage South as a business friendly environment</b>  <b>Goal ED-6.3: Promote low impact industry, biotechnologies, and international trade</b>                      The proposed development is consistent with the above-stated goals and strategies of the Heritage South Sector Plan.</p>	

<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Country Tier:</b>  <b>RESIDENTIAL:</b> Rural Homestead  <b>Generally:</b> Large tract detached single-family housing; Served by well water and septic systems; Lots greater than 10 acres.  <b>NON-RESIDENTIAL:</b> Agriculture, Commercial  <b>Generally:</b> Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate.</p>	<p>RP, FR</p>
<p><b>Rural Estate Tier:</b>  <b>RESIDENTIAL:</b> Rural Homestead to Very Low  <b>Generally:</b> Large tract detached single family housing; Served by central water and septic systems  <i>Recommended Density: 0.10-2.0 DU/AC (1/2 acre – 10 acres)</i>  <b>NON-RESIDENTIAL:</b> Commercial  <b>Generally:</b> Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate</p>	<p>RP, RE, R-20, G, O-1, NC, C1, MI-1, RD, FR, PUD, MPCD</p>
<p><b>Suburban Tier:</b>  <b>RESIDENTIAL:</b> Low to Medium Density  <b>Generally:</b> Small and large tract attached and detached single family; Multifamily housing (mid rise apartments, duplex, triplex, quadplex); Townhomes, garden homes, and condominiums  <i>Recommended Density: 2.1 – 18.0 DU/AC</i>  <b>NON-RESIDENTIAL:</b> Commercial, Office  <b>Generally:</b> 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>R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MH, MCH, MHP, MF-18, G, O-1, 0-1.5, NC, C-1, C-2, C-2P, TOD, UD, RD, FBZD, MXD, PUD, MPCD, AE</p>
<p><b>General Urban Tier:</b>  <b>RESIDENTIAL:</b> Medium to High Density  <b>Generally:</b> Small tract detached, Multi-Family (apartments, quadplexes, triplexes, and duplexes; Townhomes (condominiums)  <i>Recommended Density: 8.0-40.0 DU/AC</i></p>	<p>R-5, R-4, R-3, RM-5, RM-4, MH, MCH, MHP, MF-18, MF-25, MF-33, MF-40 G, O-1, O-1.5, NC, C-1, C-2, C-2P IDZ, TOD,</p>

<p><b>NON-RESIDENTIAL:</b> Commercial, Office  <b>Generally:</b> Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate.</p>	UD, FBZD, MXD, PUD, MPCD, AE-1, AE-2, AE-3
<p><b>Agribusiness/RIMSE Tier:</b>  <b>RESIDENTIAL:</b> Farm Homestead  <b>Generally:</b> Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing  <b>NON-RESIDENTIAL:</b> Agriculture, Light Industrial, Manufacturing, Sports &amp; Entertainment  <b>Generally:</b> Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.</p>	FR, I-1, MI-1, BP, RP, L
<p><b>Regional Center</b>  <b>RESIDENTIAL:</b> Med-High to Very High Density  <b>Generally:</b> Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses, <i>Recommended Density: 19.0+ DU/AC</i>  <b>NON-RESIDENTIAL:</b> Light Industrial, Office, Business Park, Commercial  <b>Generally:</b> “Big box” or “power centers” Shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing</p>	MF-25, MF-33, MF-40, MF-50 O-1.5, O-2, C-3, L, I-1, MI-1, BP, ED IDZ, TOD, UD, FBZD, MXD, PUD, MPCD, AE-1, AE-3, AE-4
<p><b>Specialized Center</b>  <b>RESIDENTIAL:</b> None  <b>NON-RESIDENTIAL:</b> Heavy Industrial, Office, Light Industrial, Commercial, Business Park  <b>Generally:</b> Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services</p>	0-1.5, 0-2, C-3, L, I-1, I-2, MI-1, MI-2, SGD, QD, BP, ED IDZ, UD, RD, FR, FBZD, PUD, MPCD, AE-4
<p><b>Civic Center</b>  <b>RESIDENTIAL:</b> All  <b>Generally:</b> Dormitories and/or student housing, <i>Recommended Density: All</i>  <b>NON-RESIDENTIAL:</b> Office, Educational, Governmental. Religious  <b>Generally:</b> Federal, state, county, or municipal governmental and quasi-governmental uses, Public or private school or campus uses, Retreat areas or campuses for religious organizations</p>	All, except for MR

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Suburban Tier, Country Tier, Rural Estate Tier	Offices complex, Industrial, Service stations, fast food restaurants, Multi-Family residential, school, chemical processing
North	Country Tier	Farm & Ranch
East	Country Tier and Rural Estate Tier	Farm & Ranch, Rural Homesteads, and Low Density Residential Estate
South	Rural Estate Tier	Rural Homesteads, Low Density Residential Estate

West	Suburban Tier, Rural Estate Tier, and Agribusiness/RIMSE Tier	Rural Homesteads, Low Density Residential Estate Farm & Ranch
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**SECTOR PLAN CRITERIA FOR REVIEW:**

According to the Heritage South Sector Plan, plan amendments should only be considered after careful review of various factors and public hearings by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

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

The proposed amendment is in keeping with the uses existing on the subject properties and the adjacent land use classifications along IH-37 South and Loop 1604. The Specialized Center future land use classification is appropriate for this location, near the intersection of an IH-37 South and Loop 1604, and is complimentary to the existing uses in the area.

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

The proposed amendment, with the range of uses that it accommodates, will provide additional opportunities for individuals wishing to develop these properties for non-residential uses in a location that does not interfere with incompatible residential uses. It does not solely benefit a particular landowner and improves upon the Sector Plan by acknowledging the existing uses.

**The amendment must uphold the vision for the future of the Heritage South Sector Plan.**

The Heritage South Sector Plan calls for planting the seeds of economic development while preserving and respecting the history, values, and natural resources of the area. The proposed amendment upholds this vision by expanding the potential uses of the subject properties while recognizing the existing uses.

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

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

The land use pattern in this area is a mix of rural residential, farm and ranch, and agricultural land uses. The proposed amendment will not significantly alter the land use plan in established neighborhoods and will not adversely affect the existing character of the immediate area. Rather, the amendment acknowledges the existing land uses and will create a land use plan that supports compatible activities.

**II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** None (Outside City Limits and CSMA)

**Proposed Zoning:** MF-33, C-2, C-3, CD, I-1, I-2, I-2-S L, BP, FR, RE

**Corresponding Zoning Case:** TBD

**Zoning Commission Public Hearing Date:** December 3, 2013

**III. RECOMMENDATION**

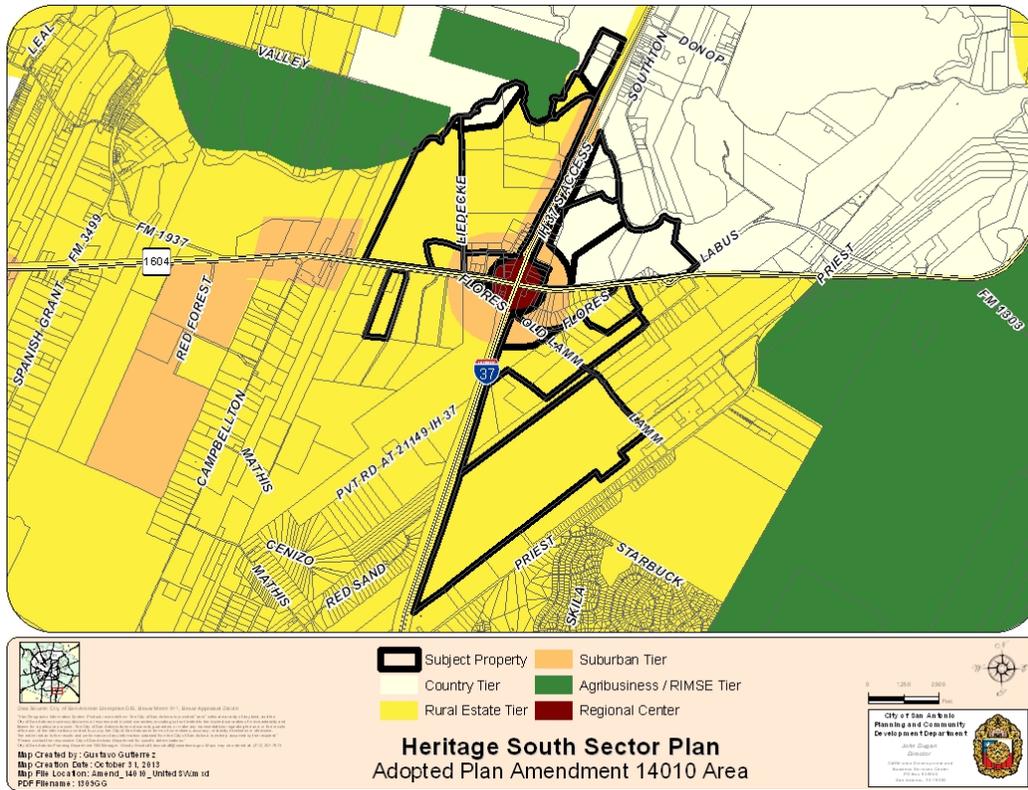
The proposed amendments are in keeping with the uses existing on the subject properties and the adjacent land use classifications along IH-37. The proposed future land use classifications are appropriate for this area, near the intersection of an expressway (IH -37) and Loop 1604, and are complimentary to the existing land uses in the area. The proposed amendments, with the range of uses that it accommodates,

will provide additional opportunities for individuals wishing to develop these properties for non-residential uses in a location that does not interfere with incompatible residential uses.

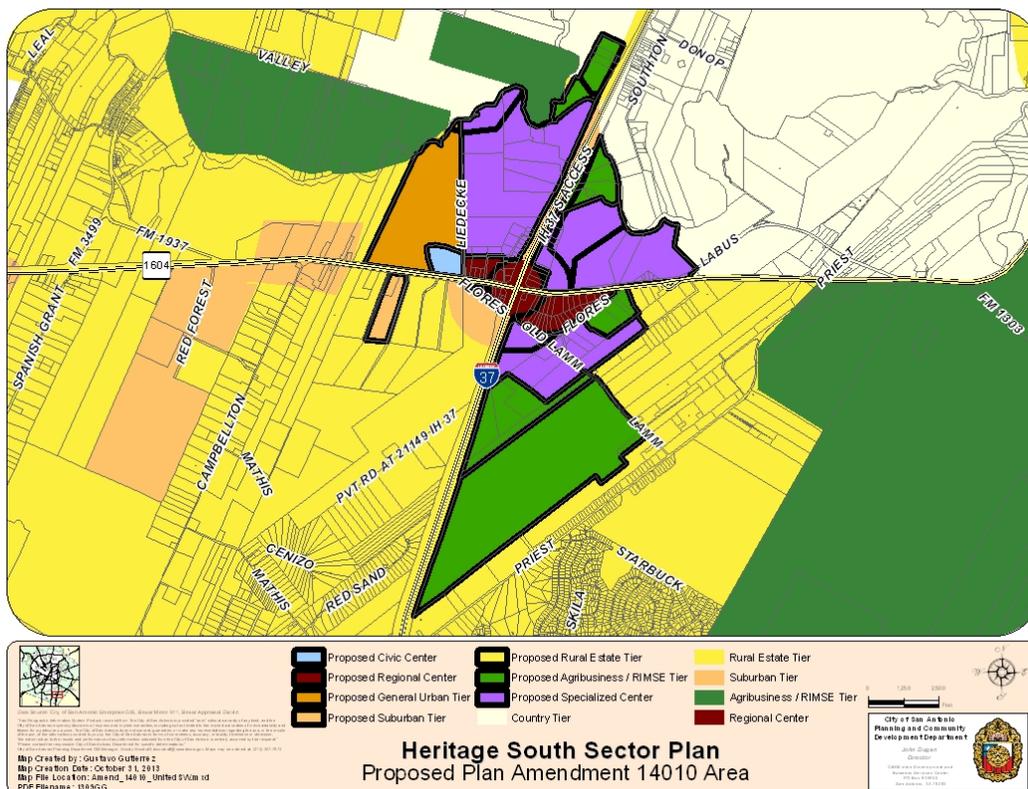
**IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Future Land Use Plan as adopted:



Proposed Amendment:





2012 Aerial

 Subject Property



City of San Antonio  
 Planning and Community  
 Development Department

John Dugan  
 Director

City of San Antonio  
 Planning and Community  
 Development Department  
 100 West 15th Street  
 San Antonio, TX 78205



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Map Created by : Gustavo Gutierrez  
 Map Creation Date : October 31, 2013  
 Map File Location : Amend\_14010\_United s\Wm.rxd  
 PDF Filename : 1309GG

## Heritage South Sector Plan Proposed Plan Amendment 14010 Area



# CITY OF SAN ANTONIO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

COMPREHENSIVE PLANNING DIVISION

STAFF REPORT

AGENDA ITEM NO. 24

## **Public Hearing:**

Planning Commission - November 13, 2013

## **Applicant:**

City of San Antonio

## **Representative:**

John Dugan, AICP, Director

## **Owner:**

Multiple

## **Staff Coordinator:**

Rudy Nino, Jr., AICP

Planning Manager

(210) 207-8389

[rudy.nino@sanantonio.gov](mailto:rudy.nino@sanantonio.gov)

## **Location:**

**Area #1** – South of Southwest Loop 410 and the existing City Limits to the north; Old Pearsall Road to the west; State Highway 16 to the east; and 1,350 feet south from the centerline of the Medina River to the south, which abuts Von Ormy's ETJ. IH35 South bisects the area.

**Area #2** - the southern bank of the Medina River, along Applewhite Road to South Loop 1604

**Area #3** - generally bound by the existing City Limits to the north, U.S. Highway 181, Donop Road, Old Corpus Christi Road, and the existing City Limits to the east, the existing City Limits to the south, and the existing City Limits, the San Antonio River to the west

**Area #4** - of land bound by the existing city limits and the San Antonio River to the north, Labus Road and Lamm Road to the east, Priest Road to the south, and Campbellton Road to the west

## **Legal Description:**

Multiple

## **Tract Size:**

Approximately 36 square miles (22,648 acres)

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

Districts 3 and 4

## **Notification:**

Notices Mailed: 10/25/2013

Internet Agenda Posting: Week of October 28, 2013

Published in Daily Commercial Recorder:  
10/30/2013

Published in Express News: 10/31/2013

## **REQUEST**

Public Hearing regarding the Limited Purpose Annexation of South San Antonio Areas 1 – 4

## **RECOMMENDED ACTION**

**Approval** of a resolution recommending Limited Purpose Annexation for Areas #1 - #4, as depicted in the exhibit.

## **ALTERNATIVE ACTIONS**

1. Recommend denial of the proposed limited purpose annexation of Areas #1 - #4.
2. Make an alternate recommendation.

## **SYNOPSIS OF ANALYSIS**

The City of San Antonio is recommending Limited Purpose Annexation of four unincorporated areas generally located within the southern portion of the City of San Antonio's Extraterritorial Jurisdiction (ETJ) and in Bexar County. The purpose of the recommended annexation is to implement the "Option 2" of the *CSMA Effectiveness Study and Economic Strategic Plan*, as directed by City Council in December 2012.

## **CASE HISTORY**

This is the first public hearing of this case.

## **BACKGROUND**

On September 1, 2011, Senate Bill 1493 became effective and required a study of the effectiveness of the City South Management Authority (CSMA). Accordingly, the City, on behalf of CSMA, contracted with a third-party contractor, TXP Inc., to conduct a thorough assessment of the authority's effectiveness in accomplishing its mission. TXP was further asked to draft an economic development strategy for the City South area. In December 2012, the City accepted the findings of the Effectiveness Study<sup>1</sup>, directed the implementation of "Option 2," and submitted the study to the Texas Legislature.

## **ISSUE**

The CSMA Effectiveness Study recommended one of three options that should be considered in order to address challenges in accomplishing the mission of CSMA. The San Antonio City Council directed the implementation of the aforementioned option, which consists of the dissolution of CSMA in coordination with the adoption and implementation of the City's revised annexation and land use control policies in this instance, the consideration of Limited Purpose Annexation for key development areas.

*Limited purpose annexation* allows the City to extend regulatory authority for the limited purposes of applying its planning, zoning, health, and safety ordinances without the provisions of full services. The City may not assess property taxes in the area until the property is annexed for full purposes, usually within three years. Limited purpose annexation will help ensure quality development in the area and will protect property values by ensuring that all development meets consistently high standards, resulting in an increase in the City's tax base. The three-year period between limited purpose annexation and full purpose annexation will give the City additional time to plan for the orderly extension of full municipal services to the area. It will provide a framework for capital improvements project planning for the area. Limited purpose annexation will be the tool utilized to enable the City to transition land use regulation and zoning in the former CSMA areas to the City and extend its authority within adjacent, non-CSMA areas in order to capitalize on economic development opportunities occurring in the Southside.

During the interim three years of limited purpose annexation, the City of San Antonio may not assess property or sales taxes; thus, will not extend the full compliment of city services. However, the city is proposing to extend the following codes in order to ensure that new development meets the city's standards upon full annexation:

- Electrical Code,
- Fire Prevention Code
- Licenses and Business Regulations pertaining to salvage yards and auto dismantlers
- Plumbing Code
- Signs & Billboards
- Solid Waste Code (pertaining to lot clearance)
- Unified Development Code
- Water & Sewers

The four annexation study areas are predicated on key geographic nodes that have seen significant development of specialized industry sectors. The Effectiveness Study recommended these nodes as having the most potential for growth; where development would most likely have the greatest potential for success; and potential contributions to the economic development of the City and should be considered for annexation in concert with the dissolution of the management authority. The descriptions of the proposed annexation areas are as follows:

- *Area 1* encompasses the "Warehousing, Logistics, and Distribution Node" and related adjacent development, which is centered on the Union Pacific Intermodal Facility and other surrounding activities. This study area is bisected by IH-35. The balance of the node includes property that has a range of development potential, to include residential, commercial and industrial development. The Southwest Independent School District is proposing a multi-school campus near the center of this segment of the node, where neighboring residential development could be anticipated.

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<sup>1</sup> Effectiveness Study & Economic Strategic Plan for the City South Management Authority, Fall 2012

- *Area 2* was identified as the “Natural Node,” which encompasses the Land Heritage Institute; property adjacent to the Medina River; and properties with frontage on Applewhite Road which is a major arterial that is a gateway to the Toyota Manufacturing Plant (situated within the City of San Antonio municipal limits).
- *Area 3*, which contains a major solar farm and various industrial uses, to include a Baker/Hughes, Inc. facility and the Southton Railyard (\$43 million investment related to Eagle/Ford Shale production), is identified as an emerging “Energy Node.” This node is located along Loop 410 and IH-37, which is a gateway to the Eagle/Ford Shale formation to the south.
- *Area 4*, which includes a number of major Eagle/Ford Shale-related companies and their suppliers, is a southward extension of Area 3 (“Energy Node”). Though a significant portion of this study area is not located within the jurisdiction of CSMA, much of it was addressed in the Effectiveness Study; the inclusion of this area meets the intent of the “Energy Node” description on Page 80 of the study. Just outside the CSMA jurisdiction, but included within the study area, are the facilities belonging to Halliburton and Weatherford International. This area is the southern-most study area and also includes a critical commercial/industrial node at IH-37 South and South Loop 1604.

In order for the above-mentioned study areas to be annexed for limited purposes, State law requires that a municipality follow certain provisions, which includes the preparation of a planning study and a regulatory plan<sup>2</sup>; notification of public hearings; conduct two public hearings by the governing body; and adoption of the annexation ordinance and regulatory plan. Below is the schedule for the proposed limited purpose annexation, as well as, the dissolution of CSMA:

- Nov:** 1<sup>st</sup> – Joint Zoning Commission/Planning Commission annexation briefing  
5<sup>th</sup> – Public Open House (Southside High School)  
13<sup>th</sup> – Planning Commission consideration of land use classification changes (for properties outside CSMA jurisdiction)
- Dec:** 3<sup>rd</sup> – Zoning Commission consideration of zoning changes (for properties outside of CSMA jurisdiction)  
4<sup>th</sup>/5<sup>th</sup> – 1<sup>st</sup> and 2<sup>nd</sup> City Council Public Hearings
- Jan 2014:** 9<sup>th</sup> – City Council consideration of
- Regulatory Plan
  - Limited Purpose Annexation
  - Land Use Plan amendments
  - Zoning Changes
  - CSMA Dissolution

## RECOMMENDATION

**Approval.** The boundaries of the limited purpose annexation support the findings of the *CSMA Effectiveness Study and Economic Strategic Plan*. Further, City Council has directed the implementation

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<sup>2</sup> **Planning Study and Regulatory Plan** - required by state law (Section 43 of the Local Government Code) for limited purpose annexations. Per state law:

- The “Planning Study” must, at a minimum:
  - project the kinds and levels of development that will occur in the area in the next 10 years if the area is or is not annexed for limited purposes
  - describe the issues the municipality considers to give rise to the need for, and the public benefits to result from, the annexation of the area for limited purposes
  - analyze the economic, environmental, and other impacts the limited purpose annexation will have on the residents, landowners, and businesses
  - identify the proposed zoning of the area on annexation, and inform the public that any comments regarding the proposed zoning will be considered at the public hearings
- The “Regulatory Plan” must
  - identify the kinds of land use and other regulations that will be imposed in the area
  - state the date on or before which the municipality shall annex the area for full purposes (must be within three years after the date the area is annexed for limited purposes)

of “Option 2,” which will allow for the dissolution of the City South Management Authority in concert with the annexation of key economic development nodes.

#### **ATTACHMENTS**

- A. Annexation Study Areas Exhibit
- B. Planning Study and Regulatory Plan





**CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

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**South San Antonio Limited Purpose  
Annexation Report for Areas 1 - 4**

**Planning Study  
&  
Regulatory Plan**

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## A. **BACKGROUND**

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The City of San Antonio Department of Planning and Community Development (City) has prepared this report for the limited purpose annexation of four unincorporated areas generally located within the southern part of the City of San Antonio's Extraterritorial Jurisdiction (ETJ) and Bexar County. This report contains:

- Background information including area descriptions and information related to the City South Management Authority (CSMA)
- A Planning Study, as required in Section 43.123 (c) of the Texas Local Government Code (LGC), for each area; and
- A Regulatory Plan, as required in Section 43.123 (d) of the Texas Local Government Code (LGC), for each area.

### *Area Descriptions*

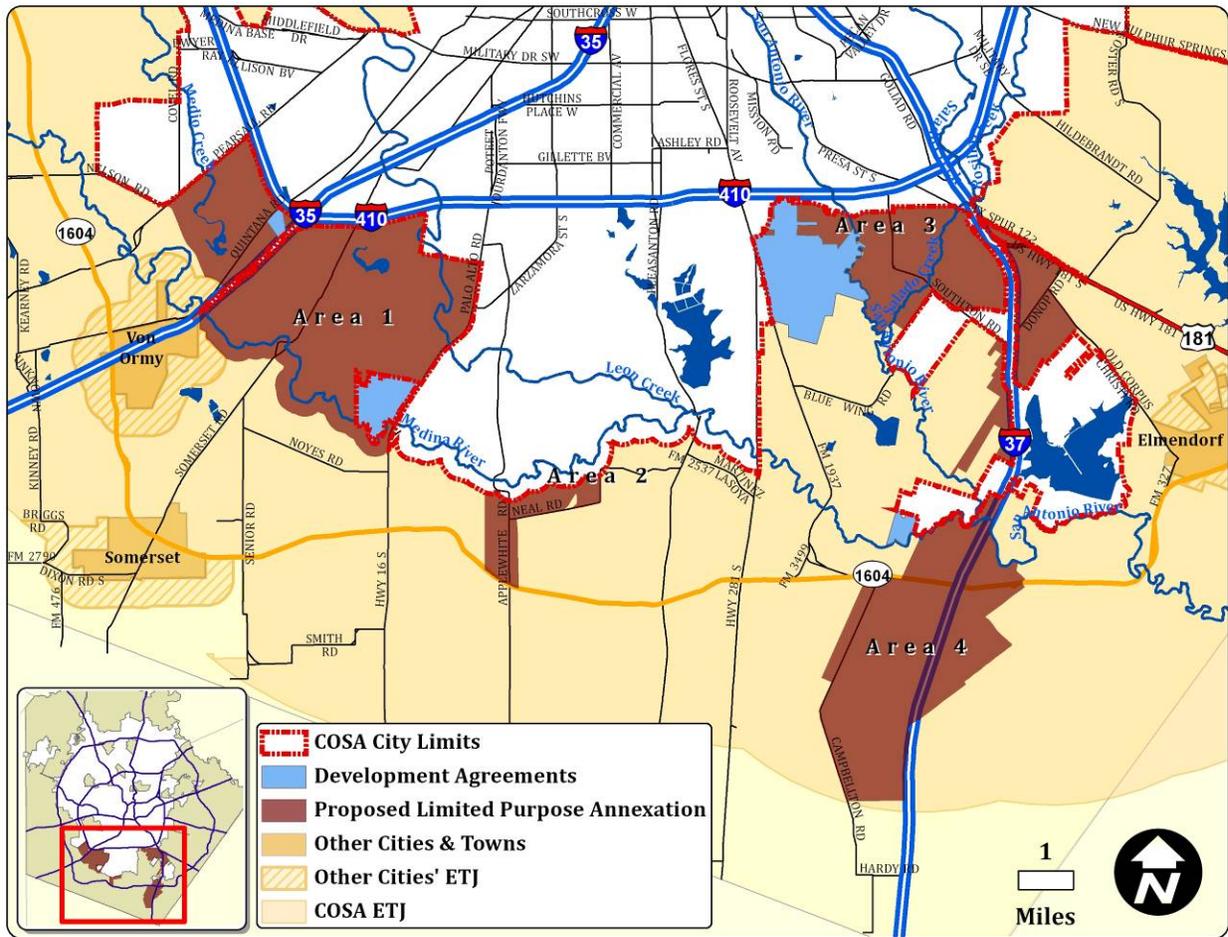
The four annexation study areas are structured around the economic development nodes identified in the City South Management Authority (CSMA) Effectiveness Study.<sup>1</sup> The Effectiveness Study recommended these general areas as having the most potential for growth and where development would most likely have the greatest potential for success and contribute to the economic development of the City. Each geographic node was labeled according to the most prevalent and marketable industry type located, or developing, within its boundary. Below are the descriptions of the annexation areas according to the economic development nodes:

- *Area 1* encompassed the "Warehousing, Logistics, and Distribution Node," which is centered on the Union Pacific Intermodal Facility and related surrounding activities. This study area is located to the west of IH-35.
- *Area 2* was identified as the "Natural Node," which focuses on the Land Heritage Institute and the Medina River.
- *Area 3* contains a solar farm and is identified as an emerging "Energy Node." Also included in this node is a portion of the "Commercial/Retail Node," which is located along Loop 410 and IH-37.
- *Area 4* includes Eagle/Ford Shale-related companies and their suppliers, is identified as an extension of the "Energy Node". This area is the southern-most study area and is located along IH-37.

The four areas are generally situated south of Loop 410, between Old Pearsall Road and State Highway 181. In total, the areas are comprised of approximately 36 square miles or 22,648 acres. While the 4 study areas are proposed for Limited Purpose Annexation, each could be considered independently.

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<sup>1</sup> Effective Study & Economic Strategic Plan for the City South Management Authority, Fall 2012



Map 1: Study Area Overview

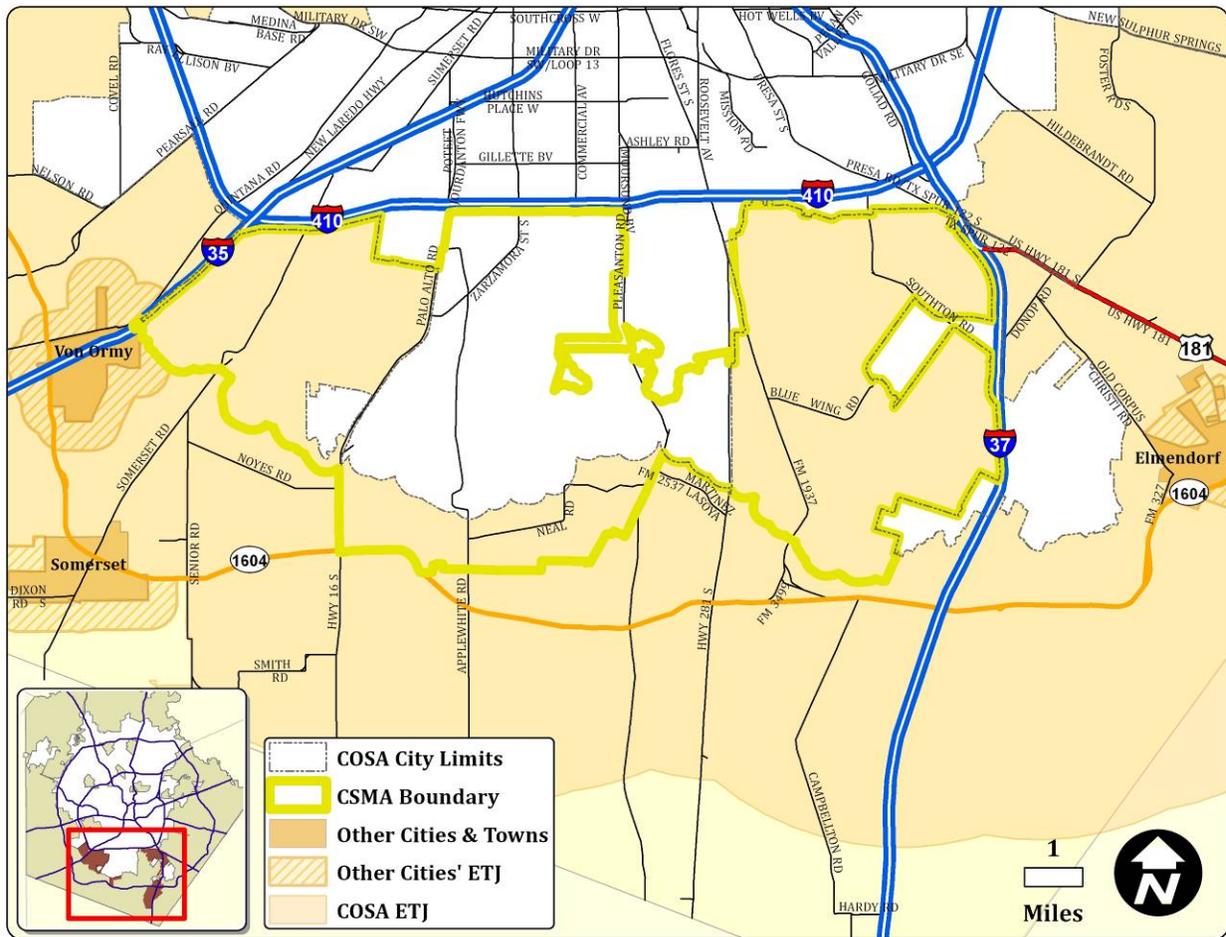
Table 1: Study Area Summary

Area	Square Miles	Acres	Residential Units	Commercial Parcels	Industrial Parcels	Vacant Parcels	2010 Population	2023 Population (Projected)
1	15	9,872	252	50	5	74	723	6,087
2	2	987	12	2	0	11	47	44
3	8	5,058	481	58	5	145	1,301	2,894
4	11	6,731	495	32	4	230	1,233	1,455
<b>Total</b>	<b>36</b>	<b>22,648</b>	<b>1,240</b>	<b>142</b>	<b>14</b>	<b>460</b>	<b>3,304</b>	<b>10,480</b>

According to the 2010 Census, the population for all areas is 3,304 residents. In the next 13 years, if the rate of growth remains constant, the population is expected to increase to 10,480 residents. Infrastructure improvements, such as the San Antonio Water System's new sewer outfall and new Southwest Independent School District schools, may increase the population of Area 1 to approximately 6,087. A summary of each study area is provided in Table 1 (above).

**City South Management Authority (CSMA)**

The CSMA is a duly constituted political subdivision of the State of Texas, the Defense Adjustment and a Management Authority. CSMA, as it is currently constituted, consists of an approximate sixty-three (63) square mile area bounded by Loop 410 to the north, IH-37 on the east, IH-35 on the west and generally a line 1,350 feet south of the Medina River, and extending in part to Loop1604 to the south. This area is partly located within the City of San Antonio limits and within unincorporated areas of Bexar County. Presently, three of the proposed areas (Areas 1, 2, and 3) include unincorporated portions of land that are located within the CSMA area.



**Map 2: City South Management Authority**

CSMA’s purpose is to protect the area’s environmental and historical character while promoting sustainable economic development. As a governmental authority, it encourages compatible land use patterns through its zoning authority. Through an Inter-local Agreement between CSMA and the City, CSMA adopted San Antonio’s Unified Development Code, and provides recommendations to City Council on plan amendments inside and outside the City limits and zoning cases for properties in the City limits. CSMA has final zoning authority for properties outside the City limits within its jurisdiction.

*Effectiveness Study* – On September 1, 2011, Senate Bill 1493 became effective and required the Board of a Defense Adjustment Management Authority to study the effectiveness of the CSMA. Accordingly, the City, on behalf of CSMA, contracted with a third-party contractor, TXP Inc., to conduct a thorough assessment of the authority’s effectiveness in accomplishing its mission. TXP was further asked to draft an economic development strategy for the City South area. In December 2012, the City accepted the findings of the study and submitted it to the Texas Legislature.

The Effectiveness Study recommended one of three options that should be considered in order to address challenges in accomplishing the mission of CSMA. The San Antonio City Council chose “Option 2,” which consisted of the phase out of CSMA in coordination with the adoption and implementation of the City’s revised annexation and land use control policies. The City Council directed implementation of this option. Limited purpose annexation will enable the City to transition land use regulation and zoning in former CSMA areas to the City and extend its authority within non-CSMA areas in order to capitalize on economic development opportunities occurring in the Southside.

## B. PLANNING STUDIES

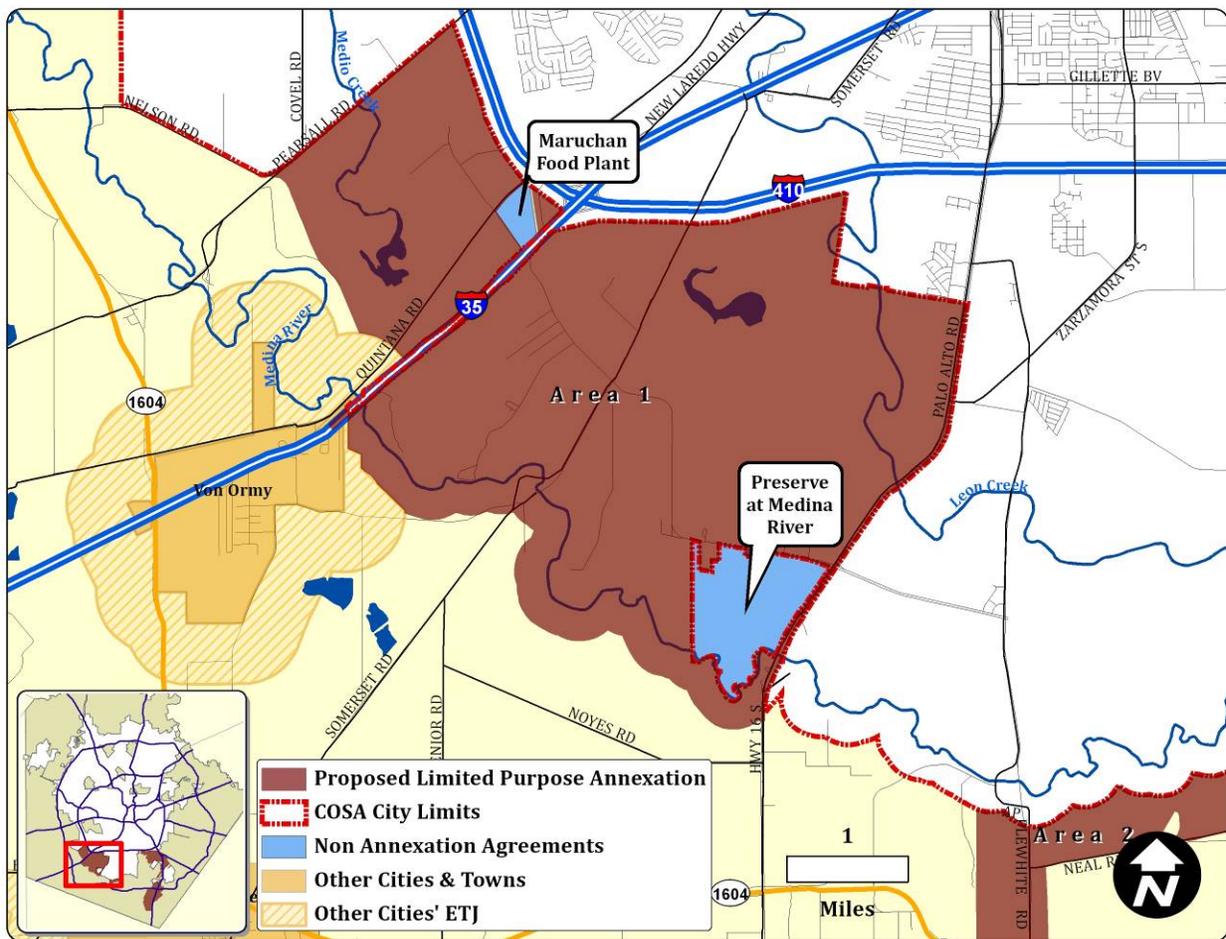
This section outlines the planning study for each of the areas proposed for limited purpose annexation prepared in accordance with Section 43.123 (c) of the Local Government Code. The planning study provides:

- Projected 10-year development with and without limited purpose annexation
- Issues supporting limited-purpose annexation
- Economic, environmental and other impacts of the limited purpose annexation
- Proposed zoning for the area

### Area 1

#### Area Description

Area 1 is generally bounded by Southwest Loop 410 and the existing City Limits to the north; Old Pearsall Road to the west; State Highway 16 (Poteet-Jourdanton Highway) to the east; and 1,350 feet south from the centerline of the Medina River to the south, which abuts Von Ormy's ETJ. Interstate 35 South bisects the area. The area is comprised of approximately 15 square miles or 9,872 acres.



Map 3: Area 1 Detail

The 2010 population for this area was approximately 723 residents. In 2023, based on a constant rate of change, the area's population is projected to decline to 578 residents based on 2000 - 2010 rates. However, the area has experienced growth in commercial truck traffic and rail cargo related to activities from the Union Pacific Intermodal Facility and Toyota Manufacturing Plant.

### **Projected Ten-Year Development with and without Limited Purpose Annexation**

This section includes projections regarding the kinds and levels of development that will occur in the area in the next 10 years if the areas are annexed for limited purposes, as well if the areas are not annexed for limited purposes.

#### *Existing Development*

The area to the east of IH-35 is comprised of low density residential, agriculture, or undeveloped lands. Floodplains along with small lakes, river and creeks also traverse significant amount of the area. Most of the floodplain traverses undeveloped land. Most of the commercial development has occurred along the IH-35 and Loop 410 corridors. Industrial development has occurred to the west of IH-35 South.

There are a few Master Development Plans (MDPs) located within the area. Most of these are commercial and industrial developments, which have been platted and built-out. This area has experienced a great amount of industrial development resulting from the Eagle Ford Shale.

The area located to the west of IH-35 along Loop 410 includes other commercial developments. The North Park Toyota auto dealership is located on 54 acres south of the intersection of Southwest Loop 410 at I-35 South. Traders Village San Antonio, a 29-acre flea market, is located southwest of the intersection of Loop 410 at Old Pearsall Road.

Several oil and gas related companies are situated within the Freeport Business Center adjacent to Union Pacific Railroad (UPRR) Intermodal Terminal. Both are located to the west of IH-35 South along Fisher Road. The Freeport Business Center is a 500-acre, industrial park that encompasses distribution, warehouse and manufacturing spaces. Within the business park, there is a designated 225-acre Foreign Trade Zone.<sup>2</sup> The 300-acre UPRR Intermodal terminal is connected to several railroad lines including the Laredo line. Major clients include CPS Energy, Toyota Motor Manufacturing, Vulcan Materials and other oil and gas related industries. UPRR has a major presence in San Antonio employing approximately 1,000 people.

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<sup>2</sup> A Foreign-Trade Zone (FTZ) is a designated location where companies are allowed delayed or reduced duty payments on foreign merchandise, as well as other savings. Imported and exported goods are not subject to customs entries, duty payments or property taxes while being handled including assembly, warehousing, testing, repair, manufacturing, repackaging, salvaging and labeling within the FTZ.

*Speedway Business Park*, located a few miles west of Toyota on 100 acres, opened in May 2008. It is developing into a commercial, office and warehouse and distribution site. W.W. Rowland Trucking moved its operation for better access to the existing roadway network.

*Development Agreements* – Area 1 includes two special districts with development agreements (non-annexation agreements) which are not included in the annexation program.

The *Preserve at the Medina* (formerly the Crosswinds at Southlake) Public Improvement District (PID)<sup>3</sup> is situated on 532.6 acres, a few miles west of the Toyota manufacturing plant, at the southwest intersection of Highway 16 and Watson Road. The PID proposal consisted of a mixed use project with 73 acres of commercial use and 1,058 dwelling units. In 2006, the City and the property owners entered into an agreement for limited purpose annexation and fixed the full-purpose annexation date to December 30, 2035. In 2011, an amendment to the agreement re-scheduled full-purpose annexation to either 30 years from the date of the first building permit application or 30 years after January 1, 2014 until December 31, 2044. As part of the City's consent to the non-annexation agreement, the property owner agreed to comply with certain City development terms including municipal regulations, land use plan, and City and building permits, and a donation of 2.5 acres for a City facility (or equivalent amount to purchase).

Maruchan, Inc. established a 60 acre food manufacturing facility at the Medio Creek Business Park located west of IH-35 and Fischer Road. In June 2012, the City designated the Maruchan property as an Industrial District and approved a five-year non-annexation agreement, a basic fire services agreement. At the end of the non-annexation agreement Maruchan will have invested approximately \$175 million and created up to 280 jobs.

#### *New Development*

It is projected that in 10 years this study area, if developed to the same level as existing development throughout the City of San Antonio, has the potential for 2,560,851 square feet of commercial development, 242,352 square feet of industrial development, 657 multi-family dwelling units, and 1,597 single-family dwelling units.<sup>4</sup>

SAWS's Southwest Bexar Sewer Pipeline (The Medina River Sewer Outfall) – SAWS is constructing a new 26 mile sewer main ranging from 66 to 96 inches in diameter in the western and southern part of Bexar County. This main generally follows the Medina River from south of the intersection of Highway 90 West and Loop 1604 to the Dos Rio Plant. The entire project is expected to be completed by the fall of 2013. This project will eliminate numerous outfalls and lift stations in the Far West and South sewer shed, and prevent the proliferation of package treatment plants in the South sewer shed. The total

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<sup>3</sup> PID is an economic development tool to help finance public infrastructure projects, or supplement existing City services, and projects not limited to improving and maintaining streets, water and sewer infrastructure. PIDs have taxing authority to finance necessary improvements and may levy property, sales and other taxes and issue bonds.

<sup>4</sup> This projection is the product of a methodology based on the assumption that development in new areas of the city will be roughly the same as existing development throughout the entire city and that households in study area will be approximately the same size as the countywide average of 2.7 persons per household.

cost of the project is \$124 million, with approximately \$70 million of investment in City South. It should be pointed out that the majority of properties within the southern area rely on septic systems and its property owners will need to extend offsite mains to connect to the new sewer main.

A new Southwest Independent School District (SWISD) multi-school campus, housing approximately 1,200 middle school and 2,500 high school students, will be located northeast of the intersection of Somerset Road and Watson Road, within Area 1. This new campus is centrally located to accommodate future students from the potential housing developments<sup>5</sup>, adjacent to Texas A&M University, and address student population over-growth from new subdivisions<sup>6</sup> built in the western part of the school district. However, all of the housing developments are located outside of Area 1's boundaries. Also there is anticipation that the Eagle Ford Shale industry may prompt student population growth within the district. School officials indicate that their long term forecasts anticipated that development most likely will occur a few years after school construction is completed.

### **Issues Supporting Limited Purpose Annexation**

This section describes the issues the City considers to give rise to the need for the annexation of the area for limited purposes and the public benefits to result from the limited-purpose annexation.

#### *Public Benefit from Limited Purpose Annexation*

Limited purpose annexation allows for the immediate application of land use controls and other City regulations. It provides the tools to regulate the type and character of development and redevelopment through the application of zoning, site development standards, building codes and other regulatory tools not available in unincorporated areas. Regulations for nonconforming uses will provide for the gradual elimination of existing incompatible uses. This will benefit the public by creating planned, high quality and sustainable development that will create a long term investment for the community.

After an area is annexed for limited purposes, the City will begin planning for the delivery of City services in preparation for full purpose annexation within three years. The three-year period will give the City the time necessary to plan for needed capital improvements in advance of future development within the areas. Property owners in the area will have three years to plan for the financial impact of full purpose annexation.

### **Economic, Environmental and Other Impacts of the Limited Purpose Annexation**

This section analyzes the economic, environmental, and other impacts the annexation of the area for limited purposes will have on the residents, landowners, and businesses in the area.

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<sup>5</sup> To this date, none of the planned development adjacent to Texas A&M University has started.

<sup>6</sup> According to the SWISD 2012 bond website, most of new student population comes from the Carmona Hills, Solana Ridge, Hillcrest, Wolf Creek, Amber Creek, Luckey Ranch, and Hunters Pond Subdivisions.

### *Economic Development*

Increased oil and gas activities are expected to induce industrial development and redevelopment activities within the study areas. Furthermore, the application of development standards, building codes, and zoning will help ensure quality development or redevelopment and protect property values by ensuring that all new development and redevelopment meets higher standards than would otherwise be enforced.

*Freeport Exemption* –the City of San Antonio and Bexar County allow personal property tax exemptions up to 100% on property detained in Texas for assembling, storing, manufacturing, processing or fabricating. Freeport Property must be transported to destinations outside of Texas within 175 days of acquisition or import.<sup>7</sup> This exemption provides a business incentive that can be used to promote the growth and expansion of businesses, particularly those engaged in logistics and distribution.

### *Transportation*

*The San Antonio Major Thoroughfare Plan (MTP)* is a long range plan for the City and Bexar County. It shows the future location, dimension and right-of way dedication of major roadways. The MTP has designated arterials including IH-35, Fisher Road, Watson Road, Applewhite Road, State Highway (SH) 16 and Loop 410 to serve this area.

The existing transportation network within the interior of this area consists of mostly rural roads with a few major arterials. IH-35, also known as the North American Free Trade Agreement (NAFTA) Corridor, bisects Area 1. IH-35 serves as a major trade route between Mexico and Canada. The combination of the opening of Toyota, the opening of the Union Pacific Intermodal center near IH-35 and Fischer Road, and the emergence of activity associated with the Eagle Ford Shale, there has been a marked increase in truck traffic on the disjointed east/west streets connecting IH-35 and IH-37. Applewhite Road, Jett Road, and Zarzamora Streets have all experienced increases due primarily to Toyota. Prior investments to improve traffic capacity on Zarzamora Street and Lone Star Pass have created good connectivity to Loop 410, Loop 1604, and SH 16. However, existing truck traffic patterns indicate a lack of an east-west connection between IH-35 and IH-37. Additional investment in creating this east/west connection along Watson Road/ Fischer Road is needed to provide a proper transportation corridor between IH-35 to SH16.

*Railroad* –The UPRR Intermodal Facility along the west side of IH-35 has direct access to surrounding expressways and railroads. However, the area located to the east of IH-35 does not have direct access to railroad lines. As mentioned east/west connector and road infrastructure improvements are needed to serve the area.

*Public transit* options are also limited and focused in the north-south directions. The VIA Metropolitan Transit Authority has a route along the SH 16 corridor within this area.

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<sup>7</sup> Freeport property must be in Texas for certain purposes, such as assembly, storage, manufacturing, processing or fabrication. Freeport property includes goods, wares, merchandise, and certain aircraft but does not include oil, natural gas and other petroleum products.

### *Protection of Environmental Resources*

The study area is rich in natural, agricultural, archeological and historical resources. This array of resources provides a unique opportunity to promote sustainable development, cultivate heritage and ecotourism initiatives, and maintain current agribusiness and mineral extraction activities in a manner that protects the public health, safety and welfare. Population growth and industrialization can threaten to encompass rural areas and impact an area's open space and natural resources. However, development and growth can occur in an environmentally sensitive manner by protecting significant natural resources.

### *Water Resources*

San Antonio Water System (SAWS) is the primary water and wastewater service provider in area. The area is located in the SAWS certificate of convenience and necessity (CNN) service area. In addition to central water systems and sewer systems, some of the rural residents rely on their well water and septic systems. In addition to providing water and sewer service SAWS promotes water quality by enforcing federal permit requirements for treatment of storm water runoff.

The Carrizo-Wilcox Aquifer underlies the study areas, one of the most extensive water-bearing formations in Texas. This aquifer furnishes water to wells yielding fresh to slightly saline water that is acceptable for most irrigation, public supply and industrial uses. The SAWS Aquifer Storage Recovery Facility (ASRF) stores drinking water in existing underground formations in the southeastern part of Bexar County. The nearby SAWS water treatment plant for Carrizo-Wilcox water will reduce pumping from the Edwards Aquifer during summer months and during drought conditions.

Surface water resources in the area are the Medina River, Elm Creek and Palo Blanco Creek. The Medina River, a principal tributary of the San Antonio River, is spring fed and gives a remarkably steady flow of clear water. The Medina River originates in springs in northwest Bandera County. The river then flows southeast for 116 miles to its mouth, on the San Antonio River in south Bexar County.

*Storm water Management:* The City of San Antonio has implemented several development measures to help prevent and/or reduce flood problems. Within flood areas, minimizing development or instituting low impact development (LID) allows for increased storm water percolation into the ground instead of collecting in areas where it could cause property damage or harm to residents. The use of detention areas or managed storm water runoff networks also assists to reduce the impacts of flooding during heavy storms. San Antonio currently implements many regulatory measures that are used to guide future development to manage storm water and flood prone areas.

*Bexar Regional Watershed Management:* Recognizing that major flooding issues require regional collaboration, local leaders established the Bexar Regional Watershed Management (BRWM) as an inter-local partnership to manage flood control and water quality. BRWM partners include Bexar County, City of San Antonio and San Antonio River Authority (SARA) and 20 municipalities such as the City of Somerset. Although BRWM partners are responsible for funding capital improvement projects within their jurisdiction, resources are coordinated to ensure effective storm water management.

### *Eco-region*

The Planning area lies in the northern part of the South Texas Plains eco-region, also known as the Rio Grande Plain or Tamaulipan Brush lands. Typically, the topography would include relatively flat areas and generally slopes from the northwest to southeast. The plains were once covered with open grasslands and a scattering of trees, and the valley woodlands were once more extensive. Today, the primary vegetation consists of thorny brush such as mesquite, acacia, and prickly pear mixed with areas of grassland. The annual rainfall averages 19 inches in the western part of the region while it averages 23 inches in the eastern part of the region. Average monthly rainfall is lowest during winter and highest during spring (May or June) and fall (September). Summer temperatures are high, with very high evaporation rates. Soils of the region are alkaline to slightly acidic clays and clay loams. The deeper soils support taller brush, such as mesquite and spiny hackberry, whereas short, dense brush characterizes the shallow caliche soils.

### *Agriculture and Agribusiness*

The majority of southern Bexar County is identified as Agricultural or Farm land. Graced with abundant natural and open space, the area provides opportunities for sustainable development, green industry, agribusiness, and agriculture education opportunities. The protection and development of natural areas would promote ecotourism and provide opportunities for recreation. Open space regulation is instrumental in preserving habitat, protecting the quality and quantity of water resources, providing an alternative means to manage storm water runoff, promoting good air quality and creating opportunities for recreation and education.

### *Open Space and Parks*

Medina River Greenway – The Medina River is a part of a regional system of greenways located along creeks which connect to parks and recreation areas. The City of San Antonio is constructing the Medina River Greenway; when completed the project will be a 13 mile trail. Two segments of the greenway have been completed; Phase I from Medina River Natural Area to Old Applewhite Road and Phase II from Old Applewhite Road to Medina River Crossing. Phase III from Medina River Crossing to Pleasanton Road and Phase IV from Pleasanton Road to Mitchell Lake are in the design phase. The total cost of the project is \$9.1 million and estimated project completion is 2013.

Furthermore, the San Antonio River Authority (SARA) is studying potential connection to the Medina River Greenway trail to El Camino Real de las Tejas. SARA is exploring developing a paddling trail on the Medina River. The Medina River Creekway connects to the Land Heritage Institute (LHI), located between Applewhite Road and Neal Road. Additionally, the area exhibits extraordinary biodiversity, including four wetland areas and nine major vegetation cover types.

### *Scenic, Cultural, and Historic Resource Protection*

The City extends its Historic Preservation regulation to preserve elements of our cultural heritage including buildings, monuments, acequias and other features its ETJ. The study area was surveyed in 1973 and in 1999. The two surveys indicate a loss of historic resources, a process that could be abated by the implementation of zoning. Protecting the outstanding scenic and rural qualities of corridors and historic landscapes would provide

an impetus for heritage tourism. Corridors that could merit protection are areas along roads with outstanding vistas, historic bridges and railroad rights-of-way.

The area is rich in history, from both the pre-historic and historic periods. The area contains numerous archeological sites and artifacts, sites of various Early Tejano historic buildings and structures such as, farms and ranches settled through Spanish land grants, cemeteries, historical bridges and roads (entradas) that were essential to the colonization of the new Texas frontier, along with many sites that commemorate battles for Mexican and Texas Independence. These characteristics give the area a unique identity, setting it apart from any other place.

This area does not stand isolated from the core city, but rather historically, served as important hinterlands that sustained and nurtured the city. It was in the southern part of Bexar County that the earliest settlers ranched, farmed and provided sustenance for not only themselves but for the citizens of Bejar. The cultural importance of this area should not be overlooked nor underestimated. Importantly, it is within this area that many vestiges of the immensely significant Spanish Colonial heritage remain.

*Spanish Land Grants* – Area 1 is carved out of a number of Spanish land grants including those settled by Ángel Navarro, Juan Manuel Ruiz, Francisco Ricardo Hernandez, Bernardino Ruiz de Castañeda, and Jose Maria Bacerra. Most of the original ranching families, in the area supported the Revolution. Navarro, Ruiz, Herrera, Hernández, Ruiz de Castañeda, and Bacerra served in the Texan Army. Francisco Ruiz was the acting Mayor of San Antonio during the Texas Revolution. As a prisoner of General Santa Anna, he was responsible for identifying the bodies of those killed at the Battle of the Alamo. Blas Herrera alerted the Alamo defenders about Santa Anna's approach.

The prevalent type of historic site, located within Area 1, is the farm and ranch complexes dating from the Spanish Colonial period to the mid-20th century. Farm and ranch complexes generally contain a main dwelling (either standing or ruins), and other outbuildings (standing or ruins) such as barns, smokehouses, sheds, and corrals, representing agricultural activities.

Early towns and communities include Paso de la Garza Cassin, Losoya, Earle, Buena Vista, and Southton. Cassin, located at one of the original Spanish Colonial crossings on the Medina River was founded in the early 1900's. It was a railroad stop on the San Antonio Uvalde and Gulf Railroad. Losoya, named after the original Spanish land grant holder, was also located near one of the Spanish Colonial crossings on the Medina River. The modern town of Losoya got its start after the Civil War. Buena Vista, first settled around 1900, once had a school, a store, and a number of homes.

Paso de las Garza's community, also known as Garza's Crossing is located at the intersection of Old Somerset Road and the Medina River. Paso de las Garza's as well as many other crossing points or "entradas" on the lower Medina River played an important part in the Spanish exploration of Texas. In April 1718, the expedition of the newly appointed governor of the province of Texas, Martin de Alarcon, used this crossing. During the Battle of the Medina in 1813, Garza's Crossing was used by either republican or royalist

forces. In 1835, it was one of several campsites utilized by the Mexican Army during its approach to San Antonio before the Battle of the Alamo. Blas Herrera settled on family land in the vicinity of this crossing.

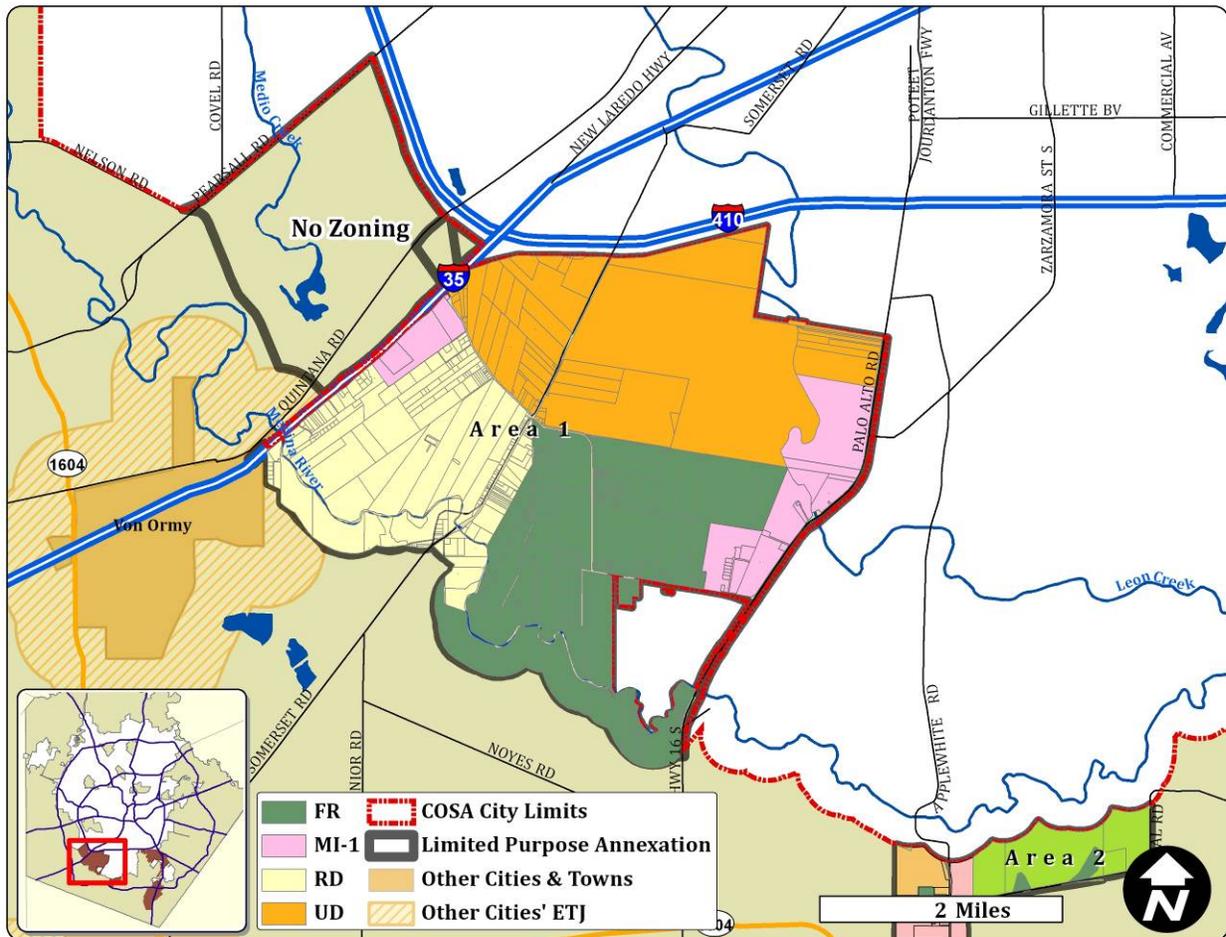
*Historic cemeteries* – Both Ruiz and Herrera are buried in the Ruiz-Herrera Cemetery which is located near Quesenberry Road at the Medina River within Area 1. John Wesley DeVilbiss was a Methodist minister who came to San Antonio in 1846 and along with John McCullough, a Presbyterian minister, held the first protestant services in San Antonio. DeVilbis is buried in Oak Island cemetery, located south of Area 1.

*Historic corridors* with outstanding vistas, historic bridges and railroad rights-of-way could merit protection. Historic roads within the area include the Upper Laredo Road near Somerset Road and El Camino de Palo Alto or El Camino de Agua Negra (circa 1848-1860) near SH 16.

### **Proposed Zoning for the Area**

This section identifies the proposed zoning of the area upon annexation and informs the public that any comments regarding the proposed zoning will be considered at the public hearings for the proposed limited-purpose annexation.

With the proposed dissolution of CSMA, oversight of planning and zoning within CSMA areas would cease. Limited purpose annexation will enable the City to continue to extend land use regulations and zoning previously enjoyed within CSMA and apply zoning in non-CSMA areas.

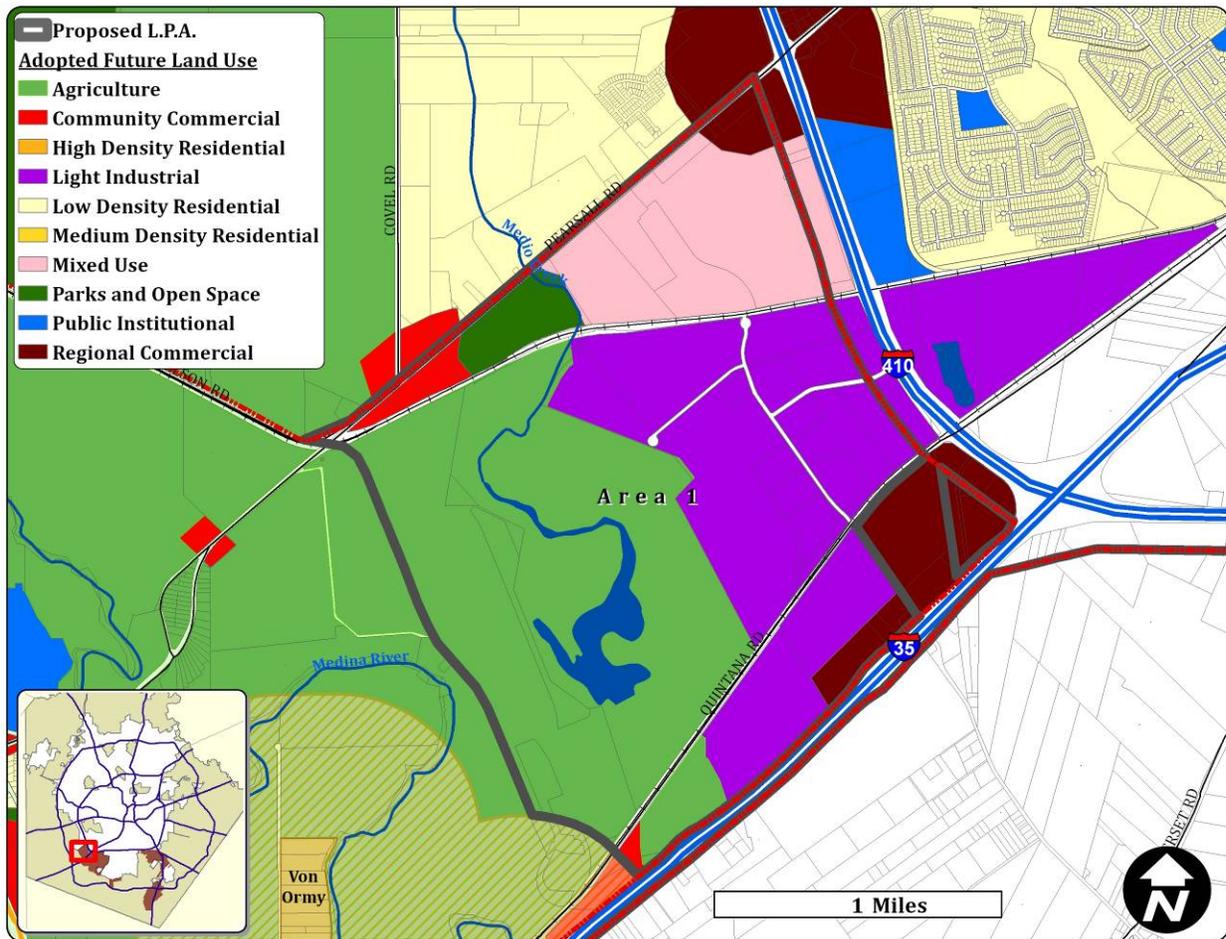


**Map 4: Area 1 - Current Zoning**

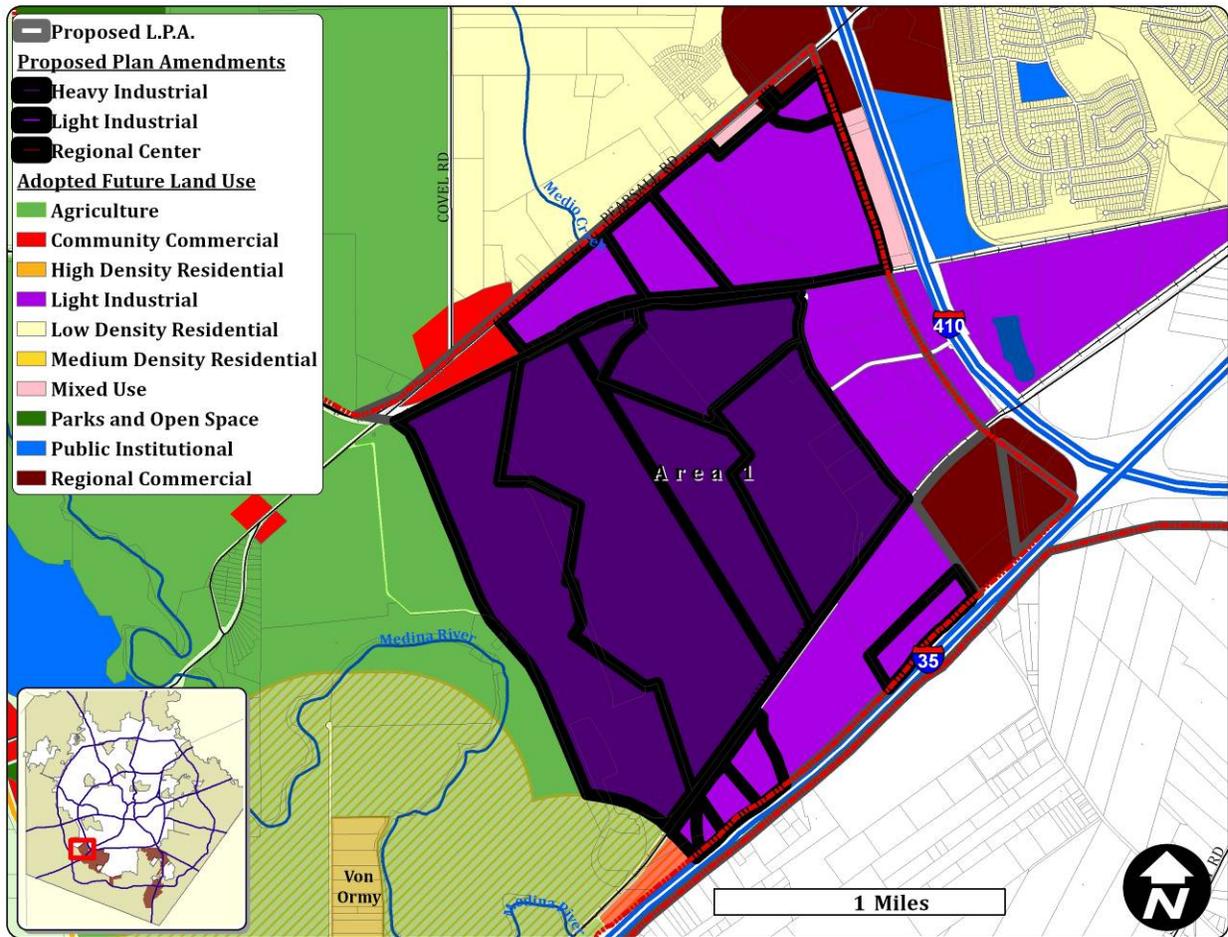
The Heritage South Sector Plan and the United Southwest Communities Plan, both components of the Comprehensive Master Plan of the City, currently satisfy the requirements of §43.127 (b) of the Local Government Code as a land use and intensity plan will continue to serve as a basis for services and capital improvement project planning. Staff has reviewed this plan, given the recommendation of the effectiveness study, and will recommend to City Council amendments that reflect the spirit of the recommendation of the effectiveness study. Thereafter, suitable zoning districts will be recommended for the area based on the amended plan. Zoning regulations and development codes could control the installation of new signs, billboards, and utilities; eliminate visual clutter; protect scenic views and preserve historic sites. The Zoning Commission will conduct at least one public hearing and make a recommendation to the City Council regarding the proposed rezoning. The City Council will conduct a public hearing and adopt any changes to the zoning map. **See the Regulatory Plan (Section C) for the Planning Framework for the study areas.**

Factors that will be used to recommend appropriate zoning include consideration of the public health, safety, and general welfare and protection of historical and cultural areas. The City shall consider the size, shape and characteristics of parcels and their suitability for different types of development intensity. The compatibility of adjacent land uses with

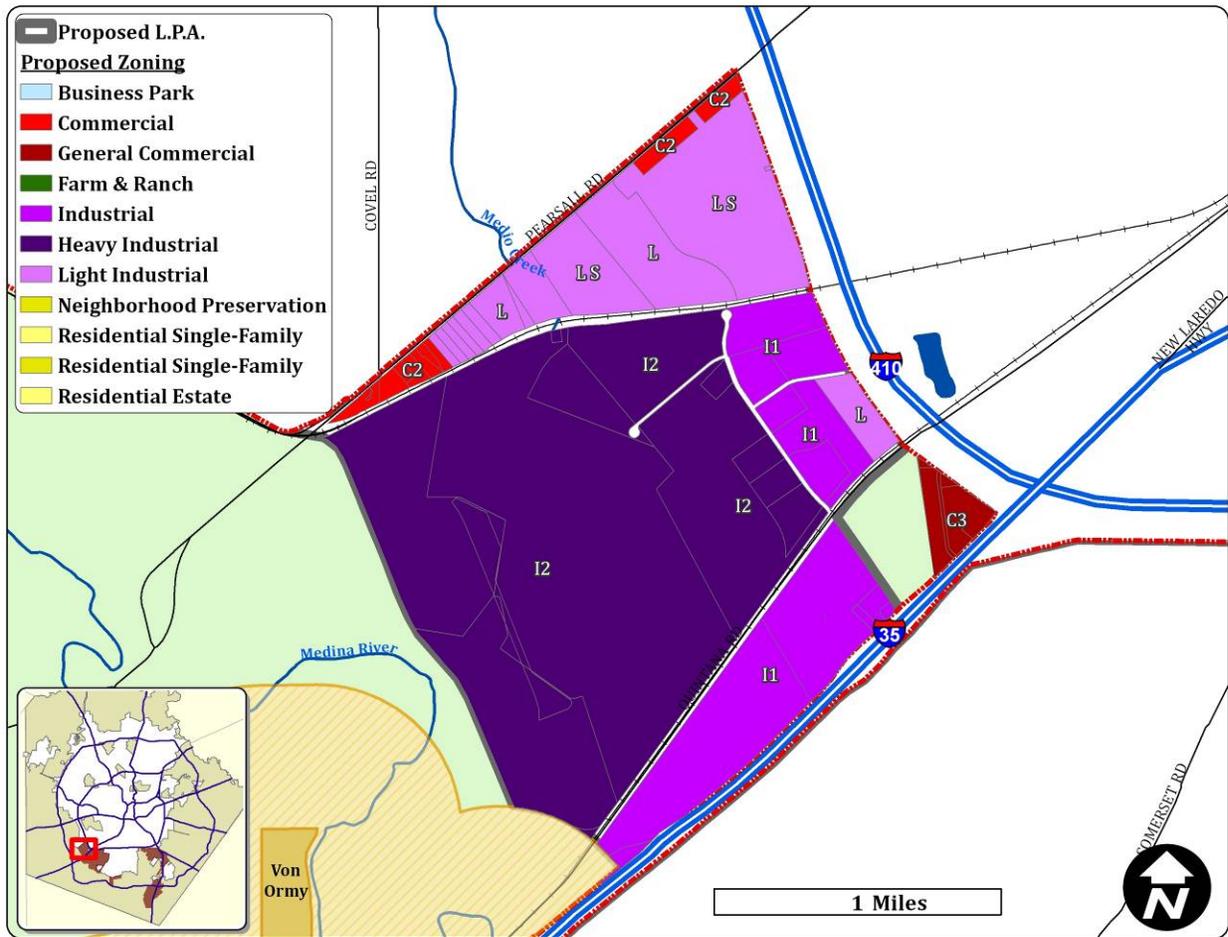
those in and around the study area will be considered. Zoning guidelines can be modified to encourage commercial and other economic development.



Map 5: Area 1 - Adopted Land Use Plan



Map 6: Area 1 - Proposed Land Use Plan

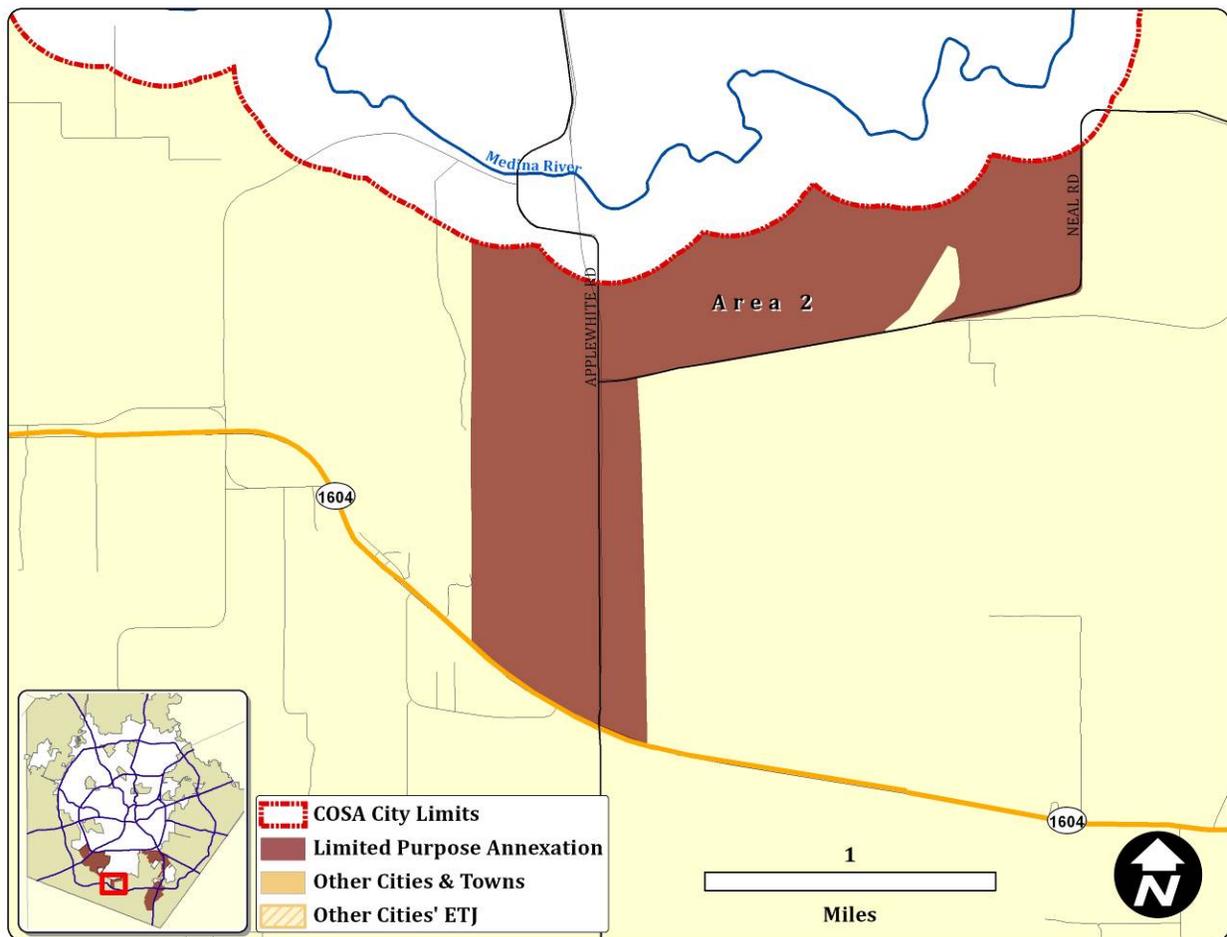


## Area 2

### Area Description

Area 2 is located on the southern bank of the Medina River, along Applewhite Road to South Loop 1604. It includes the Land Heritage Institute (LHI) of the Americas. The area is comprised of approximately two (2) square miles or 987 acres.

According to the 2010 Census, the population for this area was 46 residents. Within the next ten years, the area's population is projected to decline to 44 residents based on 2000 - 2010 rates. The predominant land use consists of agricultural land and undeveloped land.



Map 8: Area 2 Detail

### Projected Ten-Year Development with and without Limited Purpose Annexation

This section includes projections regarding the kinds and levels of development that will occur in the area in the next 10 years if the areas are annexed for limited purposes, as well as, if the areas are not annexed for limited purposes.

### *Existing Development*

The area generally is made up of ranches, farms, and large lots. Floodplains along the Medina River traverse significant amount of the area. Most of the floodplain traverses undeveloped land. Most of the industrial development has occurred to the north of the area.

Toyota Motor Manufacturing Plant in San Antonio (TMMTX) – is located to the north of Area 2. It represents a \$2.1 billion investment in Texas and employs nearly 2,800 team members to build the Tundra full-size pickup and the Tacoma compact pickup. TMMTX is Toyota's first plant to integrate production facilities for many of the manufacturer's suppliers on the same grounds, and in some cases, under the same roof.

### *New Development*

It is projected that in 10 years this study area, if developed to the same level as existing development throughout the City of San Antonio, has the potential for 322,789 square feet of commercial development, and 30,548 square feet of industrial development.<sup>8</sup> No additional residential development is anticipated for this study area, as it is along a thoroughfare designated as a Super Arterial Type B and the Heritage South Sector Plan currently classifies it as Agribusiness/RIMSE Tier and Natural Tier, neither of which are conducive to residential development.

## **Issues Supporting Limited Purpose Annexation**

### Public Benefit from Limited Purpose Annexation

Limited purpose annexation allows for the immediate application of land use controls and other City regulations. It provides the tools to regulate the type and character of development and redevelopment through the application of zoning, site development standards, building codes and other regulatory tools not available in unincorporated areas. Regulations for nonconforming uses will provide for the gradual elimination of existing incompatible uses. This will benefit the public by creating planned, high quality and sustainable development that will create a long term investment for the community.

After an area is annexed for limited purposes, the City will begin planning for the delivery of City services in preparation for full purpose annexation within three years. The three-year period will give the City the time necessary to plan for needed capital improvements in advance of future development within the areas and surrounding areas. Property owners in the area will have three years to plan for the financial impact of full purpose annexation.

## **Economic, Environmental and Other Impacts of the Limited Purpose Annexation**

This section analyzes the economic, environmental, and other impacts the annexation of the area for limited purposes will have on the residents, landowners, and businesses in the area.

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<sup>8</sup> This projection is the product of a methodology based on the assumption that development in new areas of the city will be roughly the same as existing development throughout the entire city.

### *Economic Development*

Increased oil and gas activities are expected to induce industrial development and redevelopment activities within the study areas. Furthermore, the application of development standards, building codes, and zoning will help ensure quality development or redevelopment and protect property values by ensuring that all new development and redevelopment meets higher standards than would otherwise be enforced.

Freeport Exemption –the City of San Antonio and Bexar County allow personal property tax exemptions up to 100% on property detained in Texas for assembling, storing, manufacturing, processing or fabricating. Freeport Property must be transported to destinations outside of Texas within 175 days of acquisition or import.<sup>9</sup> This exemption provides a business incentive that can be used to promote the growth and expansion of businesses, particularly those engaged in logistics and distribution.

### *Transportation*

The *San Antonio Major Thoroughfare Plan (MTP)* is a long range plan for the City and Bexar County. It shows the future location, dimension and right-of way dedication of major roadways. The MTP has designated Applewhite Road and Loop 1604 as arterials to serve this area.

The existing transportation network within the interior of Area 2 consists of mostly rural roads. With the combination of the opening of Toyota, the opening of the Union Pacific Intermodal center near IH-35 and Fischer Road, and the emergence of activity associated with the Eagle Ford Shale, there has been a marked increase in truck traffic on the east/west streets connecting IH-35 and IH-37. Applewhite Road, Jett Road, and Zarzamora Streets have all experienced increases due primarily to Toyota. Prior investments to improve traffic capacity on Zarzamora Street and Lone Star Pass have created good connectivity to Loop 410, Loop 1604, and Hwy 16. However, existing truck traffic patterns indicate a lack of an east-west connection between IH-35 and IH-37. Additional investment in creating this east/west connection along Watson Road/ Fischer Road is needed immediately to provide a proper transportation corridor between Areas 1, 2, and 3.

*Public transit* options are also limited and focused in the north-south directions. VIA Metropolitan Transit Authority has several bus routes along SH 16, US 281, FM 1937, and Zarzamora/Verano Parkway.

### *Environmental Resources*

#### *Water Resources*

San Antonio Water System (SAWS) is the primary water and wastewater service provider in area. The area is located in the SAWS certificate of convenience and necessity (CNN) service area. In addition to central water systems and sewer systems, some of the rural

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<sup>9</sup> Freeport property must be in Texas for certain purposes, such as assembly, storage, manufacturing, processing or fabrication. Freeport property includes goods, wares, merchandise, and certain aircraft but does not include oil, natural gas and other petroleum products.

residents rely on their well water and septic systems. In addition to providing water and sewer service SAWS promotes water quality by enforcing federal permit requirements for treatment of storm water runoff.

The Carrizo-Wilcox Aquifer underlies the study areas, one of the most extensive water-bearing formations in Texas. This aquifer furnishes water to wells yielding fresh to slightly saline water that is acceptable for most irrigation, public supply and industrial uses. The SAWS Aquifer Storage Recovery Facility (ASRF) stores drinking water in existing underground formations in the southeastern part of Bexar County. The nearby SAWS water treatment plant for Carrizo-Wilcox water will reduce pumping from the Edwards Aquifer during summer months and during drought conditions.

Surface water resources in the area are the Medina River, Elm Creek and Palo Blanco Creek. The Medina River, a principal tributary of the San Antonio River, is spring fed and gives a remarkably steady flow of clear water. The Medina River originates in springs in northwest Bandera County. The river then flows southeast for 116 miles to its mouth, on the San Antonio River in south Bexar County.

*Storm water Management:* The City of San Antonio has implemented several development measures to help prevent and/or reduce flood problems. Within flood areas, minimizing development or instituting low impact development (LID) allows for increased storm water percolation into the ground instead of collecting in areas where it could cause property damage or harm to residents. The use of detention areas or managed storm water runoff networks also assists to reduce the impacts of flooding during heavy storms. San Antonio currently implements many regulatory measures that are used to guide future development to manage storm water and flood prone areas.

*Bexar Regional Watershed Management:* Recognizing that major flooding issues require regional collaboration, local leaders established the Bexar Regional Watershed Management (BRWM) as an inter-local partnership to manage flood control and water quality. BRWM partners include Bexar County, the City of San Antonio and San Antonio River Authority (SARA) and 20 municipalities. Although BRWM partners are responsible for funding capital improvement projects within their jurisdiction, resources are coordinated to ensure effective storm water management.

#### *Eco-region*

Area 2 lies in the northern part of the South Texas Plains eco-region, also known as the Rio Grande Plain or Tamaulipan Brush lands. Typically, the topography would include relatively flat areas and generally slopes from the northwest to southeast. The plains were once covered with open grasslands and a scattering of trees, and the valley woodlands were once more extensive. Today, the primary vegetation consists of thorny brush such as mesquite, acacia, and prickly pear mixed with areas of grassland. The annual rainfall averages 19 inches in the western part of the region while it averages 23 inches in the eastern part of the region. Average monthly rainfall is lowest during winter and highest during spring (May or June) and fall (September). Summer temperatures are high, with very high evaporation rates. Soils of the region are alkaline to slightly acidic clays and clay

loams. The deeper soils support taller brush, such as mesquite and spiny hackberry, whereas short, dense brush characterizes the shallow caliche soils.

#### *Agriculture and Agribusiness*

The majority of southern Bexar County is identified as Agricultural or Farm land. Graced with abundant natural and open space, the planning area provides opportunities for sustainable development, green industry, agribusiness, and agriculture education opportunities.

The protection and development of natural areas would promote ecotourism and provide opportunities for recreation. Open space regulation is instrumental in preserving habitat, protecting the quality and quantity of water resources, providing an alternative means to manage storm water runoff, promoting good air quality and creating opportunities for recreation and education.

#### *Open Space and Parks*

Medina River Greenway – The Medina River is a part of a regional system of greenways located along creeks which connect to parks and recreation areas. The City of San Antonio is constructing the Medina River Greenway. Once completed, the project will be a 13 mile trail. Two segments of the greenway have been completed; Phase I from Medina River Natural Area to Old Applewhite Road and Phase II from Old Applewhite Road to Medina River Crossing. Phase III from Medina River Crossing to Pleasanton Road and Phase IV from Pleasanton Road to Mitchell Lake are in the design phase. The total cost of the project is \$9.1 million and estimated project completion is 2013.

Furthermore, the San Antonio River Authority (SARA) is studying potential connection to the Medina River Greenway trail to El Camino Real de las Tejas. SARA is exploring developing a paddling trail on the Medina River. Additionally, the area exhibits extraordinary biodiversity, including four wetland areas and nine major vegetation cover types.

The Medina River Creekway connects to the Land Heritage Institute (LHI), located between Applewhite Road and Neal Road. The LHI is an approximate 1,200 acres of preserved open space that contains the Presnall Watson Farmstead, which operates as a “living land museum”<sup>10</sup>.

#### *Scenic, Cultural, and Historic Resource Protection*

The City extends its Historic Preservation regulation to preserve elements of our cultural heritage including buildings, monuments, acequias and other features within its ETJ. The study area was surveyed in 1973 and in 1999. The two surveys indicate a loss of historic resources, a process that could be abated by the implementation of zoning. Protecting the outstanding scenic and rural qualities of corridors and historic landscapes would provide an impetus for heritage tourism. Corridors that could merit protection are areas along roads with outstanding vistas, historic bridges and railroad rights-of-way.

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<sup>10</sup> [www.landheritageinstitute.org](http://www.landheritageinstitute.org)

Historic archaeological sites include Historic Indian/Contact Period sites, early routes of exploration, trade and commerce and their associated river crossings, battlefield area, bridges, a rock art site, Spanish Colonial, Mexican, Tejano and Anglo-European farm and ranch complexes, churches, family and community cemeteries, 20th century irrigation canals and dumps as well as early communities.

This area does not stand isolated from the core city, but rather historically, served as important hinterlands that sustained and nurtured the city. It was in the southern part of Bexar County that the earliest settlers ranched, farmed and provided sustenance for not only themselves but for the citizens of Bejar. The cultural importance of this area should not be overlooked nor underestimated. Importantly, it is within this area that many vestiges of the immensely significant Spanish Colonial heritage remain.

*Spanish Land Grants* – This area is carved out of a number of Spanish land grants including the original ranch settled by Ygnacio Perez. During the Mexican revolution against Spanish rule, Perez served as a lieutenant colonel in the Spanish army and later was the last interim Spanish Provincial Governor of Texas. As early as 1790, he secured a one league grant on the north bank of the Medina River. In 1808, he acquired an additional four league grant on the south bank of the Medina River for a total of over 20,000 acres. His Spanish Colonial hacienda (aka Rancho de Piedra or Stone Ranch and Rancho de la Purisima Concepcion) is an important and historically significant site within the State of Texas. His son, Jose Ignacio Perez continued to ranch the land. The Texas Republic recognized only the original land grant of 4,000 acres which is located to the north of Area 2. This land grant was passed on to Perez's descendants as the JLC Ranch. In 2003, Toyota Motor Manufacturing Company Texas acquired the ranch and presently occupies 2,600 acres of the land.

Sites located along the Medina River have historical significance. The Battle of Medina, which spanned six to eight miles, was fought within the area. The Battle of Medina, fought in 1813 between Spanish Loyalists and the Republican Army of the North, has been called “the bloodiest battle ever fought in Texas”. In American history it is known as the Gutierrez-Magee Expedition or as the first Texas revolution. This grim encounter, which eclipsed the Alamo, Goliad, and San Jacinto together in its death toll, halted and destroyed the American filibustering expedition which had crossed into Texas from Louisiana a year earlier. And although Spain prevailed at the Battle of Medina, it soon lost the war to keep Mexico. A Texas Centennial marker commemorating the battle is located on FM1937 at Losoya Road.

The prevalent type of historic sites within the area is the farm and ranch complexes. Farm and ranch complexes generally contain a main dwelling (either standing or ruins), and other outbuildings (standing or ruins) such as barns, smokehouses, sheds, and corrals, representing agricultural activities. Dating from the 1830's-1860's, the Presnall Watson complex is located within the property of the Land Heritage Institute, within area 2. The Land Heritage Institute plans to restore some of the buildings and establish a living history center to demonstrate Texas farming and ranching techniques from the mid-19th to the early-20th century.

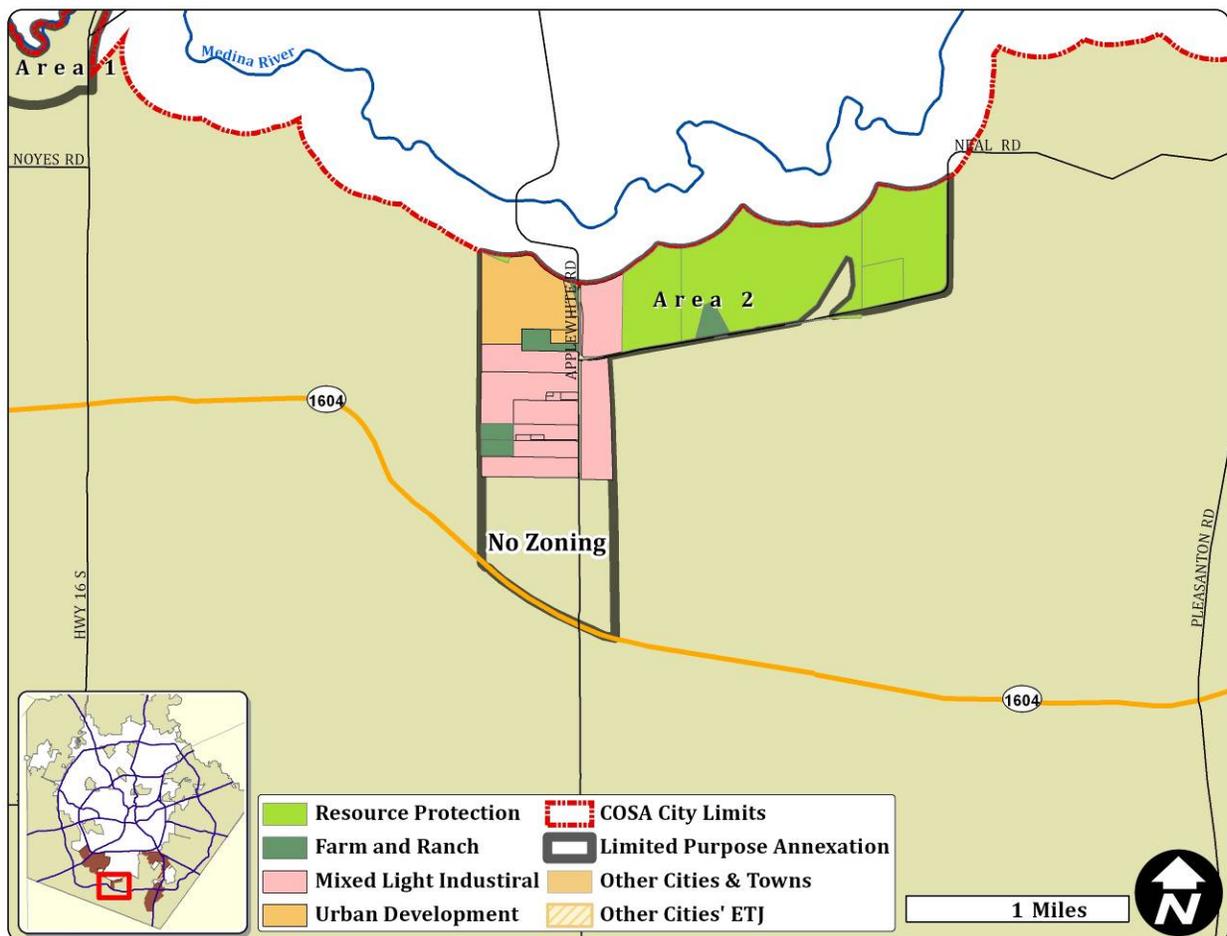
Early towns and communities located to the east of the area, include Cassin, Losoya, Earle, Buena Vista, and Southton. Cassin, located at one of the original Spanish Colonial crossings on the Medina River was founded in the early 1900's. It was a railroad stop on the San Antonio Uvalde and Gulf Railroad. Losoya, named after the original Spanish land grant holder, was also located near one of the Spanish Colonial crossings on the Medina River. The modern town of Losoya got its start after the Civil War. Buena Vista, first settled around 1900, once had a school, a store, and a number of homes.

*Historic corridors* with outstanding vistas, historic bridges and railroad rights-of-way could merit protection. Historic roads within the area include Applewhite Road (circa 1878-1938).

### Proposed Zoning for the Area

This section identifies the proposed zoning of the area upon annexation and informs the public that any comments regarding the proposed zoning will be considered at the public hearings for the proposed limited-purpose annexation.

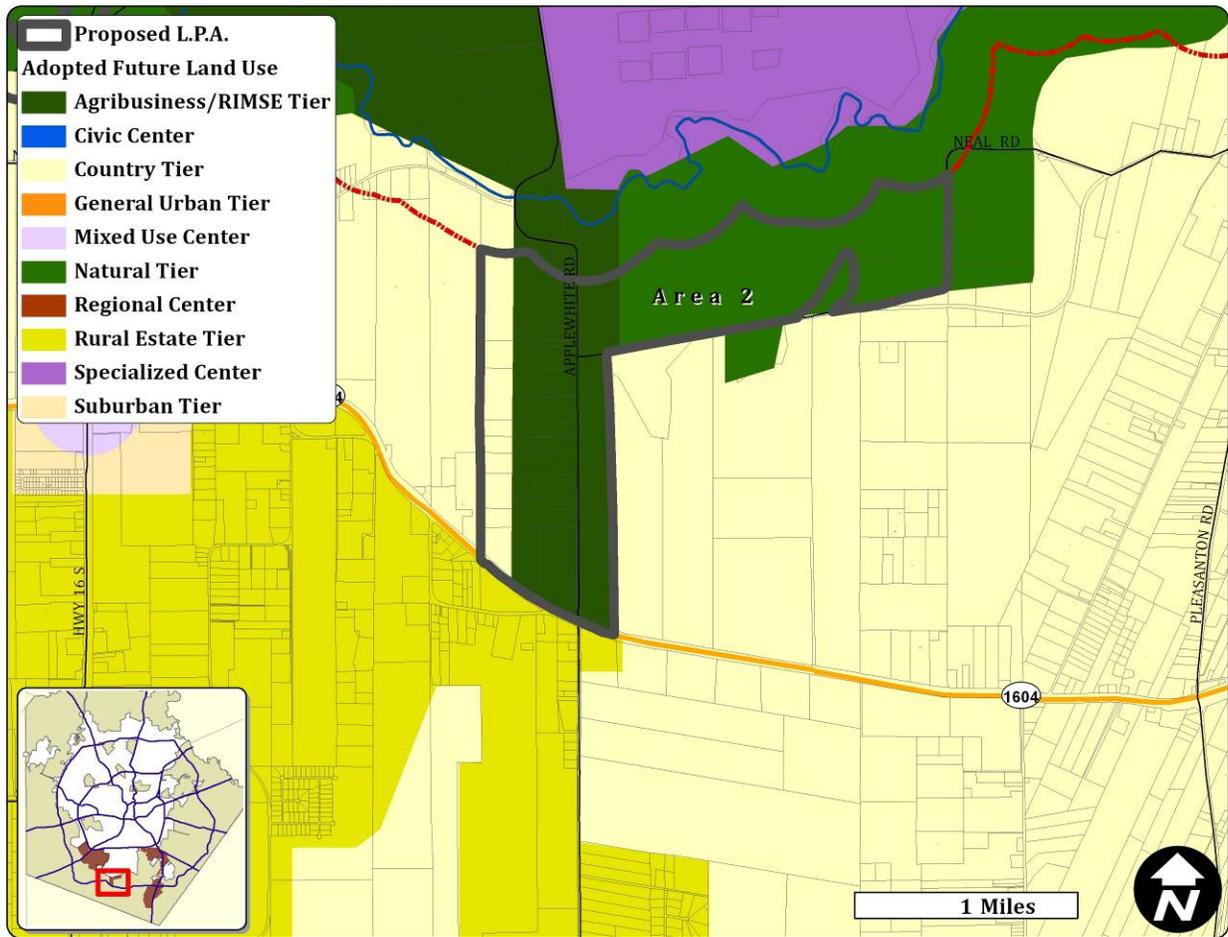
With the proposed dissolution of CSMA, oversight of planning and zoning within CSMA areas would cease. Limited purpose annexation will enable the City to continue to extend land use regulation and zoning within CSMA and apply zoning in non-CSMA areas.



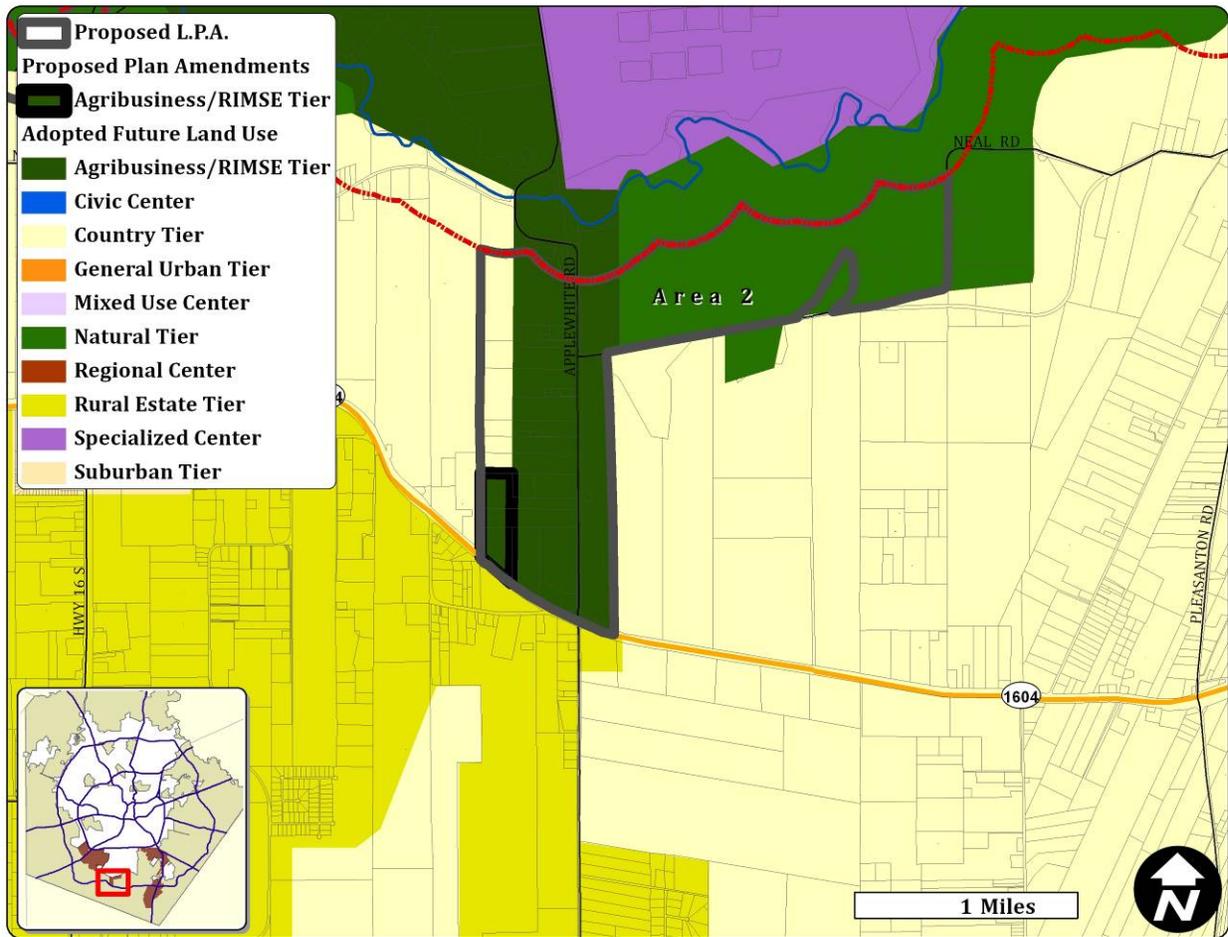
### **Map 9: Area 2 – Current Zoning**

The Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, currently satisfies the requirements of §43.127 (b) of the Local Government Code as a land use and intensity plan will continue to serve as a basis for services and capital improvement project planning. Staff has reviewed this plan for the area outside of the CSMA boundary, given the recommendations of the effectiveness study and will recommend to City Council amendments that reflect the spirit of the recommendations of the effectiveness study. Thereafter, suitable zoning districts will be recommended for the area based on the amended plan. Zoning regulations and development codes could control the installation of new signs, billboards, and utilities; eliminate visual clutter; protect scenic views and preserve historic sites. The Zoning Commission will conduct at least one public hearing and make a recommendation to the City Council regarding the proposed rezoning. The City Council will conduct a public hearing and adopt any changes to the zoning map. **See the Regulatory Plan (Section C) for the Planning Framework for the study areas.**

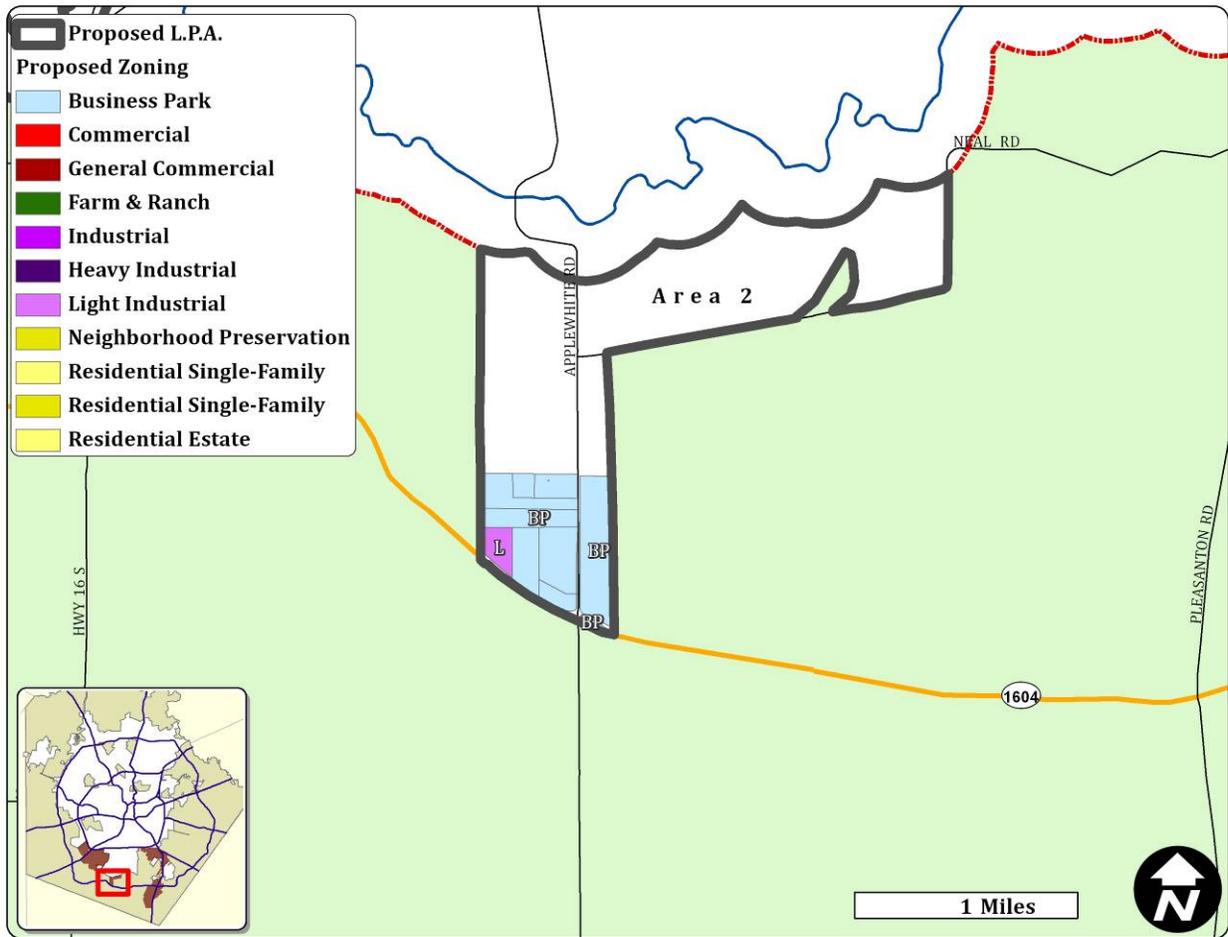
Factors that will be used to recommend appropriate zoning include consideration of the public health, safety, and general welfare and protection of historical and cultural areas. The City shall consider the size, shape and characteristics of parcels and their suitability for different types of development intensity. The compatibility of adjacent land uses with those in and around the study area will be considered. Zoning guidelines can be modified to encourage commercial and other economic development.



**Map 10: Area 2 - Adopted Land Use Plan**



Map 11: Area 2 - Proposed Land Use Plan

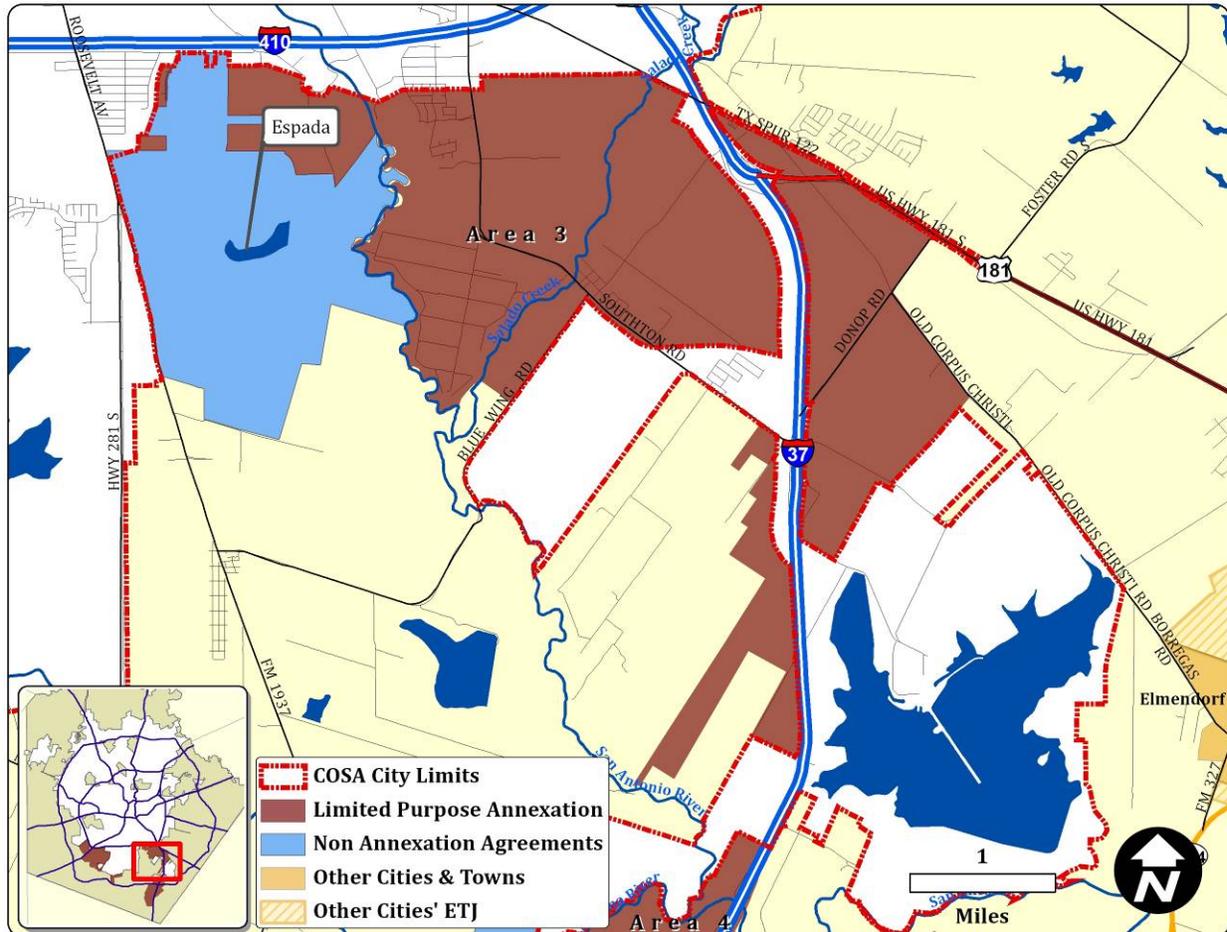


Map 12: Area 2 - Proposed Zoning

## Area 3

### Area Description

Area 3 is generally bound by the existing City Limits to the north, U.S. Highway 181, Donop Road, Old Corpus Christi Road, and the existing City Limits to the east, the existing City Limits to the south, and the existing City Limits, the San Antonio River, and the Espada Public Improvement District to the west.



Map 13: Area 3 Detail

### Projected Ten-Year Development with and without Limited Purpose Annexation

This section includes projections regarding the kinds and levels of development that will occur in the area in the next 10 years if the areas are annexed for limited purposes, as well as, if the areas are not annexed for limited purposes.

#### Existing Development

There are no Master Development Plans (MDPs) located within the area, although it abuts several. Within the study area, existing development is primarily in the form of heavy commercial and industrial, and rural single-family residential. The majority of the study area is used for agriculture purposes (23%) or is vacant land (39%). The area in the vicinity of U.S. Highway 181 and IH-37 has experienced moderate development related to and resulting from the Eagle Ford Shale Oil play. Specifically, oilfield services company

Baker Hughes recently opened a regional operation center near the intersection of U.S. Highway 181 and IH-37. Bexar County owns approximately 360 acres within the study area, which house the county public works facility, the Krier Correctional Facility, and the Bexar County Sherriff's Academy and Patrol Division Headquarters.

*The Blue Wing Solar Farm* is one of the largest solar generation facilities in the State of Texas, capable of generating 14.4 megawatts and occupying an area of 113 acres with 214,500 solar photovoltaic panels. It is located on Blue Wing Road and IH-37. CPS Energy has a 30-year power purchase agreement with Duke Energy Generation Services for the Blue Wing project.

#### *New Development*

It is projected that in 10 years this study area, if developed to the same level as existing development throughout the City of San Antonio, has the potential for 1,342,771 square feet of commercial development, 127,076 square feet of industrial development, 250 multi-family dwelling units, and 759 single-family dwelling units.<sup>11</sup>

*Southton Rail Yard* will be a 300 acre rail-served logistical center focusing primarily on service to the Eagleford Shale region well operators. Located on Southton Road, the site sits along the east bank of the San Antonio River and west of Salado Creek, near their confluence. The City South Management Authority Board granted a zoning change to allow this development on June 10, 2013.

### **Issues Supporting Limited Purpose Annexation**

This section describes the issues the City considers to give rise to the need for the annexation of the area for limited purposes and the public benefits to result from the limited-purpose annexation.

#### *Public Benefit from Limited Purpose Annexation*

After an area is annexed for limited purposes, the City will begin planning for the delivery of City services in preparation for full purpose annexation, while allowing for the immediate application of land use controls and other City regulations. The three-year period between limited purpose annexation and full purpose annexation will give the City the time necessary to plan for needed capital improvements in advance of future development within the areas and surrounding areas. Property owners in the area will have three years to plan for the financial impact of full purpose annexation.

Limited purpose annexation will establish a regulatory framework for both CSMA and non-CSMA area. Limited purpose annexation provides the tools to regulate the type and character of development and redevelopment through the application of zoning, site development standards, building codes and other regulatory tools not available in unincorporated areas. Regulations for nonconforming uses will provide for the gradual elimination of existing incompatible uses. This will benefit the public by encouraging high

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<sup>11</sup> This projection is the product of a methodology based on the assumption that development in new areas of the city will be roughly the same as existing development throughout the entire city and that households in study area will be approximately the same size as the countywide average of 2.7 persons per household.

quality and sustainable development that will create a long term investment for the community.

### **Economic, Environmental and Other Impacts of the Limited Purpose Annexation**

This section analyzes the economic, environmental, and other impacts the annexation of the area for limited purposes will have on the residents, landowners, and businesses in the area.

#### *Economic Development*

Increased oil and gas industry activities are expected to stimulate industrial and commercial development and redevelopment activities within the study areas. The application of development standards, building codes, and zoning will help ensure quality development or redevelopment and protect property values by ensuring that all new development and redevelopment meets higher standards than would otherwise be enforced.

Freeport Exemption –the City of San Antonio and Bexar County allow personal property tax exemptions up to 100% on property detained in Texas for assembling, storing, manufacturing, processing or fabricating. Freeport Property must be transported to destinations outside of Texas within 175 days of acquisition or import.<sup>12</sup> This exemption provides a business incentive that can be used to promote the growth and expansion of businesses, particularly those engaged in logistics and distribution.

#### *Transportation*

The *San Antonio Major Thoroughfare Plan (MTP)* is a long range plan for the City and Bexar County. It shows the future location, dimension and right-of way dedication of major arterials. The MTP has designated Blue Wing Road, Southton Road, Kelly Parkway, Rabel Road, and the future East and West Connector as arterials to serve this area.

Area 3 is bisected by IH- 37. This area has direct access to Loop 410, which provides excellent east/west connectivity and high traffic volume potential necessary for retail. The existing transportation network within the interior of this area consists of mostly rural roads. North/south connectivity is also available throughout the area with grade separated intersections with Loop 410. A non-critical improvement would be to extend the access roads of Loop 410 over the Union Pacific rail line to provide a consistent east/west connection on the access roads.

With the combination of the opening of Toyota, the opening of the Union Pacific Intermodal center near IH-35 and Fischer Road, and the emergence of activity associated with the Eagle Ford Shale, there has been a marked increase in truck traffic on the disjointed east/west street connectors between IH-35 and IH-37. Southton Road, US Highway 281 and Blue Wing Road have all experienced increases due to new single-family developments.

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<sup>12</sup> Freeport property must be in Texas for certain purposes, such as assembly, storage, manufacturing, processing or fabrication. Freeport property includes goods, wares, merchandise, and certain aircraft but does not include oil, natural gas and other petroleum products.

Public transit options are also limited and focused in the north-south directions. Two VIA bus routes are located along FM 1937 and US 181 corridors within this area.

#### *Water Resources*

The study areas are located in the San Antonio Water System (SAWS) certificated water service area. In addition to providing water and sewer service, SAWS promotes water quality by enforcing federal permit requirements for treatment of storm water runoff.

Regulations pertaining to flood plain protection and storm water management will provide adequate measures for the retention, detention and distribution of storm water in a manner that minimizes the possibility of adverse impacts of both water quality and water quantity during development. To further protect the area's natural character, natural storm water conveyance systems including earthen drainage channels, temporary ponds and on-site storage currently are options provided for in the City's development code. Surface water resources in the area are the San Antonio River and Salado Creek. The Medina River, a principal tributary of the San Antonio River, is spring fed and gives a remarkably steady flow of clear water. The Medina River originates in springs in northwest Bandera County. The river then flows southeast for 116 miles to its mouth, on the San Antonio River in south Bexar County.

The Carrizo-Wilcox Aquifer underlies the study areas, one of the most extensive water-bearing formations in Texas. This aquifer furnishes water to wells yielding fresh to slightly saline water that is acceptable for most irrigation, public supply and industrial uses. In the southeastern part of Bexar County, the SAWS Twin Oaks Aquifer Storage Recovery Facility (ASRF) stores excess Edwards Aquifer drinking water during rainy times in a large-scale underground water storage facility, saving it to be used during dry periods. This plant will reduce pumping from the Edwards Aquifer during summer months and during drought conditions. Additionally, SAWS is currently developing a brackish groundwater desalination program in southeastern Bexar County, with the plant located at the SAWS Twin Oaks Aquifer Storage and Recovery Site and well sites on adjacent SAWS property. Brackish groundwater is a plentiful, previously untapped local source of water that will help diversify San Antonio's supplies. While these facilities are not within the study areas their regional importance and adjacency are noteworthy.

#### *Agriculture and Agribusiness*

The majority of southern Bexar County is identified as Agricultural or Farm land. The Blackland Prairie predominantly consists of brush lands. The topography contrasts from gentle rolling to nearly level soils. Historically, these soils of dark clay and sandy loam were covered with grasses. A diversity of plant and animal life characterizes the study area. Principal plants are mesquite, small live oak, post oak, prickly pear cactus, catclaw, blackbrush, whitebrush, huajillo, huisache, cenizo and others that provide dense cover. The study area is a destination for migratory birds. Bird watching is a fast growing tourist activity across the state of Texas. Presently, the topography is well suited for agri-business including solar power.

### *Open Space and Parks*

The protection and development of natural areas would promote ecotourism and provide opportunities for recreation. Open space regulation is instrumental in preserving habitat, protecting the quality and quantity of water resources, providing an alternative means to manage storm water runoff, promoting good air quality and creating opportunities for recreation and education.

The Medina River is a part of a regional system of greenways located along creeks which connect to parks and recreation areas. The Medina River Creekway is situated from IH-35 to S Highway 16 within Study Area 2. This seven-mile trail stretches from the Medina River Natural Area, located along State Highway 16, towards Lone Star Pass. Future plans include extending the trail eastward, connecting to Jim Mattox Park by the Mission Del Lago Golf Course and to the San Antonio River trails at Mission Espada in Area 3. Furthermore, the San Antonio River Authority (SARA) is studying potential connection to the Medina River Greenway trail to El Camino Real de las Tejas. SARA is exploring developing a paddling trail on the Medina River.

### *Scenic, Cultural, and Historic Resource Protection*

The City extends its Historic Preservation regulation to preserve elements of our cultural heritage including buildings, monuments, acequias and other features within its ETJ. The study area was surveyed in 1973 and in 1999. The two surveys indicate a loss of historic resources, a process that could be abated by the implementation of zoning. Protecting the outstanding scenic and rural qualities of corridors and historic landscapes would provide an impetus for heritage tourism. Corridors that could merit protection are areas along roads with outstanding vistas, historic bridges and railroad rights-of-way. Zoning regulations and development codes could control the installation of new signs, billboards, and utilities; eliminate visual clutter; protect scenic views and preserve historic sites.

Historic archaeological sites include Mission San Francisco de la Espada (1731), four kilns associated with the mission, the Espada acequia and aqueduct, Historic Indian/Contact Period sites, early routes of exploration, trade and commerce and their associated river crossings, battlefield area, bridges, a rock art site, Spanish Colonial, Mexican, Tejano and Anglo-European farm and ranch complexes, churches, family and community cemeteries, 20th century irrigation canals and dumps as well as early communities.

This area does not stand isolated from the core city, but rather historically, served as important hinterlands that sustained and nurtured the city. It was in the southern part of Bexar County that the earliest settlers ranched, farmed and provided sustenance for not only themselves but for the citizens of Bejar. The cultural importance of this area should not be overlooked nor underestimated. Importantly, it is within this area that many vestiges of the immensely significant Spanish Colonial heritage remain.

Mission San Francisco de la Espada and its associated kilns, acequia, and aqueduct are located just to the north to Area 3. Mission San Francisco de la Espada was moved from East Texas to the San Antonio River in 1731. It is one of five Spanish missions in San Antonio and is a part of the San Antonio Missions National Historic Park. In 2012, the U.S.

Secretary of the Interior nominated the San Antonio Franciscan Missions to the new United States World Heritage for consideration by the World Heritage Committee in 2015.

According to the Bexar County Historical Commission website, “El Camino Real de los Tejas” was based on trails used by Native Americans, settlers and traders traveling between Mexico and Louisiana through Texas. “El Camino Real de los Tejas” was designated by the US Congress in 2004 as a National Historic Trail. Historic segments of the Camino Real de los Tejas in Area 3 are the Camino de la Bahia del Espiritu Santo/Goliad Road, and the Old Corpus Christi Road.

Several of the early leaders of San Antonio, including Asa Mitchell settled in the southern portion of Bexar County. Asa Mitchell was one of “Old Three Hundred,” whom received Spanish land grants through Stephen F. Austin’s colony in 1822. He was an early advocate of Texas independence, helping draw up the Declaration of Independence and fighting in the Battle of San Jacinto. Mitchell Lake, which is located to the east of Area 3, was named after him. Mitchell County was named for him and his brother, Eli Mitchell. On November 6, 1865, Mitchell died and was buried in the family plot near his ranch home, which is located to the southeast of Area 3.

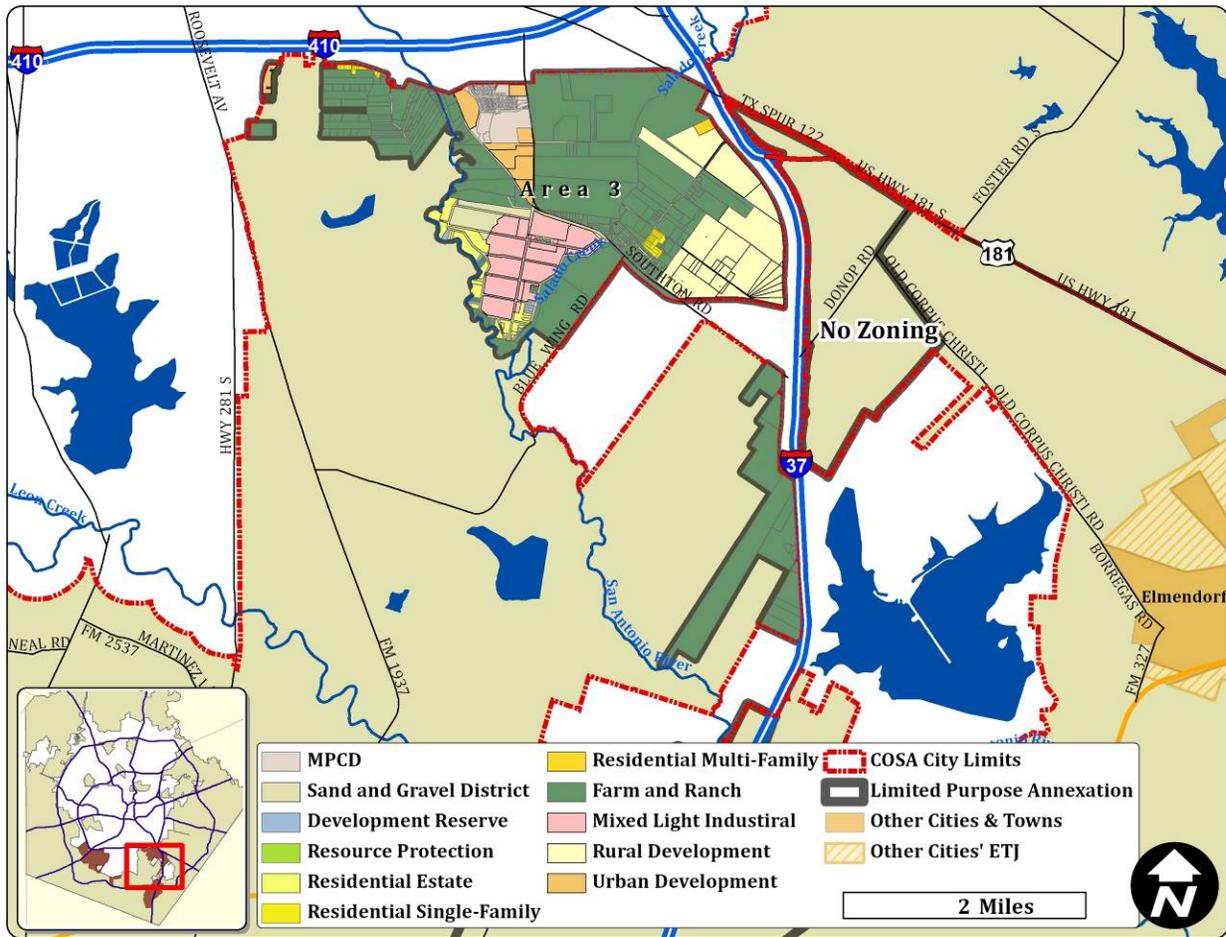
The prevalent type of historic sites within Area 3 are the farm and ranch complexes dating from the Spanish Colonial period to the mid-20th century. Farm and ranch complexes generally contain a main dwelling (either standing or ruins), and other outbuildings (standing or ruins) such as barns, smokehouses, sheds, and corrals, representing agricultural activities.

Early towns and communities located near Area 3 include Cassin, Losoya, Earle, Buena Vista, and Southton. Cassin, located at one of the original Spanish Colonial crossings on the Medina River was founded in the early 1900’s. It was a railroad stop on the San Antonio Uvalde and Gulf Railroad. Losoya, named after the original Spanish land grant holder, was also located near one of the Spanish Colonial crossings on the Medina River. The modern town of Losoya got its start after the Civil War. Buena Vista, first settled around 1900, once had a school, a store, and a number of homes.

### **Proposed Zoning for the Area**

This section identifies the proposed zoning of the area upon annexation and informs the public that any comments regarding the proposed zoning will be considered at the public hearings for the proposed limited-purpose annexation.

With the proposed dissolution of CSMA, oversight of planning and zoning within CSMA areas would cease. Limited purpose annexation will enable the City to continue to extend land use regulation and zoning within CSMA and apply zoning in non-CSMA areas.

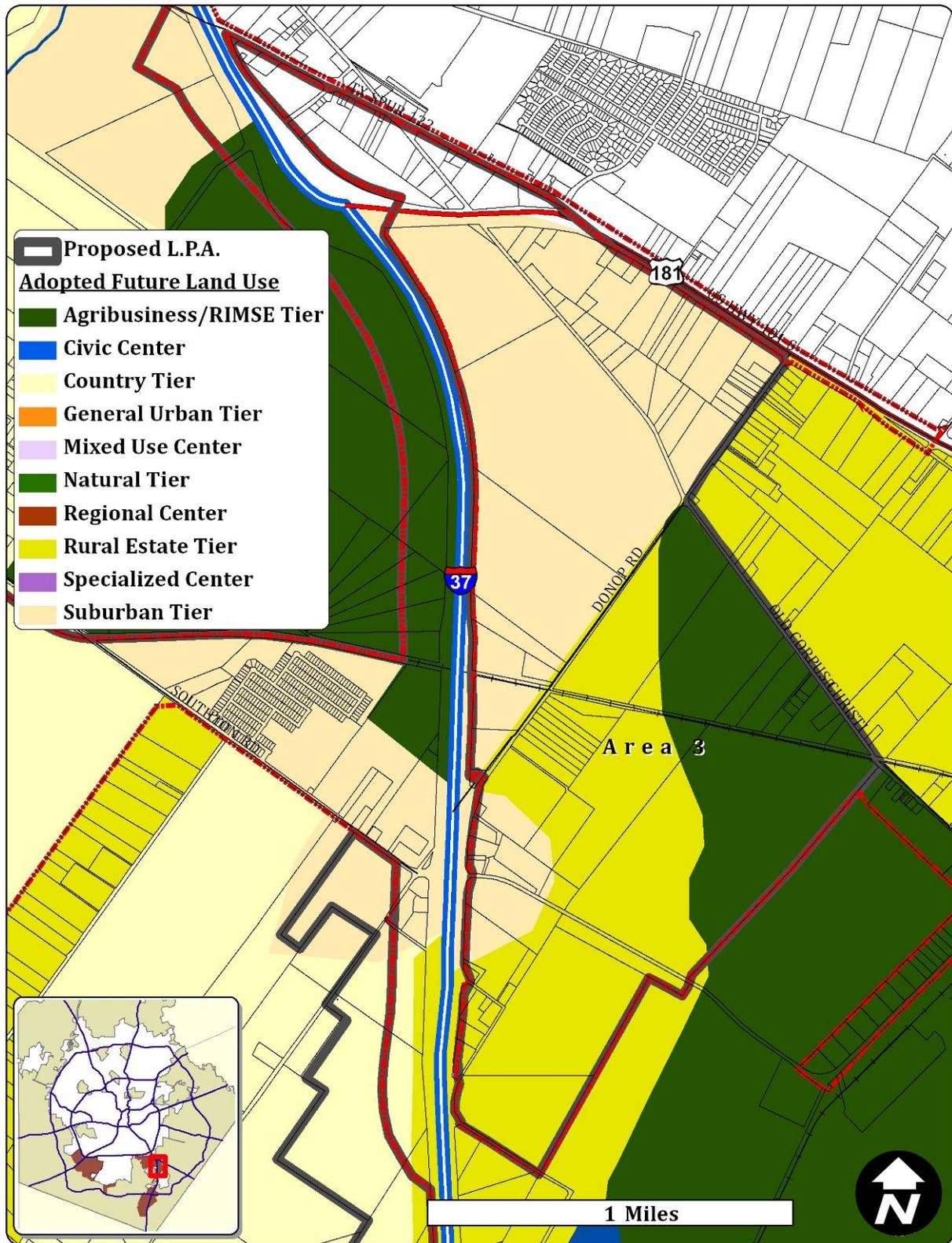


**Map 14: Area 3 - Current Zoning**

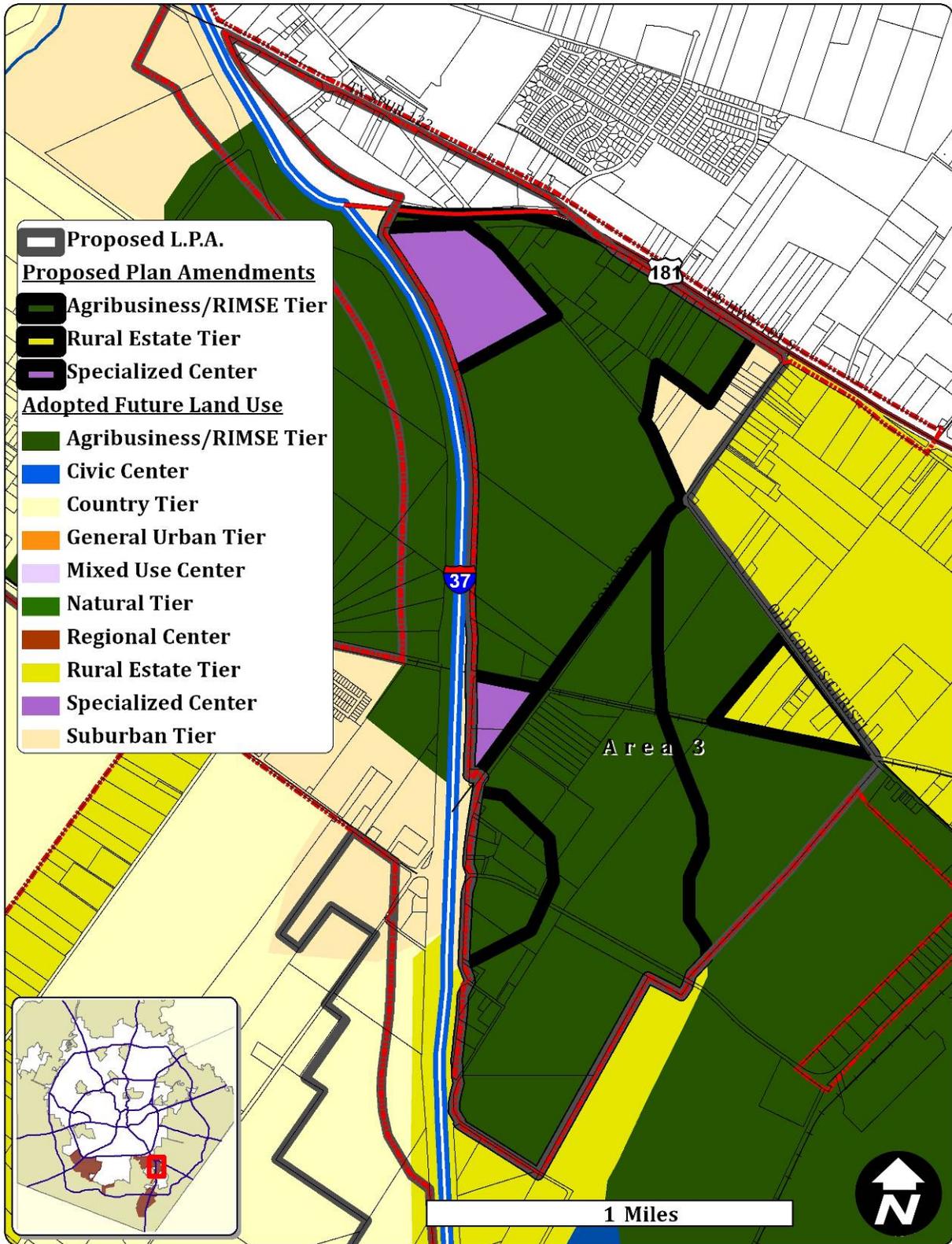
The Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, currently satisfies the requirements of §43.127 (b) of the Local Government Code as a land use and intensity plan and will continue to serve as a basis for services and capital improvement project planning. Staff has reviewed this plan for the areas outside the CSMA boundary, given the recommendation of the effectiveness study, and will recommend to City Council amendments that reflect the spirit of the recommendation of the effectiveness study. Thereafter, suitable zoning districts will be recommended for the area based on the amended plan. Zoning regulations and development codes could control the installation of new signs, billboards, and utilities; eliminate visual clutter; protect scenic views and preserve historic sites. The Zoning Commission will conduct at least one public hearing and make a recommendation to the City Council regarding the proposed rezoning. The City Council will conduct a public hearing and adopt any changes to the zoning map. **See the Regulatory Plan (Section C) for the Planning Framework for the study areas.**

Factors that will be used to recommend appropriate zoning include consideration of the public health, safety, and general welfare and protection of historical and cultural areas. The City shall consider the size, shape and characteristics of parcels and their suitability for different types of development intensity. The compatibility of adjacent land uses with

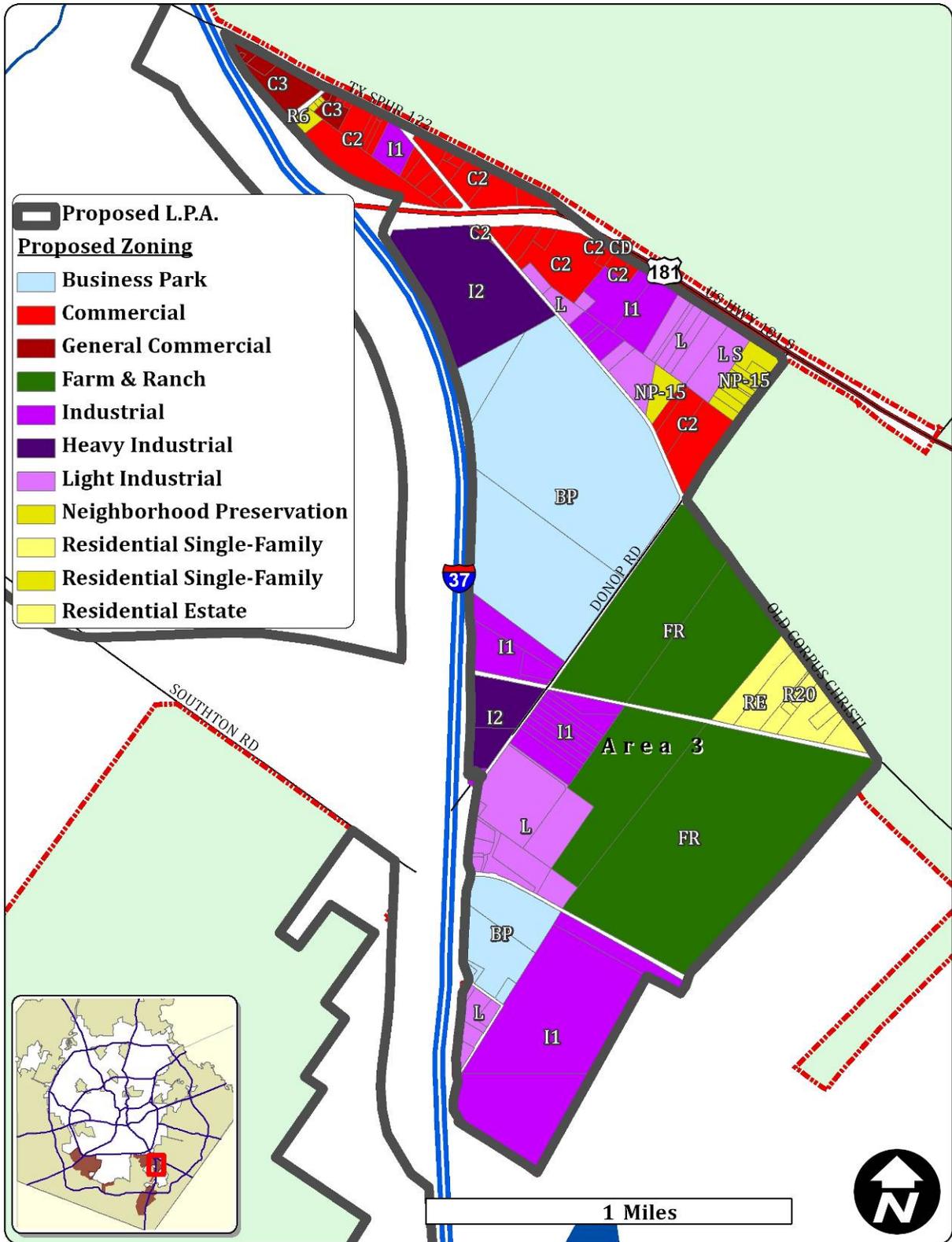
those in and around the study area will be considered. Zoning guidelines can be modified to encourage commercial and other economic development.



Map 15: Area 3 - Adopted Land Use Plan



Map 16: Area 3 - Proposed Land Use Plan

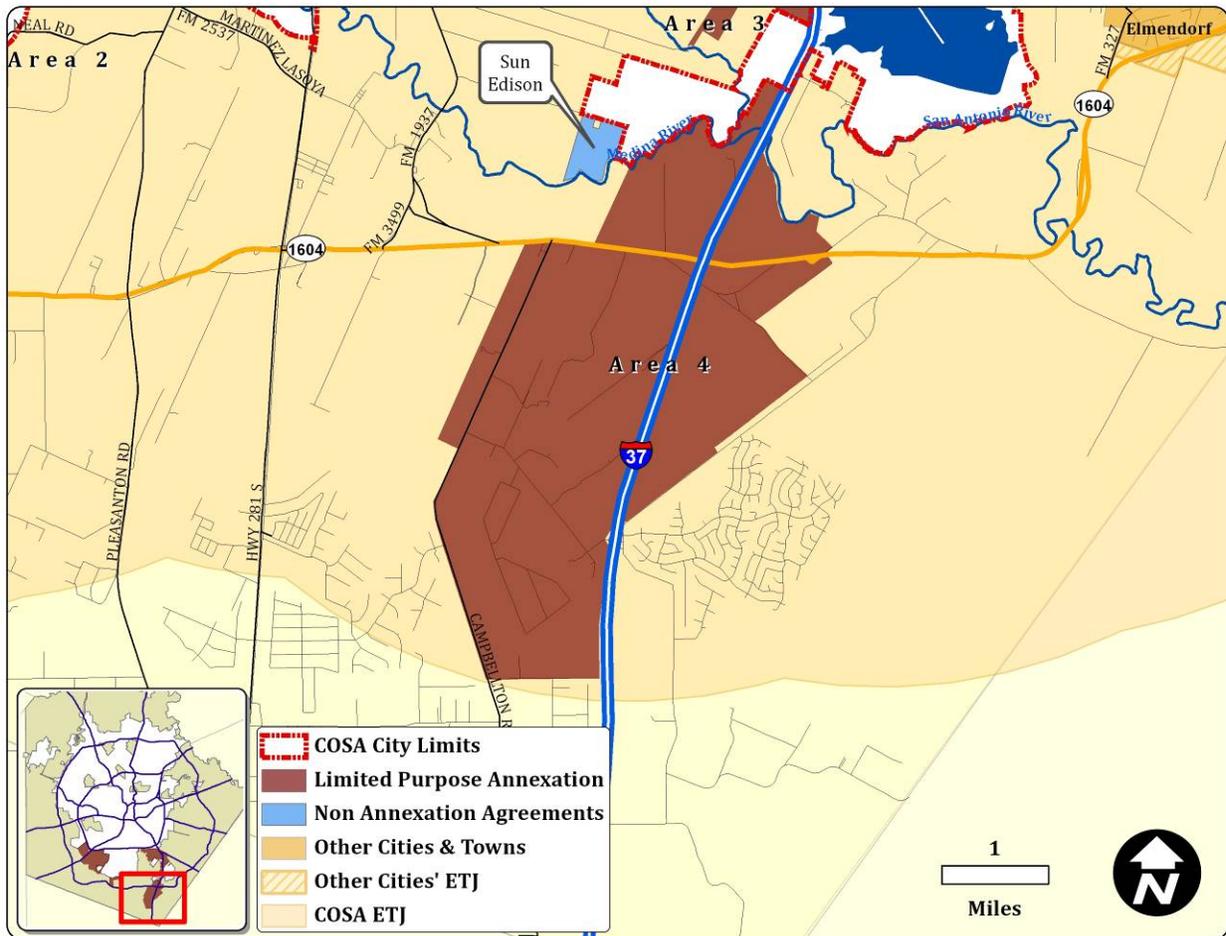


Map 17: Area 3 - Proposed Zoning

## Area 4

### Area Description

Area 4 is generally bound by the existing City Limits, the Medina River, and the San Antonio River to the north, Campbellton Road to the west, Ranch Trail Road to the south, and Priest Road and Lamm Road to the east. IH-37 and S.E. Loop 1604 bisect the area.



Map 18: Area 4 Detail

### Projected Ten-Year Development with and without Limited Purpose Annexation

This section includes projections regarding the kinds and levels of development that will occur in the area in the next 10 years if the areas are annexed for limited purposes, as well as, if the areas are not annexed for limited purposes.

#### *Existing Development*

There are a few Master Development Plans (MDPs) located within the area. These are residential and commercial developments which have been platted and built-out. Existing development in the study area is primarily single-family residential or mobile homes on large lots in a rural setting. A large portion of the land area is used for agricultural purposes or is open space. Study area 4 has experienced moderate industrial and commercial development resulting from the Eagle Ford Shale Oil play. Oilfield and gas services industry in particular have located in this area in recent years. This growth has

resulted in the openings of Weatherford International and Halliburton facilities located near the intersection of IH-37 and Loop 1604.

*Centennial Solar Farms 1 and 2* are located at the SAWS Dos Rios Water Recycling Center, covering an area of approximately 197 acres on land owned by SAWS. The farms are capable of producing a combined 19.8 megawatts and have about 83,000 solar photovoltaic panels installed. Under a long-term purchase power agreement, CPS Energy will purchase the energy produced from the solar deployment at fixed energy rates for 25 years. These facilities are not within the study area, but are identified due to their adjacency and regional significance.

#### *New Development*

It is projected that in 10 years this study area, if developed to the same level as existing development throughout the City of San Antonio, has the potential for 2,171,273 square feet of commercial development, 205,483 square feet of industrial development, 157 multi-family dwelling units, and 382 single-family dwelling units.<sup>13</sup>

### **Issues Supporting Limited Purpose Annexation**

This section describes the issues the City considers to give rise to the need for the annexation of the area for limited purposes and the public benefits to result from the limited-purpose annexation.

#### *Public Benefit from Limited Purpose Annexation*

After an area is annexed for limited purposes, the City will begin planning for the delivery of City services in preparation for full purpose annexation, while allowing for the immediate application of land use controls and other City regulations. The three-year period between limited purpose annexation and full purpose annexation will give the City the time necessary to plan for needed capital improvements in advance of future development within the areas and surrounding areas. Property owners in the area will have three years to plan for the financial impact of full purpose annexation.

Limited purpose annexation will establish a regulatory framework for the area. Limited purpose annexation provides the tools to regulate the type and character of development and redevelopment through the application of zoning, site development standards, building codes and other regulatory tools not available in unincorporated areas. Regulations for nonconforming uses will provide for the gradual elimination of existing incompatible uses. This will benefit the public by encouraging high quality and sustainable development that will create a long term investment for the community.

### **Economic, Environmental and Other Impacts of the Limited Purpose Annexation**

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<sup>13</sup> This projection is the product of a methodology based on the assumption that development in new areas of the city will be roughly the same as existing development throughout the entire city and that households in study area will be approximately the same size as the countywide average of 2.7 persons per household.

This section analyzes the economic, environmental, and other impacts the annexation of the area for limited purposes will have on the residents, landowners, and businesses in the area.

### Economic Development

Increased oil and gas activities are expected to induce industrial development and redevelopment activities within the study areas. Furthermore, the application of development standards, building codes, and zoning will help ensure quality development or redevelopment and protect property values by ensuring that all new development and redevelopment meets higher standards than would otherwise be enforced.

Freeport Exemption –the City of San Antonio and Bexar County allow personal property tax exemptions up to 100% on property detained in Texas for assembling, storing, manufacturing, processing or fabricating. Freeport Property must be transported to destinations outside of Texas within 175 days of acquisition or import.<sup>14</sup> This exemption provides a business incentive that can be used to promote the growth and expansion of businesses, particularly those engaged in logistics and distribution.

### *Transportation*

The *San Antonio Major Thoroughfare Plan (MTP)* is a long range plan for the City and Bexar County. It shows the future location, dimension and right-of way dedication of major roadways. The MTP has designated Campbellton Road and New Mathis Road as arterials to serve this area.

Area 4 has direct access to IH-37 and Loop 1604. Both of these highways provide excellent access to South Texas. The existing transportation network within the interior of this area consists of mostly rural roads. With the combination of the opening of Toyota, the opening of the Union Pacific Intermodal center near IH-35 and Fischer Road, and the emergence of activity associated with the Eagle Ford Shale, there has been a marked increase in truck traffic on the disjointed east/west connectors between IH-35 and IH-37.

Mass transit options are also limited and focused in the north-south directions. VIA Metropolitan Transit Authority has two routes that are located close to Area 4. The routes are along FM 1937 and US 181.

### *Water Resources*

The study areas are located in the San Antonio Water System (SAWS) certificated water service area. In addition to providing water and sewer service, SAWS promotes water quality by enforcing federal permit requirements for treatment of storm water runoff.

Regulations pertaining to flood plain protection and storm water management will provide adequate measures for the retention, detention and distribution of storm water in a

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#### *Agriculture and Agribusiness*

The majority of southern Bexar County is identified as Agricultural or Farm land. The Blackland Prairie predominantly consists of brush lands. The topography contrasts from gentle rolling to nearly level soils. Historically, these soils of dark clay and sandy loam were covered with grasses. A diversity of plant and animal life characterizes the study area. Principal plants are mesquite, small live oak, post oak, prickly pear cactus, catclaw, blackbrush, whitebrush, huajillo, huisache, cenizo and others that provide dense cover. The study area is a destination for migratory birds. Bird watching is a fast growing tourist activity across the state of Texas. Presently, the topography is well suited for agri-business including solar power.

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Golf Course and to the San Antonio River trails at Mission Espada in Area 3. Furthermore, the San Antonio River Authority (SARA) is studying potential connection to the Medina River Greenway trail to El Camino Real de las Tejas. SARA is also exploring development of a paddling trail on the Medina River to Elmendorf.

#### *Scenic, Cultural, and Historic Resource Protection*

The City extends its Historic Preservation regulation to preserve elements of our cultural heritage including buildings, monuments, acequias and other features within its ETJ. The study area was surveyed in 1973 and in 1999. The two surveys indicate a loss of historic resources, a process that could be abated by the implementation of zoning. Protecting the outstanding scenic and rural qualities of corridors and historic landscapes would provide an impetus for heritage tourism. Corridors that could merit protection are areas along roads with outstanding vistas, historic bridges and railroad rights-of-way.

Historic archaeological sites include Historic Indian/Contact Period sites, early routes of exploration, trade and commerce and their associated river crossings, battlefield area, bridges, a rock art site, Spanish Colonial, Mexican, Tejano and Anglo-European farm and ranch complexes, churches, family and community cemeteries, 20th century irrigation canals and dumps as well as early communities.

This area does not stand isolated from the core city, but rather historically, served as important hinterlands that sustained and nurtured the city. It was in the southern part Bexar County that the earliest settlers ranched, farmed and provided sustenance for not only themselves but for the citizens of Bejar. The cultural importance of this area should not be overlooked nor underestimated. Importantly, it is within this area that many vestiges of the immensely significant Spanish Colonial heritage remain.

Several of the early leaders of San Antonio, including Asa Mitchell settled in the southern portion of Bexar County. Asa Mitchell was one of "Old Three Hundred," whom received Spanish land grants through Stephen F. Austin's colony in 1822. He was an early advocate of Texas independence, helping draw up the Declaration of Independence and fighting in the Battle of San Jacinto. Mitchell Lake, which is located to the northwest of Area 4, was named after him. Mitchell County was named for him and his brother, Eli Mitchell. On November 6, 1865, Mitchell died and was buried in the family plot near his ranch home, which is located to the southeast of Area 4.

The prevalent type of historic sites within the area is the farm and ranch complexes dating from the Spanish Colonial period to the mid-20th century. Farm and ranch complexes generally contain a main dwelling (either standing or ruins), and other outbuildings (standing or ruins) such as barns, smokehouses, sheds, and corrals, representing agricultural activities.

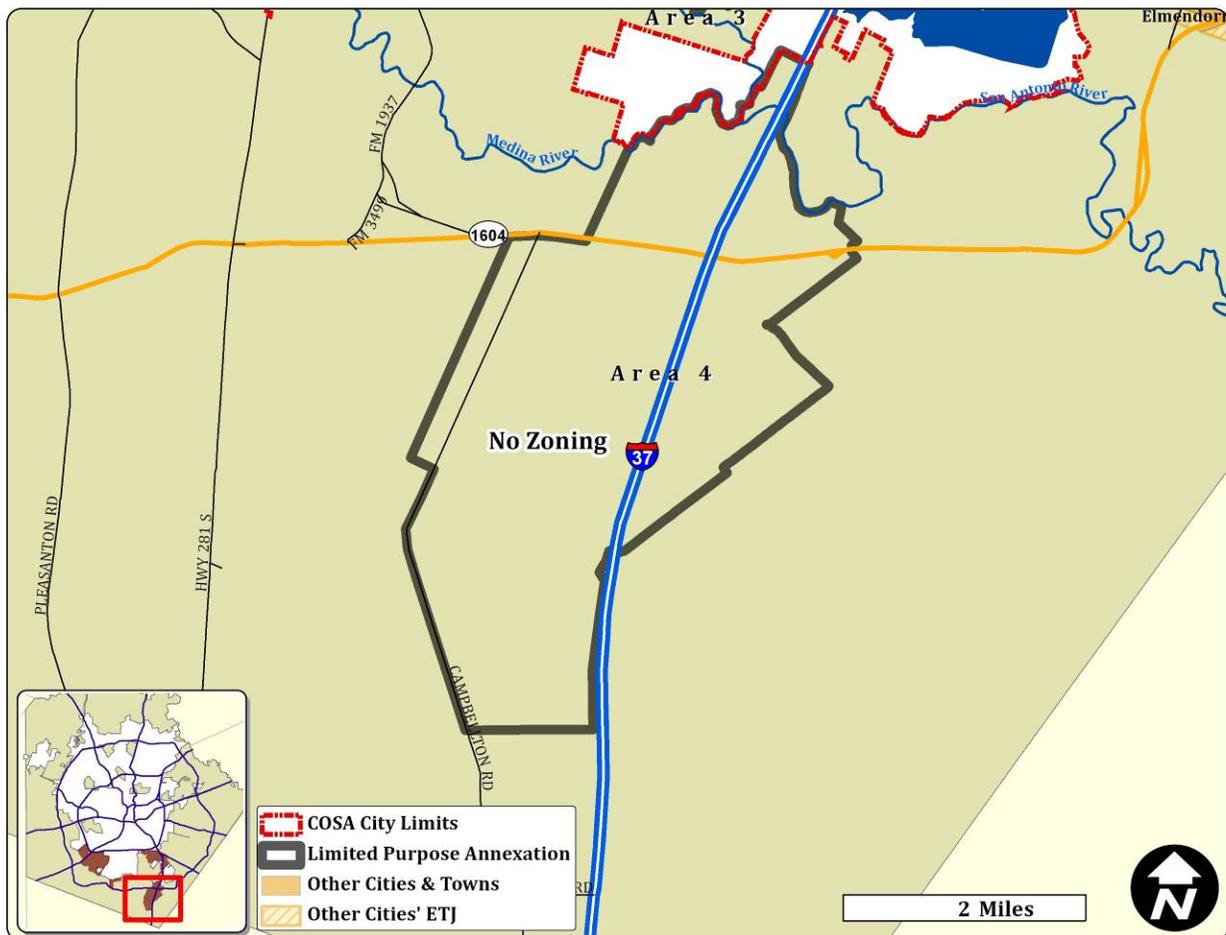
Early towns and communities located in close proximity to Area 2, include Cassin, Losoya, Earle, Buena Vista, and Southton. Cassin, located at one of the original Spanish Colonial crossings on the Medina River was founded in the early 1900's. It was a railroad stop on the San Antonio Uvalde and Gulf Railroad. Losoya, named after the original Spanish land grant holder, was also located near one of the Spanish Colonial crossings on the Medina

River. The modern town of Losoya got its start after the Civil War. Buena Vista, first settled around 1900, once had a school, a store, and a number of homes.

### Proposed Zoning for the Area

This section identifies the proposed zoning of the area upon annexation and informs the public that any comments regarding the proposed zoning will be considered at the public hearings for the proposed limited-purpose annexation.

With the proposed dissolution of CSMA, oversight of planning and zoning within CSMA areas would cease. Limited purpose annexation will enable the City to continue to extend land use regulation and zoning within CSMA and apply zoning in non-CSMA areas.

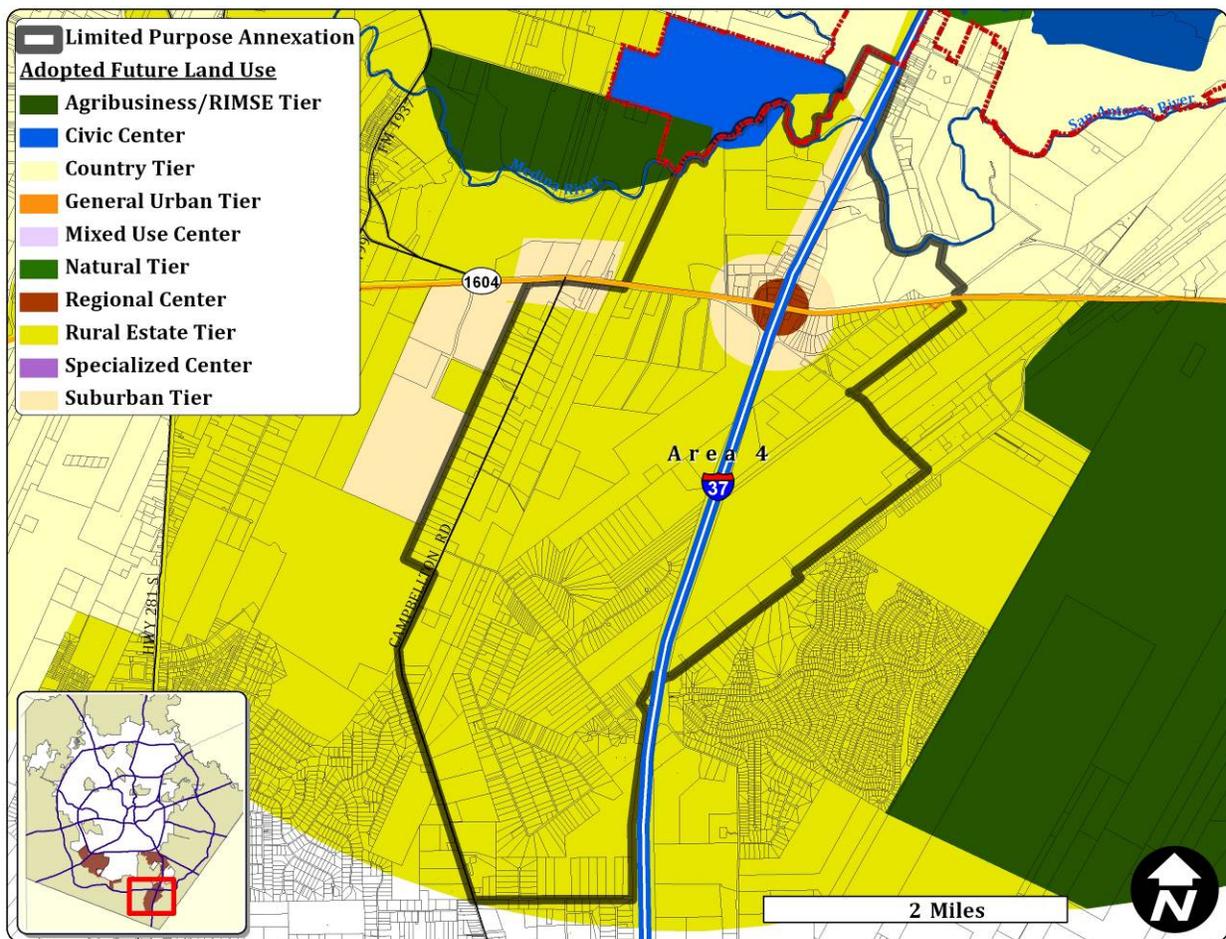


Map 19: Area 4 - Current Zoning

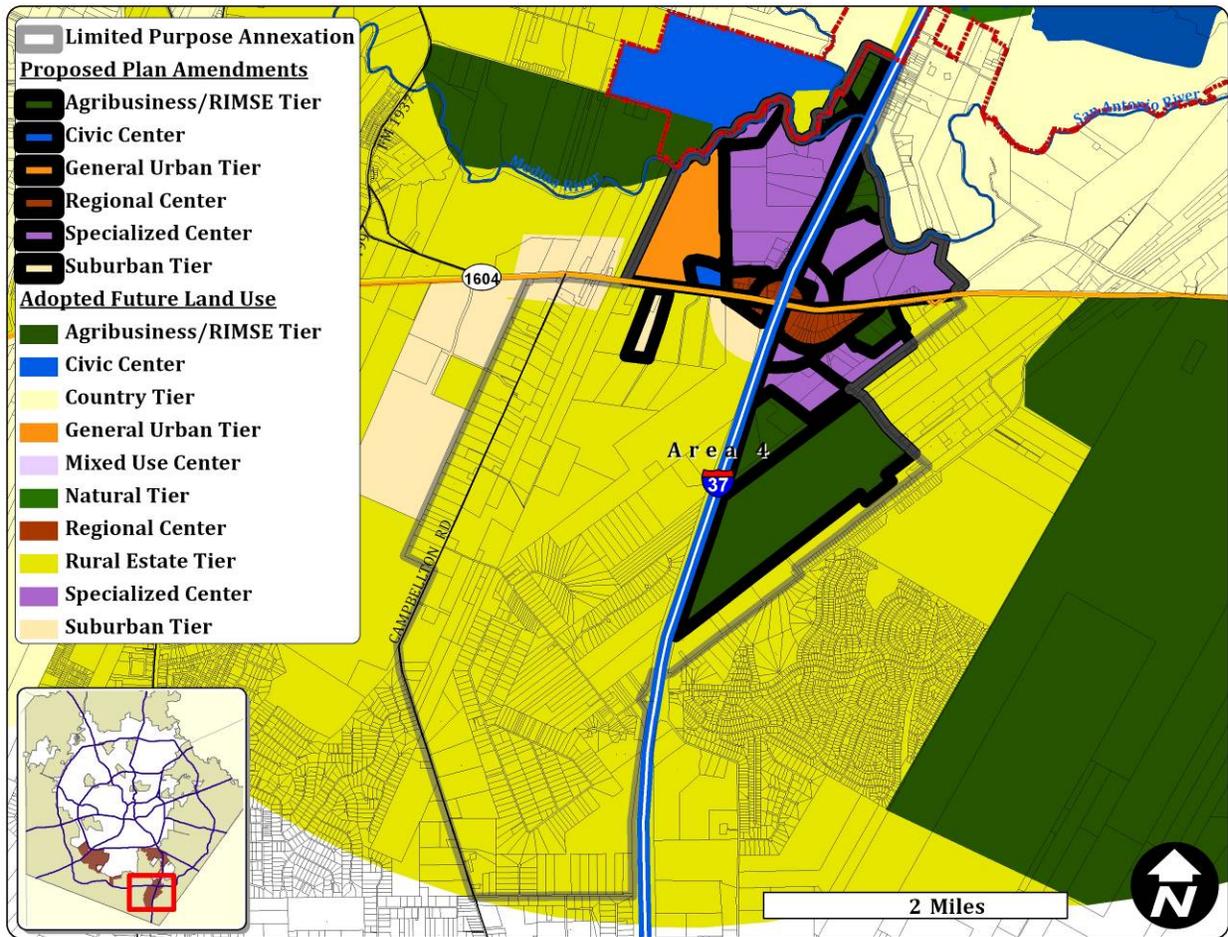
The Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, currently satisfies the requirements of §43.127 (b) of the Local Government Code as a land use and intensity plan and will continue to serve as a basis for services and capital improvement project planning. Staff has reviewed this plan for Area 4, which is wholly outside of the CSMA boundary, given the recommendation of the effectiveness study, and will recommend to City Council amendments that reflect the spirit of the recommendation of the effectiveness study. Thereafter, suitable zoning districts will be recommended for the

area based on the amended plan. Zoning regulations and development codes could control the installation of new signs, billboards, and utilities; eliminate visual clutter; protect scenic views and preserve historic sites. The Zoning Commission will conduct at least one public hearing and make a recommendation to the City Council regarding the proposed rezoning. The City Council will conduct a public hearing and adopt any changes to the zoning map. **See the Regulatory Plan (Section C) for the Planning Framework for the study areas.**

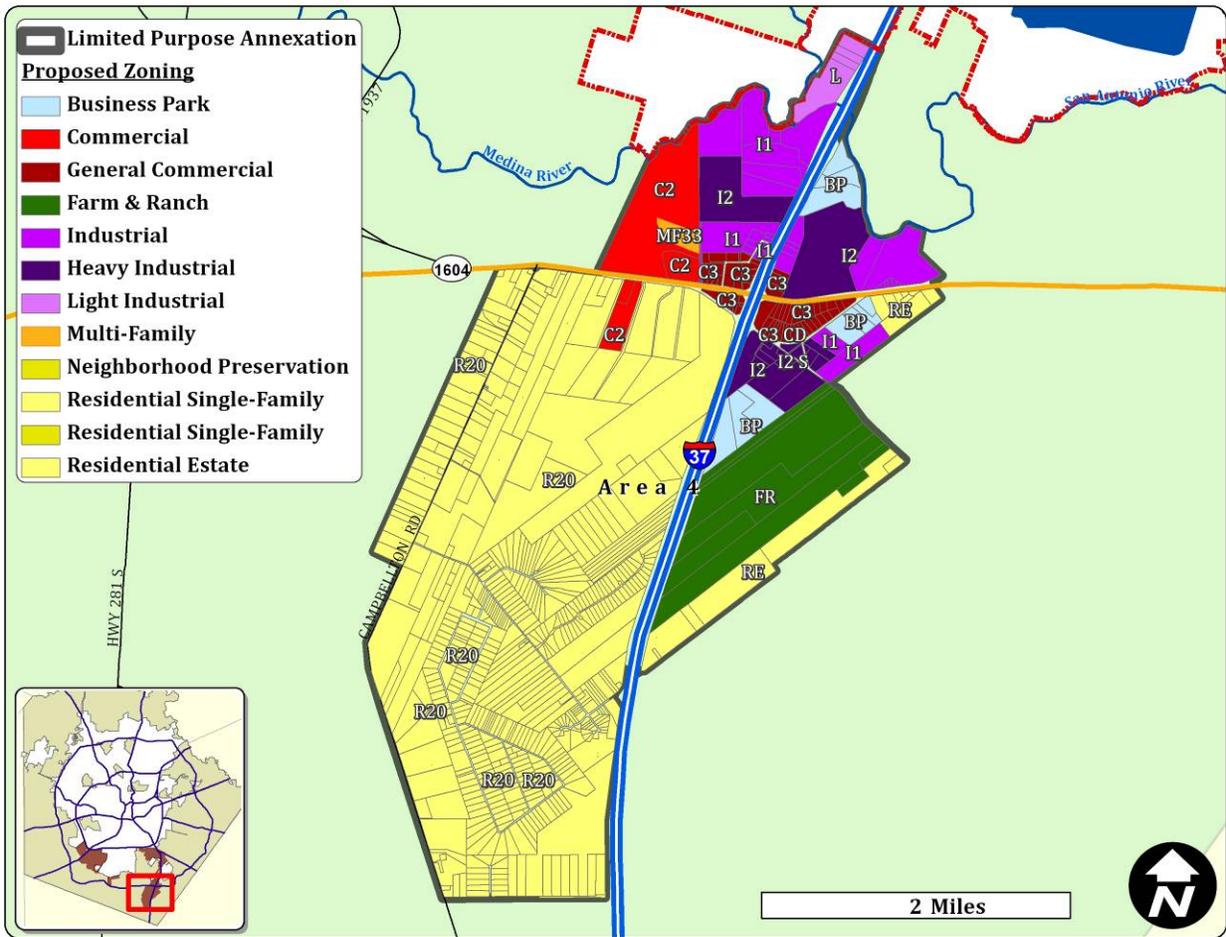
Factors that will be used to recommend appropriate zoning include consideration of the public health, safety, and general welfare and protection of historical and cultural areas. The City shall consider the size, shape and characteristics of parcels and their suitability for different types of development intensity. The compatibility of adjacent land uses with those in and around the study area will be considered. Zoning guidelines can be modified to encourage commercial and other economic development.



**Map 20: Area 4 - Adopted Land Use Plan**



Map 21: Area 4 - Proposed Land Use Plan



Map 22: Area 4 - Proposed Zoning

## **C. Regulatory Plan**

## C. REGULATORY PLAN

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This section constitutes the regulatory plan, prepared in accordance with §43.123 (d) of the Local Government Code. The regulatory plan identifies:

- Land use and Development regulations
- Future Full Purpose Annexation

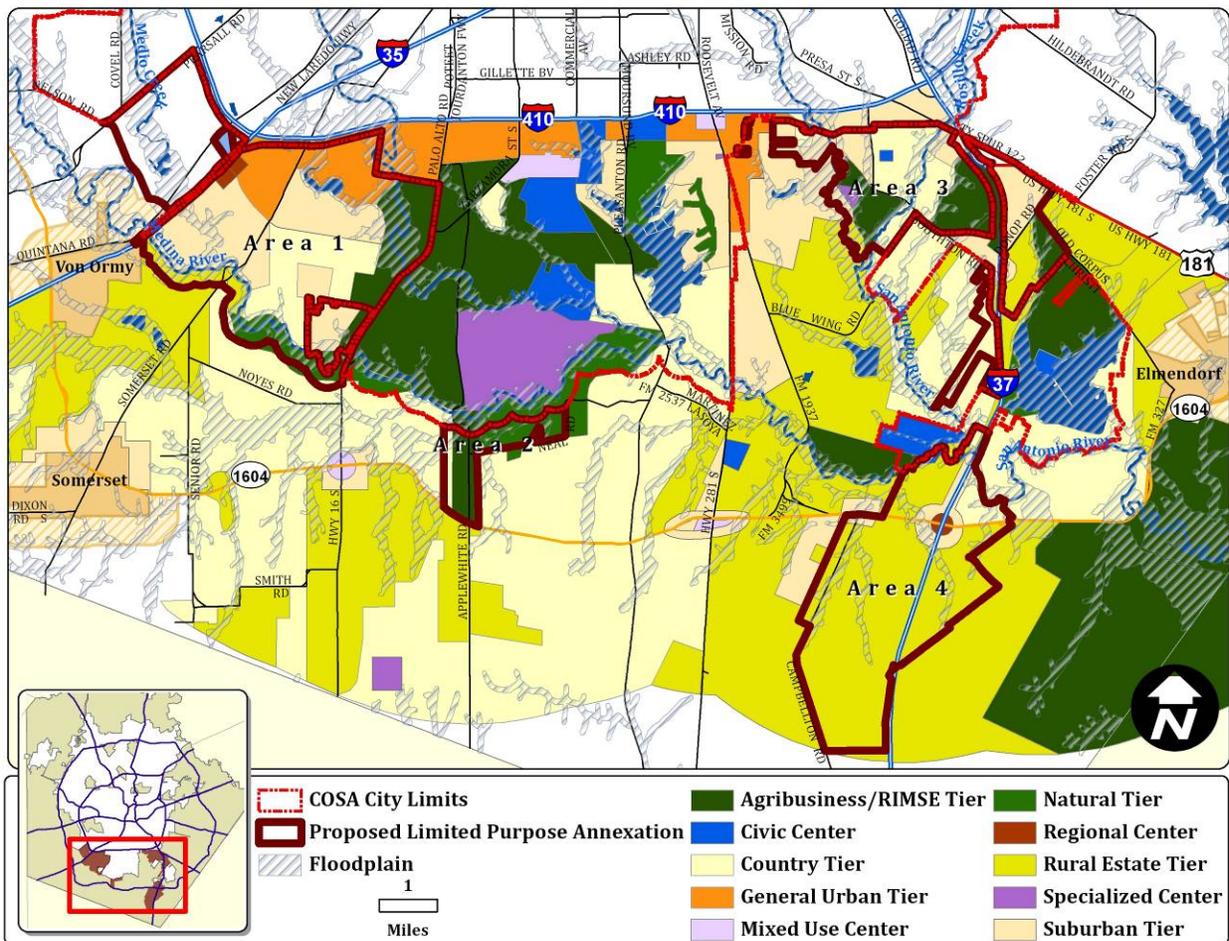
### **Land Use**

#### *Existing Land Use*

The current land uses in the study areas are generally rural, farm, ranch, and agricultural with some limited industrial uses. There currently exists sporadic commercial uses along the major arterial roadways. A commercial use and strip center retail use has been erected along Southwest Loop 410 at the northern edge of Areas 1 and 2. An energy corridor is also developing along IH-37, which is a gateway to the Eagle/Ford shale formation to the south and southwest of Bexar County. Finally, along the Medina River at the southern end of City South there is a conservation and preservation area.

#### *Current Sector Plan Land Use Classifications*

The study areas are subject to the United Southwest Communities Plan, the Heritage South Sector and the West/Southwest Sector Plans. The Sector plans are long-range guides for the future growth, conservation and redevelopment of all the physical aspect of the City on a regional level. The Sector Plan currently provides the overall vision and policy guidance for regulations in this area, including zoning policy.



**Map 23: Heritage South Sector Land Use Plan**

### *Sector Plan Tiers & Centers*

The Sector Plan future land use plans were prepared utilizing the concept of Centers and Tiers which allow for a range of compatible residential and non-residential uses within each Center and Tier. The land use classifications are referred to as “Tiers” or “Centers” to represent the Sector Plan’s goals. The Sector Plan establishes “Tiers” that range in density from “Urban” to “Natural Tiers”. “Centers” were established in order to locate preferred areas for coordinated investment. These included new Mixed-Use and Regional Centers as well as the incorporation of existing features. The “heavy industrial” land use classification is referred to in the Sector Plan as a “Specialized Center” area. The Civic Center land use classification was expanded to incorporate governmental and quasi-governmental uses, such as the new Texas A&M University - San Antonio campus.

The Major Thoroughfare Plan (MTP) provides policy guidance regarding the location and types of major roadways to be constructed in the future. Currently, the MTP is used to locate major and minor nodes for commercial development and regulate the location of densities in regards to the zoning.

Certain areas, located along IH-37 and Southton Road, have been designated in the Agribusiness Tier. The highest density residential and commercial uses including Regional

Centers, Mixed Use Center and General Urban Tiers can be found along highways, major roadways and nodes located at several major intersections. Lower density residential uses are designated in the Country and Rural Estate Tiers near natural areas.

### ***The Planning and Zoning Framework for Properties outside of the Jurisdiction of the CSMA***

Pursuant to the spirit of the recommendations in Strategy #6 of the *Effectiveness Study and Economic Strategic Plan for the City South Management Authority*, the City has identified strategically situated economic development opportunity sites that should be studied and recommended for limited purpose annexation. The City has identified areas that enjoy similar potential for economic development and are adjacent to the “5 Most Marketable Nodes” and are logical extensions thereof. Thus, for these properties, the City is proposing annexation for limited purposes as well. These properties will be reviewed and analyzed using an economic development perspective, the effectiveness study and best planning practices in order to develop realistic and acceptable development scenarios. The City will initiate implementation of the potential scenarios via an update to the applicable future land use plan and will rezone affected properties to a zoning district that is in accordance with said plan in concert with the adoption of the Limited Purpose Annexation ordinance.

### ***The Planning and Zoning Framework for Properties Currently within the Jurisdiction of the CSMA***

The City has identified representatives from key organizations and bodies to assist with the review of the existing zoning and future land use plan (Effectiveness Study Implementation Task Force). A representative from:

1. City South Management Authority Board / resident
2. City Planning Commission
3. City Zoning Commission
4. Texas A&M – San Antonio
5. Real Estate Council; and,
6. Policy Administrator of the City of San Antonio’s Development Services Department

Those areas that are proposed to be annexed via limited purposes will be reviewed and analyzed using an economic development perspective, as recommended in the effectiveness study and best planning practices. The City is adopting zoning in the subject area in accordance with the comprehensive plan that was adopted by the City Council pursuant to ordinance number 2010-09-160811 (and as amended) and in accordance with the provisions of the Defense Adjustment Management Authority, Texas Local Government Code, Subchapter O. Zoning in the subject area shall be the same as previously adopted by the CSMA. Said zoning is depicted in the *Current Zoning* maps, located in the Planning Study section of this document, for limited purpose annexation Study Area #1 - #4.

The City will initiate the rezoning via an update to the future land use plan 90 days following the effective date of the limited purpose annexation and will rezone affected properties to a zoning district that is in accordance with said plan, as required in the Local Government Code. The land use plan updates and zoning changes will be informed by

input from the aforementioned implementation task force. Further, the task force will review the development standards in the flex-zoning districts and make recommendations for Unified Development Code amendments in order to improve the effectiveness of these zoning districts.

### ***Development Regulations Following Limited Purpose Annexation***

The following planning, zoning, health and safety ordinances will be enforced in the areas upon completion of annexation for limited purposes:

- Building Code (Chapter 6 of the Municipal Code)
- Electricity Code (Chapter 10 of the Municipal Code)
- Fire Prevention Code (Articles III and IV of Chapter 11 of the Municipal Code)
- Solid Waste Code, specifically pertaining to Lot Clearance (Article V of Chapter 14 of the Municipal Code)
- Licenses and Business Regulations specifically pertaining to Salvage Yards and Auto Dismantlers (Article VII of Chapter 16 of the Municipal Code)
- Plumbing Code (Chapter 24 of the Municipal Code)
- Signs and Billboards (Chapter 28 of the Municipal Code)
- Water and Sewers (Chapter 34 of the Municipal Code)
- Unified Development Code (Chapter 35 of the Municipal Code), including, but not limited to, zoning regulations and all subsequent amendments, replacement ordinances, and related technical and illustrative manuals to these ordinances.

Notwithstanding the Municipal Code references above, the following exceptions shall be established if this area is annexed for limited purposes:

- Property owners will be allowed to erect, maintain, and repair traditional barbed wire or electric fences used in conjunction with agricultural, farming or ranching operations.
- Limited sales and possession of fireworks is permitted in areas annexed for limited purposes in accordance with Ordinance No. 97683.
- Fees will be waived for property owners seeking to register existing uses as non-conforming rights.

### ***Future Full Purpose Annexation***

The areas subject to this Limited Purpose Annexation will be included within the City's full purpose jurisdiction within three (3) years of the effective date of the limited purpose annexation ordinance unless the date for full purpose annexation is postponed by written agreement between the City and a majority of the affected landowners.

### ***Planning Milestones***

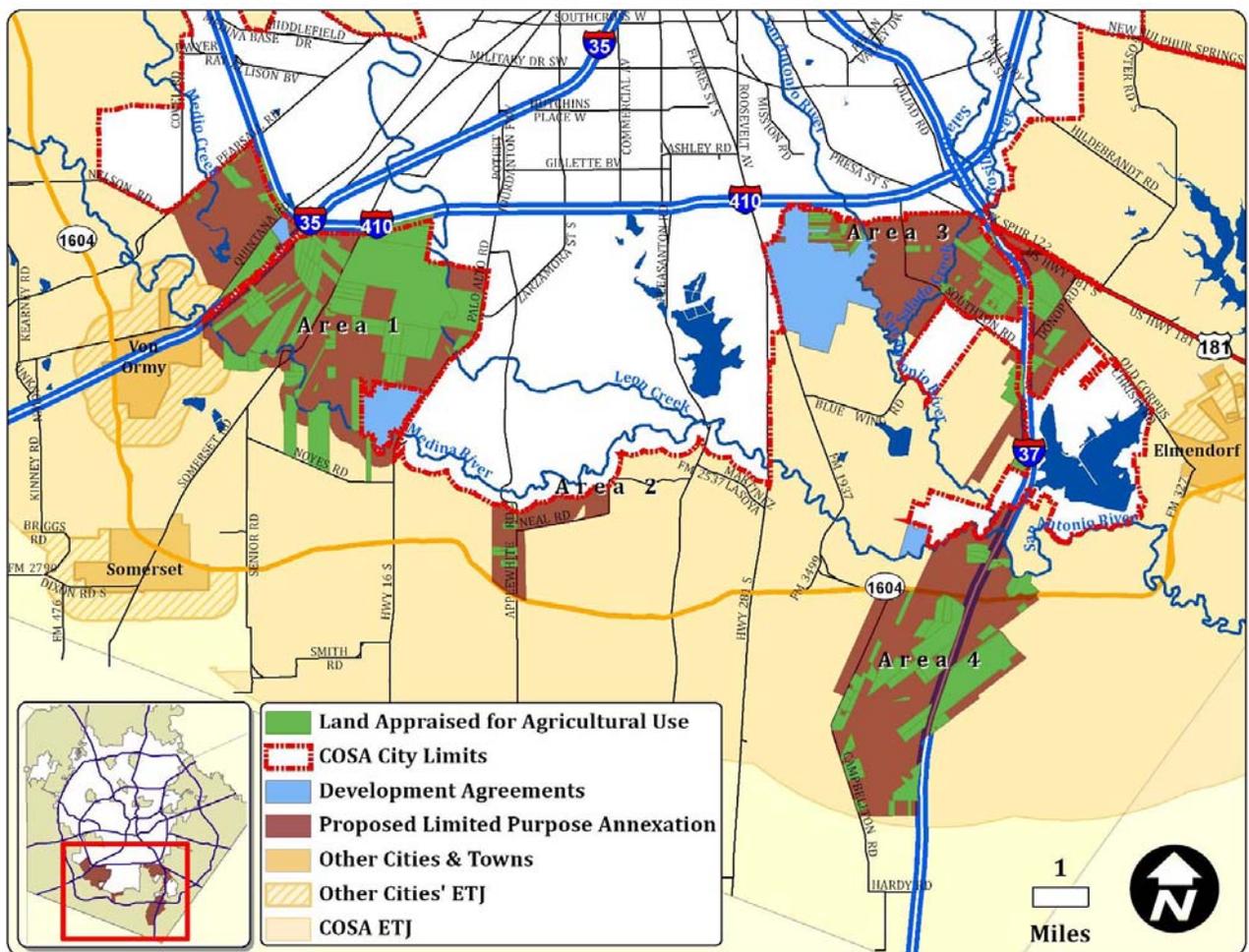
State law requires specific steps be completed by the City for each of the three years after an area is annexed for limited purposes leading toward the full-purpose annexation of the areas.

- By the end of the first year, the City must prepare a land use and intensity plan to be a basis for services and capital improvement project (CIP) planning.

- By the end of the second year, the City must include the area in the long-range financial forecast and in the City’s program to identify future CIP projects.
- By the end of the third year, the City must include CIP projects intended to serve the area in the adopted CIP program and identify potential sources of funding.

**Requirement to Offer a Development Agreement**

Pursuant to § 43.035 of the Local Government Code, the City of San Antonio is obligated to offer a Development Agreement to properties appraised for ad valorem tax purposes as agricultural, wildlife management, or timber management. The properties that will be offered a Development Agreement are depicted below.



**Map 24: Land Appraised for Agricultural Use**

***Disclaimers***

The City has made a good-faith effort to provide accurate references to the Municipal Code sections in which the ordinances described above are codified. In the event that a portion of the Municipal Code listed above contains a reference to a portion of the Municipal Code or another City Ordinance that is not listed above then, to the extent necessary to either provide meaning to or to carry out the meaning of the listed portions, the referenced portions of the Local Government Code, Municipal Code or other City Ordinances shall also apply. Any failure to list all relevant Municipal Code references is inadvertent and will not affect enforcement of the ordinances by the City. Further, any and all exhibits contained herein are intended for reference purposes only and shall not be construed to be final. All exhibits shall be deemed “final” upon adoption of this draft Limited Purpose Annexation proposal.

The adopted regulatory plan must be the same as the proposed regulatory plan unless the San Antonio City Council finds and states in the ordinance the reasons for adoption of a different regulatory plan. The City of San Antonio City Council, by ordinance, may change an adopted regulatory plan if, in the ordinance making the change, the City Council finds and states the reasons for the adoption of the change.

## *Excerpts from the Unified Development Code*

### **35-703 Newly Annexed Territory.**

Nonconforming rights may be granted to newly annexed areas in accordance with the following provisions and upon payment of the fees specified in Appendix "C". All applications for nonconforming rights must be filed within sixty (60) days of the effective date of annexation.

- (a) **Incomplete construction.** Construction may be completed on any structure legally under construction upon annexation provided:
- (1) The owner or his designated representative applies to the director of in Appendix "C" for a permit to authorize further work on the structure stating the proposed use of the structure and attaching thereto the plans and specifications relating to the construction; and
  - (2) The construction is completed within two (2) years of the effective date of annexation. Action on the permits shall be taken by the director of development services within fifteen (15) days from the date of application. The director shall deny the permit if he finds that the construction will not meet the requirements of the building, fire protection, or minimum housing codes and other applicable ordinances and codes of the city. If the permit is refused, the construction work shall cease until necessary corrections are made.
- (b) **Proposed construction.** Proposed construction may be completed upon a finding by the zoning commission that sufficient evidence exists that planning for the proposed use was in progress prior to annexation, as prescribed by Appendix "B" to this chapter. Within fifteen (15) days from the date of such filing, the director shall present the evidence to the zoning commission for their determination, unless the applicant agrees to a longer period. The applicant shall have twelve (12) months from the date of the zoning commission's favorable determination to secure all building permits. After that time, the nonconforming rights shall expire.
- (c) **Master Development plans.** Newly annexed areas may be entitled to nonconforming rights for a master development plan upon favorable consideration by the zoning commission. The property owner must submit an application as prescribed by Appendix "B" of this chapter. The zoning commission shall conduct a public hearing on the nonconforming rights master development plan after giving notice to the owners of property within two hundred (200) feet in the manner provided in section 35-403 for a rezoning. The purpose of the public hearing shall be to ascertain (1) the extent to which development of the master development plan had progressed prior to annexation and (2) the extent to which the master plan complies with the policies and objectives of the city's Land Use Plan. If the zoning commission approves the master development plan, construction in conformance with the plan must begin within one (1) year, with all portions of the plan either completed or under construction within five (5) years from the date of annexation. After that time, the nonconforming rights shall expire.

*(Ord. No. 98697 §§ 4 and 6)(Ord. No. 100126)*