



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

## PLANNING COMMISSION AGENDA

☞ **October 22, 2014** ☞  
**2:00 P.M.**

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

Jody R. Sherrill  
George Peck  
Angela Rinehart

Kevin Love  
Michael Garcia Jr.  
Vacancy

### Ex-Officio Members

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

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

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

**DISABILITY ACCESS STATEMENT** - *This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-7268 or 711 (Texas Relay Service for the Deaf).*

**DECLARACIÓN DE ACCESIBILIDAD** - *El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-7268 o al 711 (Servicio para personas con problemas auditivos Texas Relay).*

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

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

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

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

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

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

**Plats**

5. **130583:** Request by K/T TX Holdings, LLC, for approval of a major plat to replat and subdivide a 1.434 acre tract of land to establish **Westfort Villas IDZ** Subdivision, generally located at the intersection of Haywood Avenue and Cunningham Avenue. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014. [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
6. **140055:** Request by Forestar (USA) Real Estate Group, for approval of a major plat to subdivide a 8.412 acre tract of land to establish **Monteverde Road (Enclave)** Subdivision, generally located east of Marriott Parkway, south of TPC Parkway. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department)
7. **140149:** Request by BHA Financial, LP, for approval of a major plat to subdivide a 8.410 acre tract of land to establish **S. Foster Ind. Park, Unit 3** Subdivision, generally located east of North Foster Road, north of F.M. 1346. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department)
8. **140229:** Request by WPE Ventures, LLC, for approval of a major plat to subdivide a 7.676-acre tract of land to establish **Wespointe East, Unit-22K1** Subdivision, generally located south of the intersection of Wiseman Road and Cottonwood Way. **Staff recommends Approval.** (Richard Carrizales, Planner (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department)
9. **140291:** Request by Centex Homes, for approval of a major plat to replat a 6.124 acre tract of land to establish **Villages at Bulverde Unit 11A** Subdivision, generally located near the intersection of Invitation Oak and Bent Grass. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department)

**Planned Unit Development (PUD)**

10. **14-00001:** \*Request by Anaqua Springs Ranch, Inc., for approval of **Anaqua Springs Ranch VI PUD** major amendment Planned Unit Development, generally located south of the intersection of Anaqua Springs and Toutant- Beauregard Road. **Staff recommends Approval.** (Richard Carrizales, Planner (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department)

**Land Transactions**

11. **S.P. 1780:** A Resolution authorizing the disposition of real property owned by the City of San Antonio located at 1502 Fitch Street within New City Block 7957. **Staff recommends Approval.** (Jesse Quesada, (210) 207-6971, [jesse.quesada@sanantonio.gov](mailto:jesse.quesada@sanantonio.gov), Office of EastPoint & Real Estate Services)
12. **S.P. 1787:** Consideration of a request to declare as surplus and sell property located at 3141 Culebra Rd., as requested by St. Mary's University. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Office of EastPoint and Real Estate Services)

13. **S. P. 1822:** Consideration of a request to close, vacate and abandon 60 foot-wide Seven States Public Right of Way located near Railway and Woodlake Center adjacent to NCB 17631, as requested by Dalho Corp. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Office of EastPoint and Real Estate Services)
14. **S.P. 1829:** Consideration of a Resolution supporting and recommending City Council approve a request by Richard M. Peacock & Co. to close, vacate and abandon a 0.321 acre improved portion of Edgar Drive in NCB 1195. (Mary L. Fors, (210) 207-4083, [mary.fors@sanantonio.gov](mailto:mary.fors@sanantonio.gov), EastPoint & Real Estate Services Office)

### **Comprehensive Master Plan Amendments**

15. **PA 14072:** *(Continued from September 10, 2014 and October 8, 2014)* A request by Daniel Termure, for approval of a resolution to amend the future land use plan contained in the **Huebner/Leon Creeks Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.6490 acres of land out of NCB 14663 located at 6850 Oxford Trace from “Low Density Residential Estate” to “Low Density Residential”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, [ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov), Department of Development Services)
16. **PA 14082:** A request by the City of San Antonio for approval of a resolution to amend the future land use plan contained in the **Lavaca Neighborhood Plan**, a component of the Master Plan of the City, by changing the future land use of approximately 0.10 acres of land out of Lot 4, Block 4, NCB 13815 located at 604 South Alamo Street from “Public/Institutional” to “Mixed Use: Neighborhood Commercial/Office/Residential”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, [ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov), Development Services Department)
17. **PA 14083:** A request by Kaufman & Killen, Inc. for approval of a resolution to amend the future land use plan contained in the **North Sector Plan**, a component of the Master Plan of the City, by changing the future land use of approximately 1.347 acres of land out of Lots 18 and 19, Block 1, NCB 14756 located at 7203 Green Glen Drive from “Rural Estate Tier” to “Suburban Tier”. **Staff recommends Approval.** (Robert Acosta, Planner (210) 207-0157, [robert.acosta@sanantonio.gov](mailto:robert.acosta@sanantonio.gov), Development Services Department)
18. **PA 14084:** A request by David Dumey of McCormack Baron Salazar for approval of a resolution to amend 1) the land use plan contained in the **Arena District/Eastside Community Plan**, a component of the Master Plan of the City, by changing the future land use of approximately 12.60 acres of land out of NCB 1326, 1327, 1329, 1345 and 1346 located at the 700 Block of Arthur Street, 2000 Block of Burnet Street, 400 and 500 Blocks of Gabriel Street, 100 and 200 Blocks of Ira Aldridge Place, 700 and 800 Blocks of Lamar Street, and the 900 and the 1000 Blocks of North Mittman Street from “Medium Density Residential” to “Mixed Use”; 2) the text contained in Appendix 2 – Land Use / Zoning Matrix of the Plan to include “IDZ” Infill Development Zone as a recommended zoning district for Mixed Use land use plan category. **Staff recommends Approval.** (Trenton Robertson, Planner (210) 207-3074, [trenton.robertson@sanantonio.gov](mailto:trenton.robertson@sanantonio.gov), Development Services Department)

### **Other Items**

19. Approval of the minutes for the October 8, 2014, Planning Commission meeting.
20. Director’s report - City Council Action Update (Planning Commission items sent to Council).
21. Adjournment.



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 5

**Public Hearing:**

Planning Commission  
October 22, 2014

**Application/Case Number:**

130583

**Project Name:**

Westfort Villas IDZ

**Applicant:**

Charlie Turner

**Representative:**

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

**Owner:**

K/T TX Holdings, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located at the intersection  
of Haywood Avenue and  
Cunningham Avenue

**Tract Size:**

1.434 acres

**Council District(s):**

2

**Notification:**

Published in Daily Commercial  
Recorder October 2, 2014

Internet Agenda Posting October 17,  
2014

**REQUEST**

Approval of a major plat to replat a 1.434-acre tract of land to  
establish the **Westfort Villas IDZ** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 29, 2014

**CASE HISTORY**

Areas being replatted were previously platted as Lots 5 and 6,  
N.C.B. 3857, Gillespie Realty Company Property Subdivision  
which is recorded in Volume 4080, Page 168, Lot 8, N.C.B.  
3857, Gillespie Realty Company Property Subdivision which is  
recorded in Volume 4600, Page 70, and a portion of Lot 9,  
N.C.B. 3857, Broadway Development Subdivision Plat no.  
990187, which is recorded in Volume 9547, Page 106, Deed and  
Plat records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of twenty (20) single-family residential lots and one (1) non single-family residential lot.

**B. Zoning**

“IDZ RIO1” Infill Development Zone River Improvement Overlay District

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

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

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on August 26, 2014.

**II. RECOMMENDATION**

Approval of the proposed **Westfort Villas IDZ** Subdivision.

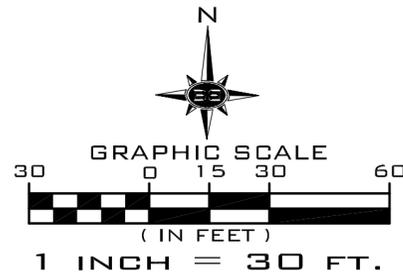
**III. ATTACHMENT**

1. Proposed Plat

REPLAT ESTABLISHING

WESTFORT VILLAS (IDZ)

ESTABLISHING LOTS 10-29 & LOT 901, N.C.B. 3857, BEGIN 1.434 ACRES AND PREVIOUSLY PLATTED ON GILLESPIE REALTY COMPANY PROPERTY SUBDIVISION WHICH IS RECORDED IN VOLUME 4080, PAGE 168, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS, GILLESPIE REALTY COMPANY PROPERTY SUBDIVISION WHICH IS RECORDED IN VOLUME 4600, PAGE 70, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS AND A PORTION OF BROADWAY DEVELOPMENT SUBDIVISION PLAT NO. 990187, WHICH IS RECORDED IN VOLUME 9547, PAGE 106, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.



BRIONES CONSULTING & ENGINEERING LTD.

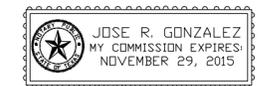
8118 BROADWAY SAN ANTONIO, TX 78209 (210) 828-1431 (210) 828 1432 fax



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.

OWNER: DULY AUTHORIZED AGENT

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



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

OWNER/DEVELOPER: K/T TX HOLDINGS, L.L.C. 3425 HWY. 6, SUITE 110 SUGAR LAND, TEXAS 77478 TELEPHONE: (281) 240-9300 FAX: (281) 656-6622

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

DATED THIS ... DAY OF ... A.D., 20... BY: CHAIRMAN BY: SECRETARY

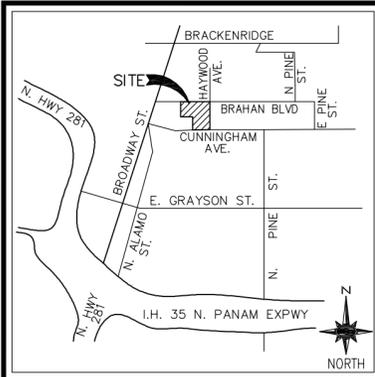
STATE OF TEXAS COUNTY OF BEXAR I, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ... DAY OF ... A.D. ... AT ... M. AND DULY RECORDED THE ... DAY OF ... A.D. ... AT ... M. IN THE ... DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK VOLUME ... ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY

- CITY PUBLIC SERVICE NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEMS (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 2. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN THEY ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

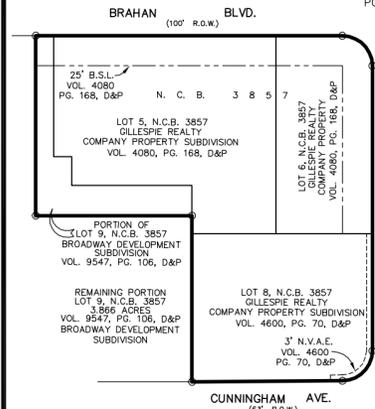
- NOTES: 1.) 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED. 2.) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. 3.) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE. 35-504 (e)(5). 4.) LOT 901, IS AN IRREVOCABLE INGRESS/EGRESS PRIVATE 20' ACCESS, WATER AND SEWER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.) FOR THE SOLE USE OF LOTS 15-29. 5.) IRREVOCABLE INGRESS/EGRESS PRIVATE 18' ACCESS, WATER AND SEWER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.) FOR THE SOLE USE OF LOTS 10-19. 6.) IRREVOCABLE INGRESS/EGRESS PRIVATE 18' ACCESS, WATER AND SEWER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.) FOR THE SOLE USE OF LOTS 10-19. FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. IMPACT FEE NOTE: 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.

Table with 4 columns: CURVE, RADIUS, LENGTH, TANGENT, DELTA, CHORD. Includes Lot Table with columns: LOT #, S.F.



LOCATION MAP NOT TO SCALE

- LEGEND: D.&P. = DEED & PLAT RECORDS, D.R. = DEED RECORDS, E.G.T.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT, G.W.D. = GENERAL WARRANTY DEED, O.P.R. = OFFICIAL PUBLIC RECORDS, C.O.S.A. = CITY OF SAN ANTONIO, N.V.A.E. = VEHICULAR NON-ACCESS EASEMENT, C.V.E. = CLEAR VISION EASEMENT, R.O.W. = RIGHT OF WAY, 680 = PROPOSED CONTOURS, 680 = EXISTING CONTOUR, B.S.L. = BUILDING SETBACK LINE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

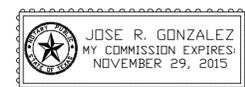
THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED AS LOTS 5 AND 6, N.C.B. 3857, GILLESPIE REALTY COMPANY PROPERTY SUBDIVISION WHICH IS RECORDED IN VOLUME 4080, PAGE 168, LOT 8, N.C.B. 3857, GILLESPIE REALTY COMPANY PROPERTY SUBDIVISION WHICH IS RECORDED IN VOLUME 4600, PAGE 70, AND A PORTION OF LOT 9, N.C.B. 3857, BROADWAY DEVELOPMENT SUBDIVISION PLAT NO. 990187, WHICH IS RECORDED IN VOLUME 9547, PAGE 106, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLATS GILLESPIE REALTY COMPANY PROPERTY SUBDIVISION WHICH IS RECORDED IN VOLUME 4080, PAGE 168, BEXAR COUNTY PLAT AND DEED RECORDS & ON PLAT GILLESPIE REALTY COMPANY PROPERTY SUBDIVISION WHICH IS RECORDED IN VOLUME 4600, PAGE 70, & ON PLAT BROADWAY DEVELOPMENT SUBDIVISION PLAT NO. 990187, WHICH IS RECORDED IN VOLUME 9547, PAGE 106, 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 (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: SWORN AND SUBSCRIBED BEFORE ME THIS THE ... DAY OF ...

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: ...



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

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 DAVID BARRERA, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR





# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 6

**Public Hearing:**

Planning Commission  
October 22, 2014

**Application/Case Number:**

140055

**Project Name:**

Monteverde Road (Enclave)

**Applicant:**

John K. Pierret

**Representative:**

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

**Owner:**

Forestar (USA) Real Estate Group

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located east of Marriott  
Parkway, south of TPC Parkway

**Tract Size:**

8.412 acres

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting October 17,  
2014

**REQUEST**

Approval of a major plat to subdivide a 8.412-acre tract of land to establish **Monteverde Road (Enclave)** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

October 6, 2014

## **I. ANALYSIS**

### **A. Proposed Use**

The proposed plat will consist of approximately four thousand thirty-six (**4,036**) linear feet of private streets.

### **B. Zoning**

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

### **C. Services Available**

SAWS Water and Sewer

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

Letters of Certification (LOCs) were issued from all reviewing agencies on October 6, 2014.

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

### **E. Interdepartmental Review**

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

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

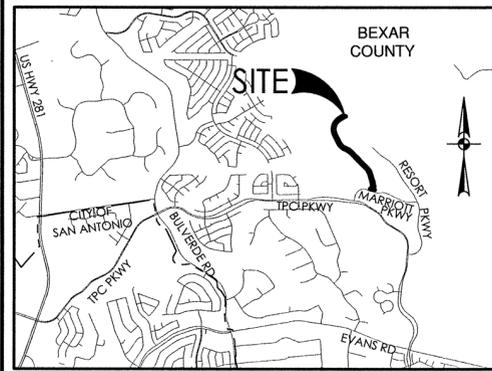
MDP 13-00024, Cibolo Canyons, accepted on December 5, 2013.

## **II. RECOMMENDATION**

Approval of the proposed **Monteverde Road (Enclave)** Subdivision.

## **III. ATTACHMENT**

1. Proposed Plat
2. Aquifer Request for Review



**LOCATION MAP**  
MAPSCO MAP GRID: 484D2  
NOT-TO-SCALE

**LEGEND**

- AC ACRE(S)
- BLK BLOCK
- CB COUNTY BLOCK
- DOC DOCUMENT NUMBER
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- 1140 EXISTING CONTOURS
- 1140 PROPOSED CONTOURS
- 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN
- 1 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 2 VARIABLE WIDTH CLEAR VISION EASEMENT
- 3 VARIABLE WIDTH DRAINAGE EASEMENT (0.429 ACRES OFF-LOT)
- 4 16' SANITARY SEWER EASEMENT
- 5 20' WATER EASEMENT
- 6 VARIABLE WIDTH LANDSCAPE AND SIGNAGE EASEMENT
- 7 VARIABLE WIDTH DRAINAGE, SEWER, WATER, CABLE TELEVISION, TELEPHONE, GAS AND ELECTRIC EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PRIVATE STREET(0.108 ACRES)
- 8 VARIABLE WIDTH WATER EASEMENT
- 9 VARIABLE WIDTH FILL EASEMENT (OFF-LOT 0.712 ACRES)
- 10 20' WATER EASEMENT (VOL. 13365, PG 1701-1709, OPR)
- 11 PRIVATE VARIABLE WIDTH (GENERALLY 30') NON-EXCLUSIVE UTILITY AND ACCESS EASEMENT (VOL. 13030, PG 906-955 OPR)
- 12 PRIVATE VARIABLE WIDTH (GENERALLY 100') INGRESS/EGRESS ACCESS AND UTILITY EASEMENT (VOL. 9631, PG 151-152 DPR)
- 13 LOT 906, BLOCK 3, CB 4909 RESORT PKWY SUBDIVISION (VOL. 9631, PG 150-151, DPR)

**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.

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

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

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

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

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

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

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

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

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

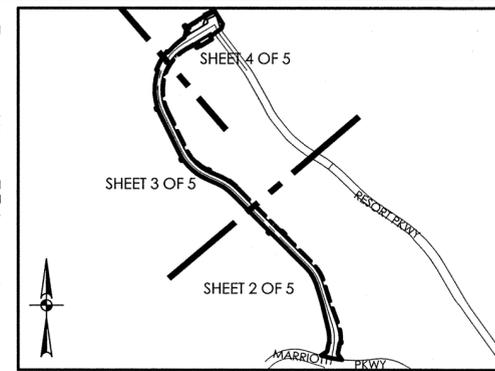
**BEXAR COUNTY MAINTENANCE NOTE:**  
BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNEES SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

**PUBLIC WORKS STORM WATER:**  
AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN MAP PANEL 48029C145G, EFFECTIVE SEPTEMBER 29, 2010. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

LINE #	BEARING	LENGTH
L1	S13°51'04"W	44.79'
L2	N15°42'57"W	12.54'
L3	S58°51'04"W	17.12'
L4	S31°08'56"E	41.47'
L5	S58°51'04"W	127.75'
L6	N31°08'56"W	27.74'
L7	S73°42'00"W	16.90'
L8	S26°21'25"E	28.30'
L9	S63°38'35"W	16.00'
L10	N26°21'25"W	31.14'
L11	S73°42'00"W	28.27'
L12	S61°39'15"W	65.63'
L13	N43°08'54"E	6.00'
L14	N26°18'16"E	9.39'
L15	S63°41'44"E	20.00'
L16	S26°18'16"W	15.39'
L17	S66°50'37"E	88.87'
L18	N33°36'08"E	6.00'
L19	S41°29'47"W	6.00'
L20	N45°14'24"E	13.07'
L21	S44°45'36"E	40.00'
L22	S45°14'24"W	13.07'
L23	S87°18'14"E	4.82'
L24	S10°04'39"W	14.12'
L25	N87°18'14"W	14.12'
L26	S36°10'15"E	68.45'
L27	N57°54'00"E	67.48'
L28	S86°28'30"E	4.67'
L29	S45°14'35"W	16.28'
L30	N44°45'25"W	20.00'
L31	N45°14'35"E	16.28'
L32	S59°36'57"W	17.79'
L33	N30°23'03"W	20.00'
L34	N59°36'57"E	16.56'
L35	S71°36'30"W	15.25'
L36	N18°23'30"W	20.00'
L37	N71°36'30"E	14.94'
L38	N70°40'13"W	15.00'
L39	S51°00'11"E	15.00'
L40	N13°51'04"E	74.83'
L41	N32°00'32"W	42.93'
L42	N57°59'28"E	16.00'
L43	S32°00'32"E	27.41'
L44	N13°51'04"E	7.94'
L45	N25°44'07"W	12.32'
L46	N31°08'56"W	17.86'
L47	S25°44'07"E	20.10'
L48	N58°51'04"E	20.00'
L49	N45°38'11"W	14.00'
L50	N73°24'50"W	14.00'
L51	S74°21'42"W	14.00'
L52	S45°14'24"W	14.00'
L53	N45°14'24"E	14.00'
L54	S81°30'50"E	54.82'
L55	S36°10'15"E	9.00'
L56	S31°08'56"E	7.65'
L57	N31°08'56"W	7.65'
L58	N45°14'24"E	14.00'
L59	N25°39'41"W	14.37'
L60	S31°08'56"E	8.87'
L61	N10°04'39"E	14.12'
L62	N87°18'14"W	3.50'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	456.00'	33°24'41"	S42°40'44"W	262.16'	265.91'
C2	456.00'	49°31'38"	S12°15'E	382.01'	394.17'
C3	456.00'	20°53'03"	S36°24'35"E	165.29'	166.21'
C4	450.00'	15°34'14"	S54°38'13"E	121.91'	122.29'
C5	456.00'	1°53'29"	S65°53'52"E	15.05'	15.05'
C6	544.00'	10°26'45"	S61°37'14"E	99.04'	99.18'
C7	550.00'	7°53'39"	S52°27'02"E	75.72'	75.78'
C8	544.00'	3°44'37"	S46°37'54"E	35.54'	35.55'
C9	444.00'	27°40'53"	S30°55'09"E	212.43'	214.51'
C10	394.00'	23°55'58"	S75°44'3"E	163.38'	164.58'
C11	1079.00'	10°36'38"	N78°14'50"W	199.54'	199.82'
C12	350.00'	19°35'18"	N32°53'0"W	119.08'	119.66'
C13	370.00'	27°40'54"	N30°55'09"W	177.03'	178.76'
C14	470.00'	22°00'49"	N55°50'12"W	179.47'	180.58'
C15	530.00'	31°50'45"	N50°55'14"W	290.80'	294.58'
C16	530.00'	6°51'49"	N29°23'58"W	63.45'	63.49'
C17	530.00'	5°35'46"	N23°10'11"W	51.74'	51.76'
C18	530.00'	37°32'20"	N03°33'37"E	341.07'	347.24'
C19	545.00'	13°19'09"	N25°59'22"E	126.41'	126.69'
C20	675.00'	6°20'53"	N35°49'23"E	74.75'	74.79'
C21	660.00'	17°30'53"	N47°45'16"E	200.97'	201.76'
C22	470.00'	33°28'53"	N42°40'41"E	270.76'	274.65'
C23	470.00'	49°33'47"	N1°11'10"W	394.01'	406.57'
C24	470.00'	40°52'33"	N46°24'20"W	328.24'	335.31'
C25	530.00'	22°05'01"	N55°48'06"W	203.02'	204.28'
C26	430.00'	27°40'53"	N30°55'09"W	205.73'	207.75'
C27	380.00'	26°05'45"	N6°49'49"W	171.58'	173.07'
C28	530.00'	40°52'33"	S46°24'20"E	370.14'	378.11'
C29	530.00'	58°37'00"	S3°20'26"W	518.88'	542.22'
C30	660.00'	23°23'57"	S44°20'55"W	267.67'	269.54'
C31	15.00'	84°35'11"	S16°33'28"W	20.19'	22.14'
C32	241.00'	9°15'18"	N20°23'47"W	38.89'	38.93'
C33	219.00'	8°23'03"	N19°57'40"W	32.02'	32.05'
C34	470.00'	10°19'46"	S20°48'11"E	84.62'	84.73'
C35	456.00'	40°52'33"	N46°24'20"W	318.46'	325.32'
C36	470.00'	36°30'32"	S44°13'19"E	294.44'	299.48'
C37	470.00'	2°26'18"	S63°41'44"E	20.00'	20.00'
C39	544.00'	22°05'01"	N55°48'06"W	208.38'	209.67'
C40	530.00'	2°09'59"	N33°54'52"W	20.04'	20.04'
C41	530.00'	2°09'45"	N19°17'25"W	20.00'	20.00'
C42	1079.00'	3°05'09"	N82°00'34"W	58.11'	58.12'
C43	25.00'	17°21'03"	N15°17'16"W	7.54'	7.57'
C44	530.00'	13°19'09"	N25°59'22"E	122.93'	123.21'
C45	660.00'	6°20'53"	N35°49'23"E	73.09'	73.12'
C46	12.00'	118°05'24"	S82°27'46"E	20.58'	24.73'
C47	456.00'	10°19'46"	N20°48'11"W	82.10'	82.21'
C48	470.00'	1°55'44"	S65°52'45"E	15.82'	15.82'



**INDEX MAP**  
SCALE: 1"=1000'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

**PLAT NUMBER 140055**

**SUBDIVISION PLAT OF MONTEVERDE ROAD (ENCLAVE)**

A 8.412 ACRE TRACT OF LAND OUT OF A 1394.185 ACRE TRACT OF LAND CONVEYED TO LUMBERMANS INVESTMENT CORPORATION AKA FORESTAR (USA) REAL ESTATE GROUP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: October 16, 2014

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JOHN K. PIERRET  
EXECUTIVE VICE PRESIDENT  
FORESTAR (USA) REAL ESTATE GROUP  
14755 PRESTON ROAD, SUITE 710  
DALLAS, TEXAS 78254  
(972) 702-8699

STATE OF TEXAS  
COUNTY OF BEXAR

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

CERTIFICATE OF APPROVAL NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

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

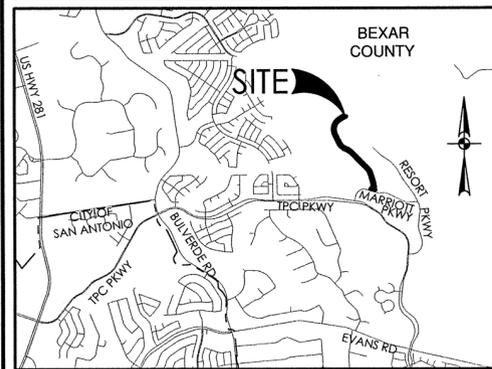
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



**LOCATION MAP**  
MAPSCO MAP GRID: 484D2  
NOT-TO-SCALE

**LEGEND**

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

--- 1144 ---	EXISTING CONTOURS
--- 1140 ---	PROPOSED CONTOURS
---	1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN

- |   |  |   |   |
|---|--|---|---|
| ① | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ⑭ | VARIABLE WIDTH WATER EASEMENT   |
| ② | VARIABLE WIDTH CLEAR VISION EASEMENT   | ⑮ | VARIABLE WIDTH FILL EASEMENT (OFF-LOT 0.712 ACRES)  |
| ③ | VARIABLE WIDTH DRAINAGE EASEMENT (0.429 ACRES OFF-LOT)   | ⑯ | 20' WATER EASEMENT (VOL 13365, PG 1701-1709, OPR)   |
| ④ | 16' SANITARY SEWER EASEMENT  | ⑰ | PRIVATE VARIABLE WIDTH (GENERALLY 30') NON-EXCLUSIVE UTILITY AND ACCESS EASEMENT (VOL 13030, PG 906-955 OPR)  |
| ⑤ | 20' WATER EASEMENT   | ⑱ | PRIVATE VARIABLE WIDTH (GENERALLY 100') INGRESS/EGRESS ACCESS AND UTILITY EASEMENT (VOL 9631, PG 151-152 DPR) |
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- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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STATE OF TEXAS  
COUNTY OF BEXAR

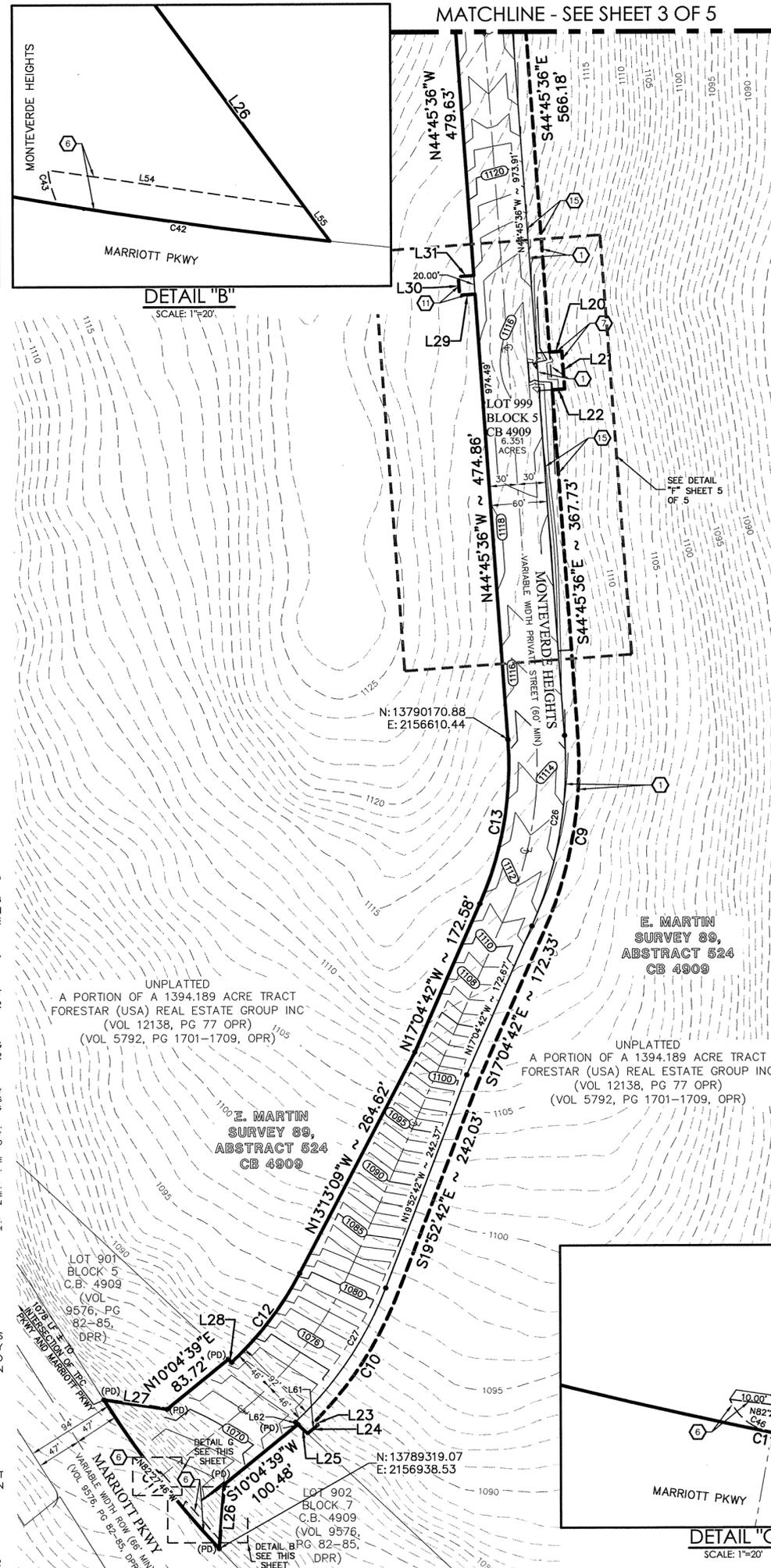
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

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



MATCHLINE - SEE SHEET 3 OF 5

**DETAIL "B"**  
SCALE: 1"=20'

**INDEX MAP**  
SCALE: 1"=1000'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

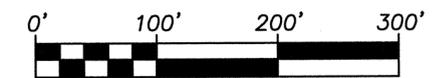
**DETAIL "G"**  
SCALE: 1"=20'

PLAT NUMBER 140055

SUBDIVISION PLAT  
OF  
**MONTEVERDE ROAD**  
(ENCLAVE)

A 8.412 ACRE TRACT OF LAND OUT OF A 1394.185 ACRE TRACT OF LAND CONVEYED TO LUMBERMANS INVESTMENT CORPORATION AKA FORESTAR (USA) REAL ESTATE GROUP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909, IN BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



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

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

DATE OF PRINT: October 16, 2014

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JOHN K. PIERRET  
EXECUTIVE VICE PRESIDENT  
FORESTAR (USA) REAL ESTATE GROUP  
14755 PRESTON ROAD, SUITE 710  
DALLAS, TEXAS 78254  
(972) 702-8699

STATE OF TEXAS  
COUNTY OF BEXAR

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

CERTIFICATE OF APPROVAL NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

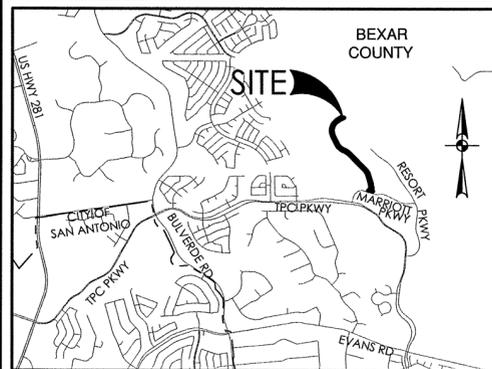
BY: \_\_\_\_\_ DEPUTY

SHEET 2 OF 5

MONTEVERDE ROAD

Civil Job No. 7838-18; Survey Job No. 3538-00

File: P:\1394185\1810\Design\140055\140055.dwg  
User: J. Pape-Dawson  
Date: 10/16/14  
Plot: P:\1394185\1810\Design\140055\140055.dwg



**LOCATION MAP**  
MAPSCO MAP GRID: 484D2  
NOT-TO-SCALE

**LEGEND**

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

— 1140 — EXISTING CONTOURS  
 - - - 1140 - - - PROPOSED CONTOURS  
 ——— 1% ANNUAL CHANGE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN

- ① VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② VARIABLE WIDTH CLEAR VISION EASEMENT
- ③ VARIABLE WIDTH DRAINAGE EASEMENT (0.429 ACRES OFF-LOT)
- ④ 16' SANITARY SEWER EASEMENT
- ⑤ 20' WATER EASEMENT
- ⑥ VARIABLE WIDTH LANDSCAPE AND SIGNAGE EASEMENT
- ⑦ VARIABLE WIDTH DRAINAGE, SEWER, WATER, CABLE TELEVISION, TELEPHONE, GAS AND ELECTRIC EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PRIVATE STREET (0.108 ACRES)
- ⑧ VARIABLE WIDTH WATER EASEMENT
- ⑨ VARIABLE WIDTH FILL EASEMENT (OFF-LOT 0.712 ACRES)
- ⑩ 20' WATER EASEMENT (VOL 13365, PG 1701-1709, OPR)
- ⑪ PRIVATE VARIABLE WIDTH (GENERALLY 30') NON-EXCLUSIVE UTILITY AND ACCESS EASEMENT (VOL 13030, PG 906-955 OPR)
- ⑫ PRIVATE VARIABLE WIDTH (GENERALLY 100') INGRESS/EGRESS ACCESS AND UTILITY EASEMENT (VOL 9631, PG 151-152 DPR)
- ⑬ LOT 906, BLOCK 3, CB 4909 RESORT PKWY SUBDIVISION (VOL 9631, PG 150-151, DPR)

**SURVEYOR'S NOTES:**  
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

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

STATE OF TEXAS  
 COUNTY OF BEXAR

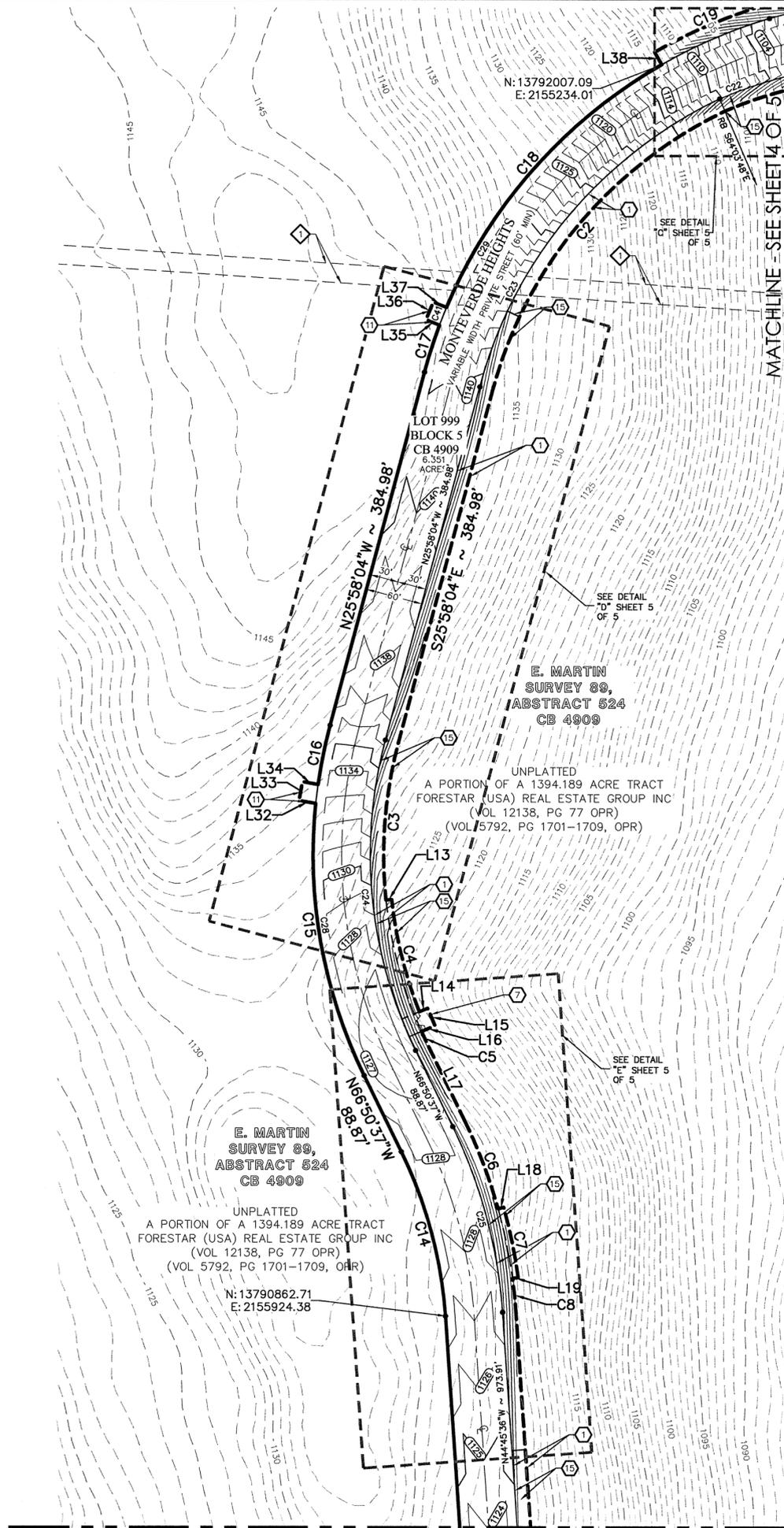
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\_\_\_\_\_  
 LICENSED PROFESSIONAL ENGINEER

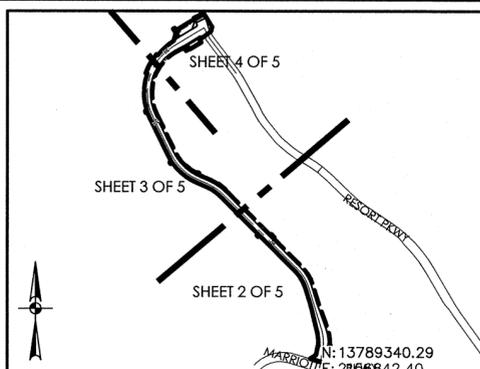
STATE OF TEXAS  
 COUNTY OF BEXAR

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\_\_\_\_\_  
 REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE - SEE SHEET 2 OF 5



**INDEX MAP**  
SCALE: 1" = 1000'

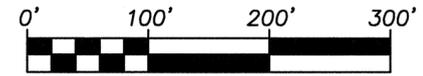
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

**PLAT NUMBER 140055**

**SUBDIVISION PLAT OF MONTEVERDE ROAD (ENCLAVE)**

A 8.412 ACRE TRACT OF LAND OUT OF A 1394.185 ACRE TRACT OF LAND CONVEYED TO LUMBERMANS INVESTMENT CORPORATION AKA FORESTAR (USA) REAL ESTATE GROUP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



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

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

DATE OF PRINT: October 16, 2014

STATE OF TEXAS  
 COUNTY OF BEXAR

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

**OWNER/DEVELOPER:** JOHN K. PIERRET  
 EXECUTIVE VICE PRESIDENT  
 FORESTAR (USA) REAL ESTATE GROUP  
 14755 PRESTON ROAD, SUITE 710  
 DALLAS, TEXAS 78254  
 (972) 702-8699

STATE OF TEXAS  
 COUNTY OF BEXAR

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

CERTIFICATE OF APPROVAL \_\_\_\_\_ NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

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

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

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

STATE OF TEXAS  
 COUNTY OF BEXAR

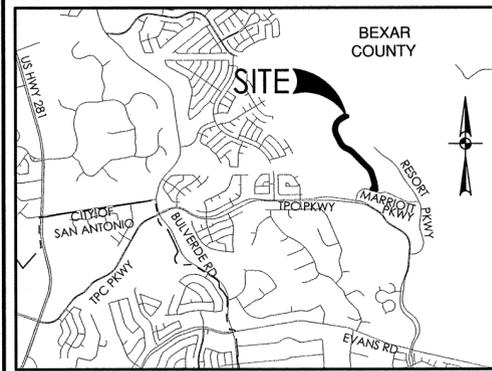
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\_\_\_\_\_  
 COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 3 OF 5

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

MONTEVERDE ROAD Civil Job No. 7838-18; Survey Job No. 3538-00 Date: Oct 16, 2014, 8:30am User ID: EPeasey File: P:\7838\18\Design\Civil\Plot\140055.dwg



**LOCATION MAP**  
MAPSCO MAP GRID: 484D2  
NOT-TO-SCALE

**LEGEND**

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

- |              |   |
|--------------|---|
| --- 114+ --- | EXISTING CONTOURS   |
| --- 1140 --- | PROPOSED CONTOURS   |
| ---          | 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN |

- |   |  |   |   |
|---|--|---|---|
| ① | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ⑭ | VARIABLE WIDTH WATER EASEMENT   |
| ② | VARIABLE WIDTH CLEAR VISION EASEMENT   | ⑮ | VARIABLE WIDTH FILL EASEMENT (OFF-LOT 0.712 ACRES)  |
| ③ | VARIABLE WIDTH DRAINAGE EASEMENT (0.429 ACRES OFF-LOT)   | ⑯ | 20' WATER EASEMENT (VOL 13365, PG 1701-1709, OPR)   |
| ④ | 16' SANITARY SEWER EASEMENT  | ⑰ | PRIVATE VARIABLE WIDTH (GENERALLY 30') NON-EXCLUSIVE UTILITY AND ACCESS EASEMENT (VOL 13030, PG 906-955 OPR)  |
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| ⑥ | VARIABLE WIDTH LANDSCAPE AND SIGNAGE EASEMENT  | ⑲ | LOT 906, BLOCK 3, CB 4909 RESORT PKWY SUBDIVISION (VOL 9631, PG 150-151, DPR)                                 |
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**SURVEYOR'S NOTES:**  
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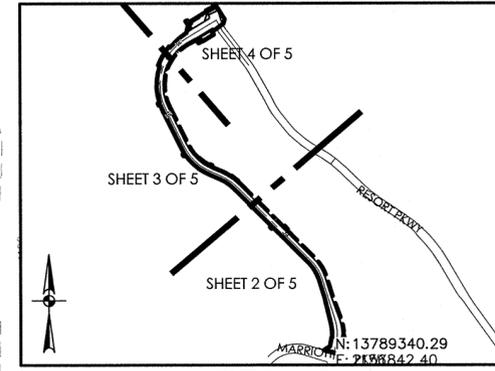
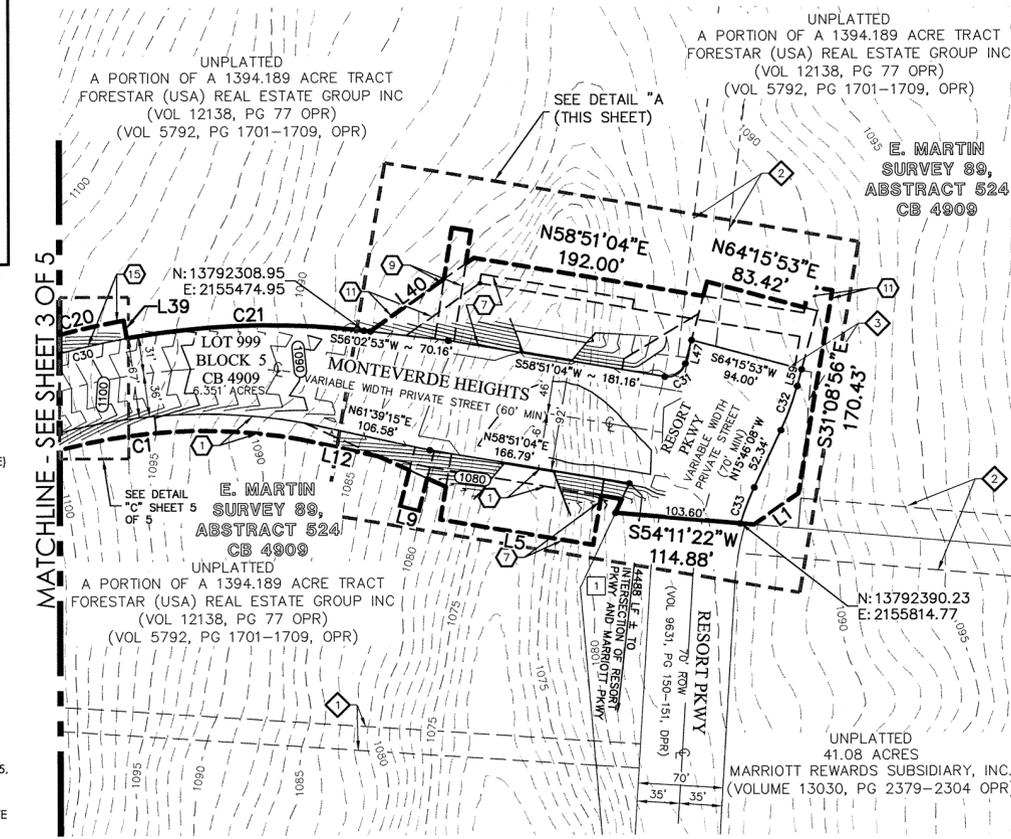
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\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPAGE PLAT



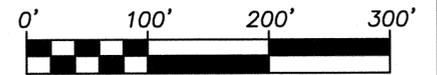
**INDEX MAP**  
SCALE: 1" = 1000'

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

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

DATE OF PRINT: October 16, 2014

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**OWNER/DEVELOPER:** JOHN K. PIERRET  
EXECUTIVE VICE PRESIDENT  
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STATE OF TEXAS  
COUNTY OF BEXAR

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

CERTIFICATE OF APPROVAL NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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

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

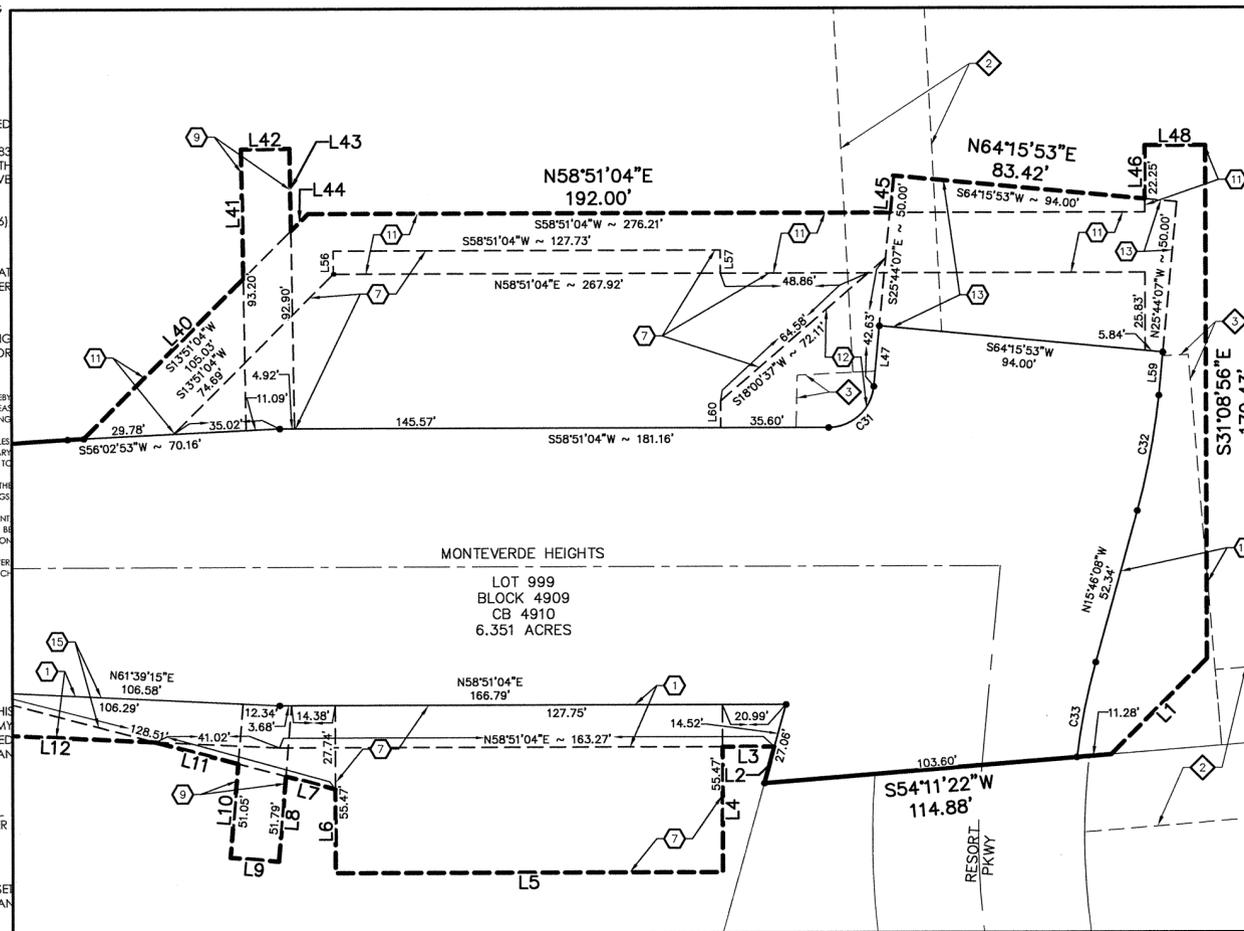
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

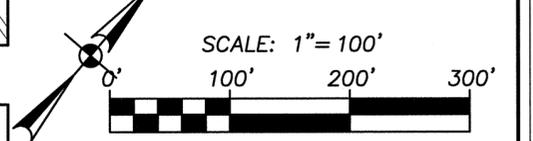
**DETAIL "A"**  
SCALE: 1" = 40'



# PLAT NUMBER 140055

## SUBDIVISION PLAT OF MONTEVERDE ROAD (ENCLAVE)

A 8.412 ACRE TRACT OF LAND OUT OF A 1394.185 ACRE TRACT OF LAND CONVEYED TO LUMBERMANS INVESTMENT CORPORATION AKA FORESTAR (USA) REAL ESTATE GROUP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909, IN BEXAR COUNTY, TEXAS.



### PAPE-DAWSON ENGINEERS

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

DATE OF PRINT: October 16, 2014

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JOHN K. PIERRET  
EXECUTIVE VICE PRESIDENT  
FORESTAR (USA) REAL ESTATE GROUP  
14755 PRESTON ROAD, SUITE 710  
DALLAS, TEXAS 78254  
(972) 702-8699

STATE OF TEXAS  
COUNTY OF BEXAR

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

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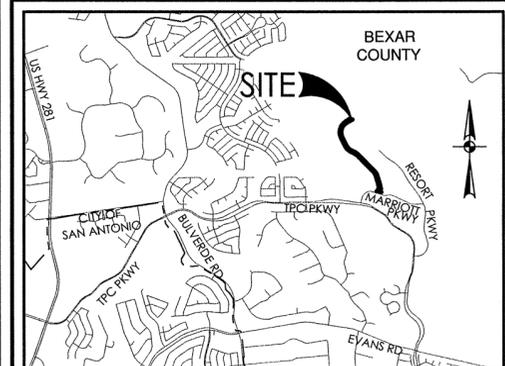
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS  
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

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

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



### LOCATION MAP

MAPSCO MAP GRID: 484D2  
NOT-TO-SCALE

### LEGEND

- |     |   |     |   |
|-----|---|-----|---|
| AC  | ACRE(S)   | VOL | VOLUME  |
| BLK | BLOCK   | PG  | PAGE(S)   |
| CB  | COUNTY BLOCK  | ROW | RIGHT-OF-WAY                                    |
| DOC | DOCUMENT NUMBER   | ○   | FOUND 1/2" IRON ROD                             |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)         | ●   | (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |     |   |
- 
- |          |   |
|----------|---|
| — 1140 — | EXISTING CONTOURS   |
| — 1140 — | PROPOSED CONTOURS   |
| — 1140 — | 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN |
- 
- |   |  |   |   |
|---|--|---|---|
| ① | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ⑭ | VARIABLE WIDTH WATER EASEMENT   |
| ② | VARIABLE WIDTH CLEAR VISION EASEMENT   | ⑮ | VARIABLE WIDTH FILL EASEMENT (OFF-LOT 0.712 ACRES)  |
| ③ | VARIABLE WIDTH DRAINAGE EASEMENT (0.429 ACRES OFF-LOT)   | ⑯ | 20' WATER EASEMENT (VOL 13365, PG 1701-1709, OPR)   |
| ④ | 16' SANITARY SEWER EASEMENT  | ⑰ | PRIVATE VARIABLE WIDTH (GENERALLY 30') NON-EXCLUSIVE UTILITY AND ACCESS EASEMENT (VOL 13030, PG 906-955 OPR)  |
| ⑤ | 20' WATER EASEMENT   | ⑱ | PRIVATE VARIABLE WIDTH (GENERALLY 100') INGRESS/EGRESS ACCESS AND UTILITY EASEMENT (VOL 9631, PG 151-152 DPR) |
| ⑥ | VARIABLE WIDTH LANDSCAPE AND SIGNAGE EASEMENT  | ⑲ | LOT 906, BLOCK 3, CB 4909 RESORT PKWY SUBDIVISION (VOL 9631, PG 150-151, DPR)                                 |
| ⑦ | VARIABLE WIDTH DRAINAGE, SEWER, WATER, CABLE TELEVISION, TELEPHONE, GAS AND ELECTRIC EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PRIVATE STREET (0.108 ACRES) |   |   |

#### 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.

#### EDU NOTE:

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

#### IMPACT FEE PAYMENT NOTE:

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

#### C.P.S. ENERGY NOTES:

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

STATE OF TEXAS  
COUNTY OF BEXAR

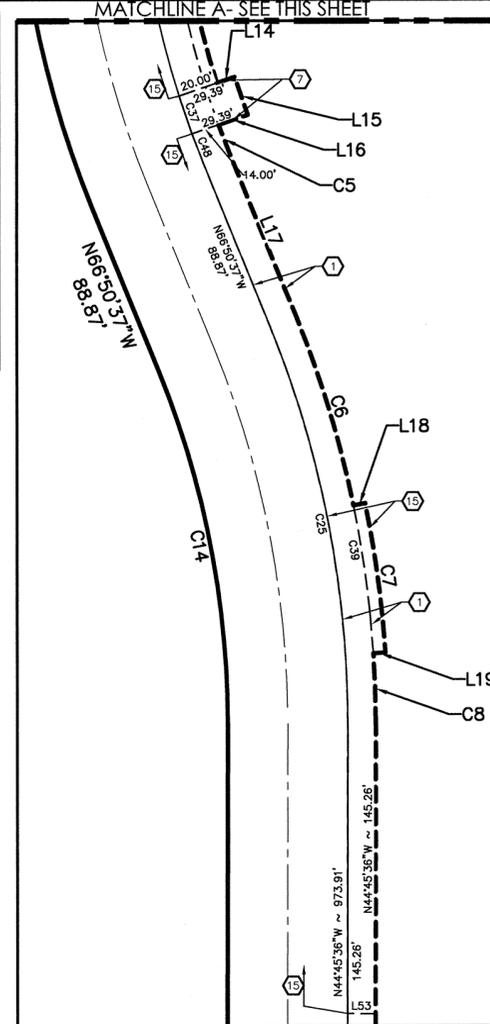
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

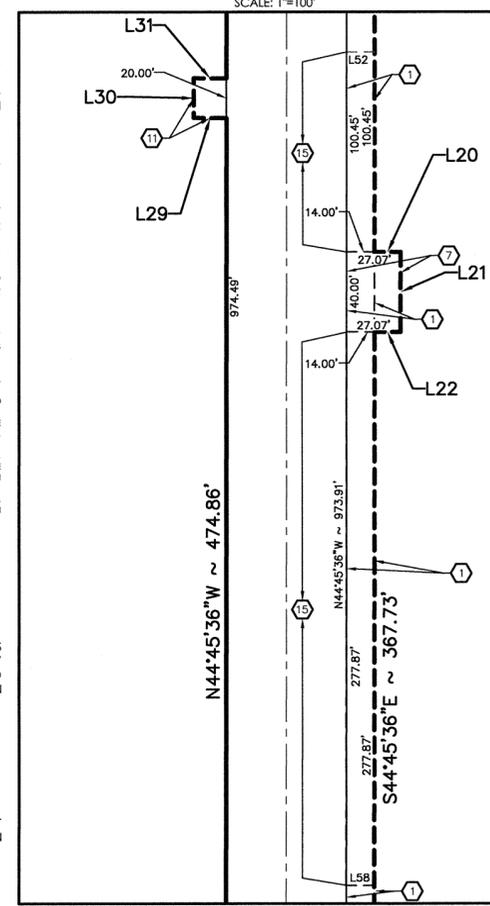
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR



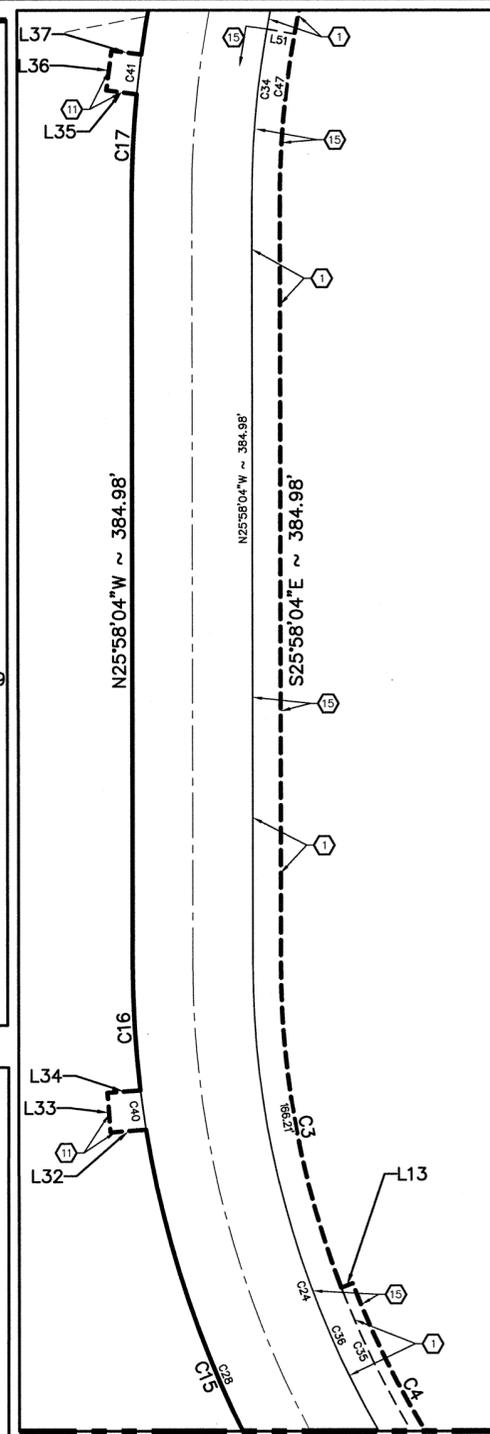
### DETAIL "E"

SCALE: 1"=100'



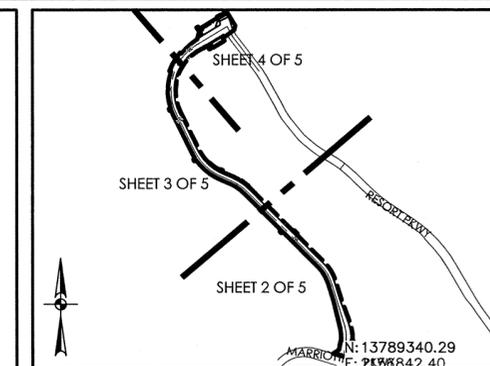
### DETAIL "F"

SCALE: 1"=100'



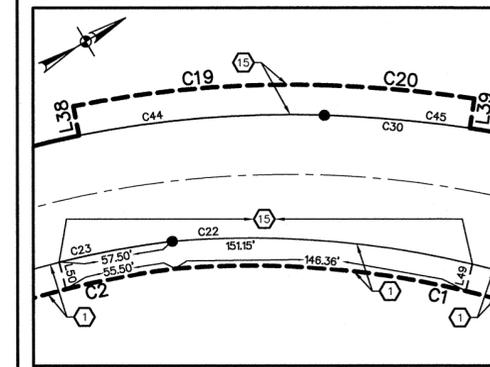
### DETAIL "D"

SCALE: 1"=40'



### INDEX MAP

SCALE: 1"=1000'



### DETAIL "C"

SCALE: 1"=100'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



April 1, 2014

Mr. Jason Diamond, P.E.  
Pape-Dawson Engineers  
555 E. Ramsey  
San Antonio, Texas 78216

RE: SAWS File No.1403005 - Request for review of **Monteverde Road, Plat No.140055** located between Marriott Parkway and Resort Parkway.

Dear Mr. Diamond:

On March 14, 2014, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial road and consists of approximately 7.106 acres located entirely within the EARZ. No sensitive geological features were observed. The property is not within the 100-year floodplain preservation area.

**The proposed development is located within the COSA non annexation agreement for the PGA property and is governed by the entire non annexation area staying at/or below an overall 15 percent Impervious Cover. Certain changes to the project may create a substantial alteration to the provision of the Water Quality Ordinance and alter its category.**

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated March 29, 2007.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System recommends the **approval** of Monteverde Road, Plat No. 140055.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Wiatrek", is written over a faint, circular official stamp.

Andrew Wiatrek, Manager  
Edwards Aquifer & Watershed Protection Division

AW/lrd



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 7

**Public Hearing:**

Planning Commission  
October 22, 2014

**Application/Case Number:**

140149

**Project Name:**

S. Foster Ind. Park, Unit 3

**Applicant:**

Norman T. Dugas, Jr.

**Representative:**

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

**Owner:**

BHA Financial, L.P.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located east of North Foster  
Road, north of F.M. 1346

**Tract Size:**

8.410 acres

**Council District(s):**

ETJ

**Notification:**

Internet Agenda Posting October 17,  
2014

**REQUEST**

Approval of a major plat to subdivide a 8.410-acre tract of land to  
establish **S. Foster Ind. Park, Unit 3** Subdivision

**APPLICATION TYPE**

Subdivision

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

October 6, 2014

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of approximately two thousand nine hundred seventy (**2,970**) linear feet of public streets.

**B. Zoning**

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

**C. Major Thoroughfare**

South Foster Road, Secondary Arterial Type A, 86-foot minimum right-of-way

**D. Services Available**

SAWS Water and Sewer

**E. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies on September 25, 2014.

**F. Interdepartmental Review**

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

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

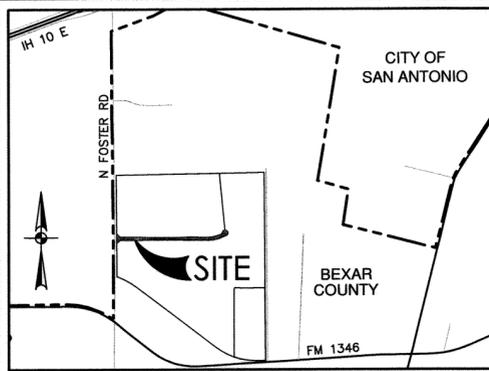
MDP 14-00003, South Foster Industrial Park, accepted on May 2, 2014.

**II. RECOMMENDATION**

Approval of the proposed **S. Foster Ind. Park, Unit 3** Subdivision.

**III. ATTACHMENT**

1. Proposed Plat



**LOCATION MAP**  
MAPSCO MAP GRID: 619 E5/E6  
NOT-TO-SCALE

**LEGEND**

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VNAE	VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
INT	INTERSECTION	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
NCB	NEW CITY BLOCK	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION
		⊠	FOUND MONUMENTATION
		1234.56	FINISHED FLOOR ELEVATION

- 1140 EXISTING CONTOURS
- 1140 PROPOSED CONTOURS
- CURRENT EFFECTIVE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- CITY OF SAN ANTONIO LIMITS
- 11 56' OFF-LOT DRAINAGE EASEMENT (PERMEABLE) (1.270 AC)
- 12 49' OFF-LOT DRAINAGE EASEMENT (PERMEABLE) (0.429 AC)
- 13 VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (0.621 AC)
- 14 25' X 18' EMERGENCY ACCESS EASEMENT (0.005 AC)
- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9669, PG. 105-106 DPR)
- 2 14' SANITARY SEWER EASEMENT (VOL. 9669, PG. 105-106 DPR)
- 3 14' SANITARY SEWER TURNAROUND EASEMENT (VOL. 9669, PG. 105-106 DPR)
- 4 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9669, PG. 105-106 DPR)

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S88°46'38"W	54.00'
L2	N06°25'58"W	97.59'
L3	N36°50'56"E	59.71'
L4	N00°02'56"E	380.97'
L5	N89°57'04"W	49.00'
L6	S00°02'56"W	380.97'
L7	N15°10'58"E	1031.01'
L8	N00°20'34"W	121.13'

LINE #	BEARING	LENGTH
L9	N15°10'58"E	896.88'
L10	S05°33'13"E	14.92'
L11	S01°43'54"W	31.40'
L12	S06°25'58"E	73.91'
L13	S00°02'56"W	8.00'
L14	N89°57'04"W	25.00'
L15	N00°02'56"E	8.00'

**SURVEYOR'S NOTES:**

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STATE OF TEXAS  
COUNTY OF BEXAR

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*Matt Johnson* 9/18/24  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Paul B. Boyer*  
REGISTERED PROFESSIONAL LAND SURVEYOR

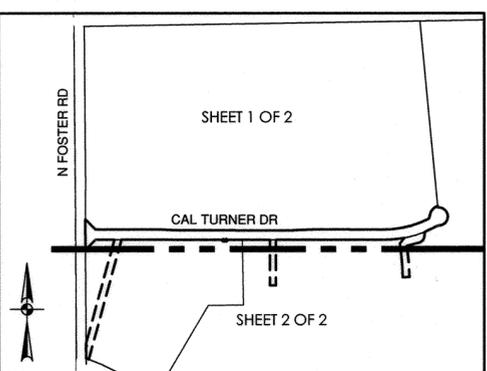
**DRAINAGE EASEMENT NOTE:**  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL 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.

**FLOOD ZONE NOTE:**  
THE VARIABLE WIDTH DRAINAGE RIGHTS-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 DRRM PANEL 48029C0440G, DATED SEPTEMBER 29, 2010, AND THE LOWER OF 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 AND CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

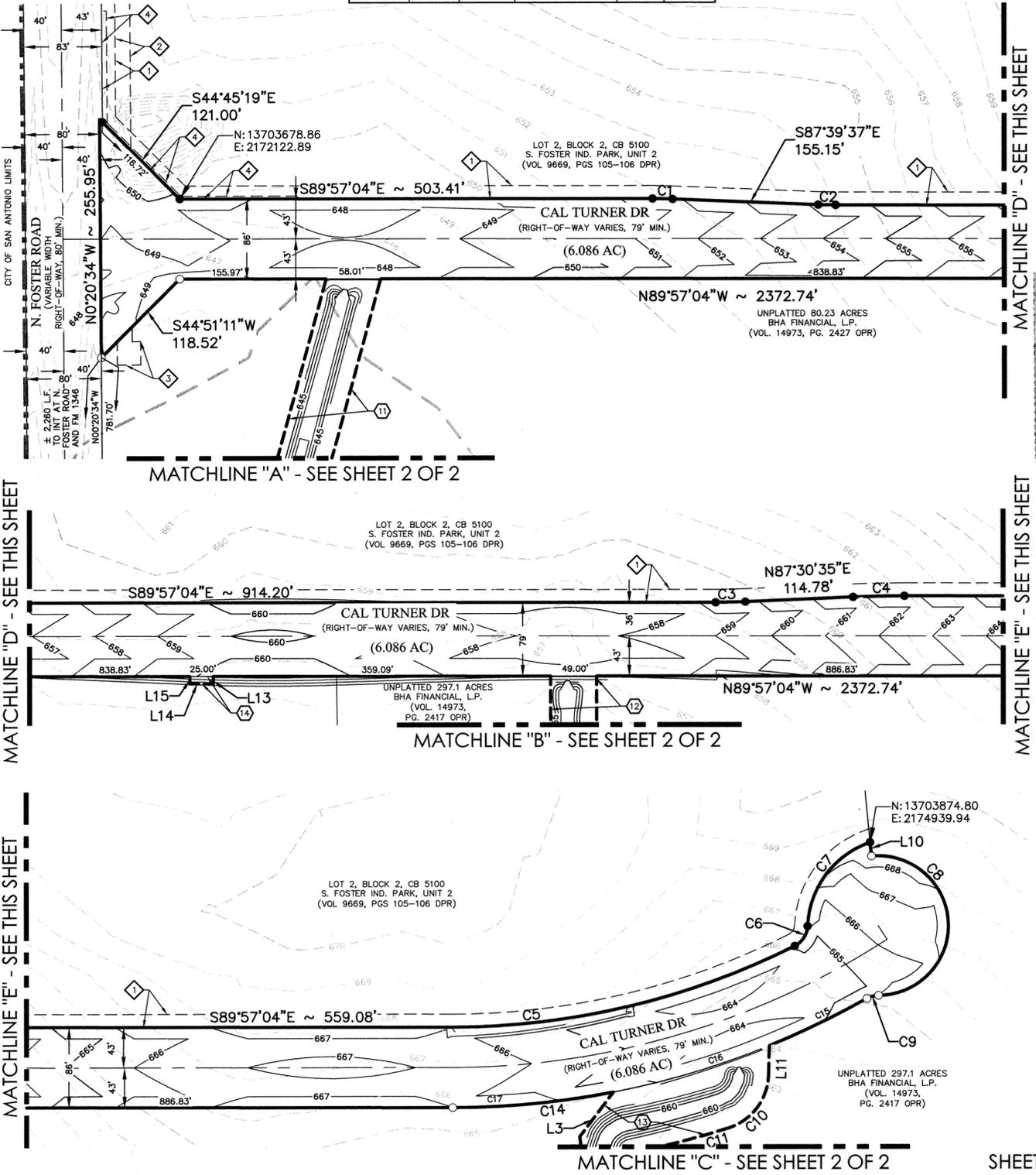
**BEXAR COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN S. FOSTER IND. PARK, UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	536.00'	002°17'26"	S88°48'21"E	21.43'	21.43'
C2	464.00'	002°17'26"	S88°48'21"E	18.55'	18.55'
C3	714.00'	002°32'21"	N88°46'46"E	31.64'	31.64'
C4	1236.00'	002°32'21"	N88°46'46"E	54.77'	54.78'
C5	807.00'	026°50'17"	N76°37'48"E	374.56'	378.01'
C6	25.00'	060°48'31"	N32°48'24"E	25.30'	26.53'
C7	100.00'	068°10'50"	N36°29'33"E	112.10'	119.00'
C8	75.00'	185°03'22"	S02°45'28"E	149.85'	242.24'
C9	25.00'	029°19'42"	S75°06'22"W	12.66'	12.80'
C10	61.53'	070°32'06"	N36°59'46"E	71.05'	75.75'
C11	961.00'	006°17'33"	S75°24'23"W	105.49'	105.54'
C12	2084.00'	005°12'36"	S03°49'40"E	189.43'	189.50'
C13	2030.00'	005°12'36"	N03°49'40"W	184.52'	184.59'
C14	893.00'	029°36'25"	S75°14'44"W	456.33'	461.45'
C15	893.00'	007°25'12"	S64°09'07"W	115.57'	115.65'
C16	893.00'	011°08'57"	S73°26'12"W	173.50'	173.77'
C17	893.00'	011°02'16"	S84°31'48"W	171.77'	172.03'
C18	1960.00'	000°41'33"	N69°17'39"W	23.69'	23.69'



**INDEX MAP**  
SCALE: 1"=1000'



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

DATE OF PRINT: September 17, 2014

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: NORMAN T. DUGAS, JR.  
BHA FINANCIAL, L.P.  
14502 BROOK HOLLOW BLVD.,  
SAN ANTONIO, TX 78232  
(210) 402-0866

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF September, A.D. 2014.

*[Signature]*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ S. FOSTER IND. PARK, UNIT 3 \_\_\_\_\_ 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

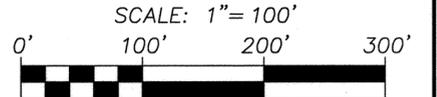
BY: \_\_\_\_\_ DEPUTY



PLAT NUMBER 140149

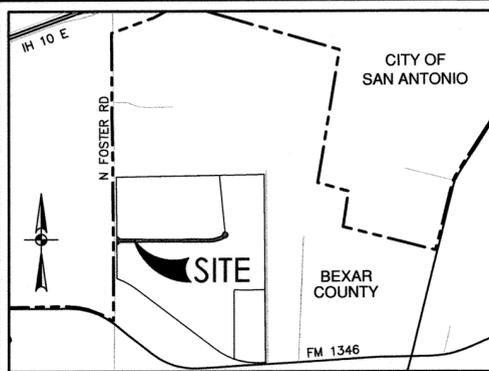
SUBDIVISION PLAT  
ESTABLISHING  
S. FOSTER IND. PARK, UNIT 3

8.410 ACRES, ESTABLISHING A 6.086 ACRE VARIABLE WIDTH RIGHT-OF-WAY AND 4 OFF-LOT EASEMENTS, COMPRISED OF 3.894 ACRES OUT OF 80.23 ACRE TRACT DESCRIBED IN DEED TO BHA FINANCIAL, L.P. RECORDED IN VOLUME 14973, PAGE 2427 AND 4.517 ACRES OUT OF 297.1 ACRE TRACT DESCRIBED IN DEED TO BHA FINANCIAL, L.P. RECORDED IN VOLUME 14973, PAGE 2417 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE J.J. SANCHEZ SURVEY NO. 34, ABSTRACT 665, COUNTY BLOCK 5100 OF BEXAR COUNTY, TEXAS.



Civil Job No. 8179-05; Survey Job No. 9408-13

Date: Sep 17, 2014, 4:20pm User: id: nlsrgsaw File: P:\8179\05\Design\Civil\Plat\Unit 3\Plat140149.dwg



**LOCATION MAP**  
MAPSCO MAP GRID: 619 E5/E6  
NOT-TO-SCALE

**LEGEND**

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VNAE	VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
INT	INTERSECTION	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
NCB	NEW CITY BLOCK	(TYPE I, II OR III)	FOUND 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION
			FOUND MONUMENTATION
			FINISHED FLOOR ELEVATION
			1234.56

---	1140	EXISTING CONTOURS
---	1140	PROPOSED CONTOURS
---		FUTURE CONDITIONS FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---		CITY OF SAN ANTONIO LIMITS

- 11 56' OFF-LOT DRAINAGE EASEMENT (PERMEABLE) (1.270 AC)
- 12 49' OFF-LOT DRAINAGE EASEMENT (PERMEABLE) (0.429 AC)
- 13 VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (0.621 AC)
- 14 25' X 18' EMERGENCY ACCESS EASEMENT (0.005 AC)
- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9669, PG. 105-106 DPR)
- 2 16' SANITARY SEWER EASEMENT (VOL. 9669, PG. 105-106 DPR)
- 3 16' SANITARY SEWER TURNAROUND EASEMENT (VOL. 9669, PG. 105-106 DPR)
- 4 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9669, PG. 105-106 DPR)

**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.

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

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

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

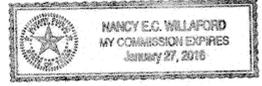
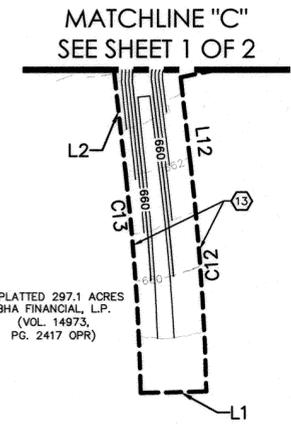
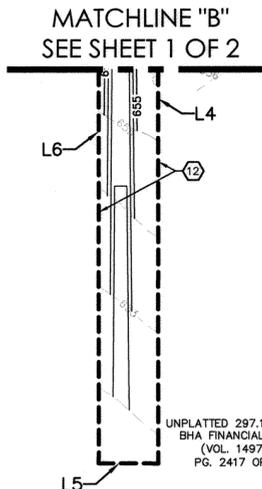
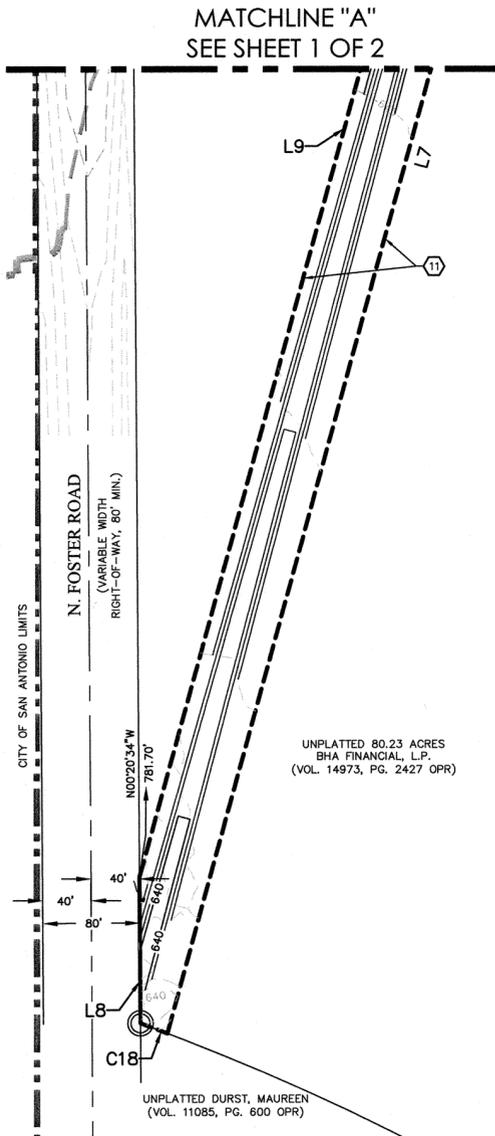
STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

*Matt Johnson*  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

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

*Paul T. Ross*  
 REGISTERED PROFESSIONAL LAND SURVEYOR



**PLAT NUMBER 140149**  
 SUBDIVISION PLAT  
 ESTABLISHING  
**S. FOSTER IND. PARK, UNIT 3**

8.410 ACRES, ESTABLISHING A 6.086 ACRE VARIABLE WIDTH RIGHT-OF-WAY AND 4 OFF-LOT EASEMENTS, COMPRISED OF 3.894 ACRES OUT OF 80.23 ACRE TRACT DESCRIBED IN DEED TO BHA FINANCIAL, L.P. RECORDED IN VOLUME 14973, PAGE 2427 AND 4.517 ACRES OUT OF 297.1 ACRE TRACT DESCRIBED IN DEED TO BHA FINANCIAL, L.P. RECORDED IN VOLUME 14973, PAGE 2417 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. ALL OUT OF THE J.J. SANCHEZ SURVEY NO. 34, ABSTRACT 665, COUNTY BLOCK 5100 OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

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

DATE OF PRINT: September 17, 2014

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

*Norman T. Dugas, Jr.*  
 OWNER/DEVELOPER: NORMAN T. DUGAS, JR.  
 BHA FINANCIAL, L.P.  
 14502 BROOK HOLLOW BLVD.,  
 SAN ANTONIO, TX 78232  
 (210) 402-0866

STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NORMAN T. DUGAS, JR. 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 22nd DAY OF September, A.D. 2014.

*[Signature]*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF S. FOSTER IND. PARK, UNIT 3 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



S. FOSTER IND. PARK, UNIT 3  
 Civil Job No. 8179-05; Survey Job No. 9408-13



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 8

**Public Hearing:**

Planning Commission  
October 22, 2014

**Application/Case Number:**

140229

**Project Name:**

Westpointe East, Unit 22-K1

**Applicant:**

Jay A. Hanna

**Representative:**

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

**Owner:**

WPE Ventures, LLC

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located south of the  
intersection of Wiseman Road and  
Cottonwood Way

**Tract Size:**

7.676-acres

**Council District:**

ETJ

**Notification:**

Internet Agenda Posting October 17,  
2014

**REQUEST**

Approval of a major plat to subdivide a 7.676-acre tract of land to  
establish the **Westpointe East, Unit 22-K1** Subdivision

**APPLICATION TYPE**

Subdivision Plat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

October 6, 2014

**I. ANALYSIS**

**A. Proposed Uses**

The proposed plat will consist of twenty five (25) single-family residential lots, two (2) non-single family lots, and one thousand four hundred and eighty nine (1,489) linear feet of public streets.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

Letters of Certification (LOCs) were issued from all reviewing agencies July 28, 2014.

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on September 17, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Application**

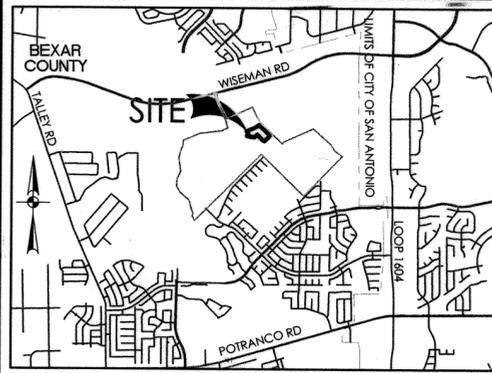
MDP 020A-08, Westpointe East MDP, accepted on April 4, 2013

**III. RECOMMENDATION**

Approval of the proposed **Westpointe East, Unit 22-K1**

**IV. ATTACHMENTS**

1. Proposed Plat



LOCATION MAP  
NOT-TO-SCALE

LEGEND

- BLK BLOCK
- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- NCB NEW COUNTY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ORIGINAL SURVEY/COUNTY LINE
- 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.114 ACRES PERMEABLE OFF LOT)
- 10' BUILDING SETBACK LINE
- 20' BUILDING SETBACK LINE
- TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY, 0.257 ACRES OFF LOT)
- 50' X 50' OFF LOT SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.116 ACRES PERMEABLE OFF LOT)
- 10' X 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.005 ACRES PERMEABLE OFF LOT)
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 92' INGRESS-EGRESS, DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT (VOL 12852, PG 1893-1900 OPR)
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9668, PGS. 142-145 DPR)
- 12' SANITARY SEWER EASEMENT (VOL 9668, PGS. 142-145 DPR)

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

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

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

**C.P.S. NOTES:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS 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 BRECKING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
 2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR OR UNDERGROUND ELECTRIC AND GAS FACILITIES.  
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE TV, EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV, FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
 COUNTY OF BEXAR

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

*Carol J. Tackett*  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

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

*David A. Casanova*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

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

**SETBACK NOTE:**  
 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.

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

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

**COMMON AREAS MAINTAINED BY AN ASSOCIATION:**  
 ALL PARKS, LANDSCAPE BUFFERS, OPEN SPACES, GREENBELTS AND DRAINAGE EASEMENTS (LOT 901, BLOCK 25, LOT 903, BLOCK 28 AND LOT 902, BLOCK 27) ARE IDENTIFIED AS FOR PRIVATE USE AND THE HOMEOWNERS ASSOCIATION WILL MAINTAIN SUCH AREAS.

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

**RESIDENTIAL FIRE FLOW NOTE:**  
 IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1251.00'	0'45'21"	S36°14'43"E	16.50'	16.50'
C2	535.00'	10'32'25"	S41°53'36"E	98.28'	98.42'
C3	987.00'	4'29'10"	S44°55'15"E	77.24'	77.26'
C4	14.00'	57'42'26"	S75°02'50"E	13.51'	14.10'
C5	59.00'	295'24'52"	S43°48'23"W	63.04'	304.20'
C6	14.00'	57'42'26"	N17°20'24"W	13.51'	14.10'
C7	300.00'	4'23'53"	S14°25'59"W	23.02'	23.03'
C8	300.00'	2'38'45"	S10°54'40"W	13.85'	13.85'
C9	323.00'	31'00'19"	S41°38'59"E	172.66'	174.79'
C10	14.00'	88°19'08"	N78°41'18"E	19.51'	21.58'
C11	350.00'	30°51'53"	N49°57'40"E	186.27'	188.54'
C12	14.00'	52°27'20"	N39°09'57"E	12.37'	12.82'
C13	50.00'	173°19'27"	S80°24'00"E	99.83'	151.25'
C14	14.00'	52°27'20"	S19°57'56"E	12.37'	12.82'
C15	14.00'	90°00'00"	N88°48'23"E	19.80'	21.99'
C16	15.00'	90°58'06"	S1°40'44"E	21.39'	23.82'
C17	15.00'	91°11'12"	S89°23'59"W	21.43'	23.87'
C18	14.00'	75°04'48"	N6°15'59"E	17.06'	18.35'
C19	14.00'	90°00'00"	N88°48'23"E	19.80'	21.99'
C20	14.00'	90°00'00"	S11°13'37"E	19.80'	21.99'

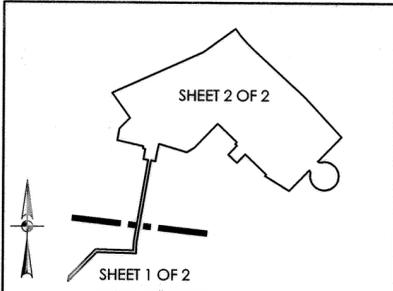
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	25.00'	68°24'46"	N80°24'00"W	28.11'	29.85'
C22	300.00'	17°30'25"	S42°53'34"W	91.31'	91.67'
C23	300.00'	13°44'51"	N58°31'12"E	71.81'	71.98'
C24	300.00'	17°30'25"	N42°53'34"E	91.31'	91.67'
C25	300.00'	17°30'25"	N25°23'08"E	91.31'	91.67'
C26	300.00'	4'23'53"	S14°25'59"W	23.02'	23.03'
C27	350.00'	9°57'47"	S17°12'57"W	60.78'	60.86'
C28	14.00'	80°15'17"	S17°55'48"E	18.05'	19.61'
C29	373.00'	32°07'01"	S41°59'57"E	206.36'	209.08'
C30	373.00'	13°16'07"	S51°25'24"E	86.19'	86.38'
C31	373.00'	32°07'01"	S41°59'57"E	206.36'	209.08'
C32	350.00'	9°26'39"	S39°15'03"W	57.63'	57.69'
C33	350.00'	9°09'27"	S48°33'07"W	55.88'	55.94'
C34	50.00'	2°27'27"	S14°10'00"W	2.14'	2.14'
C35	350.00'	3°06'20"	S63°50'27"W	18.97'	18.97'
C36	50.00'	85°29'09"	S58°08'18"W	67.87'	74.60'
C37	1257.00'	0°15'18"	S35°59'49"E	5.59'	5.59'
C38	50.00'	31°52'53"	N9°40'43"W	27.46'	27.82'
C39	1257.00'	6°03'47"	S39°09'22"E	132.96'	133.02'
C40	1257.00'	2°30'36"	S43°26'34"E	55.06'	55.07'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	1257.00'	1°02'07"	S45°12'55"E	22.71'	22.71'
C42	350.00'	1°00'33"	N10°05'34"E	6.16'	6.16'
C43	360.00'	1°35'30"	N11°26'18"E	10.00'	10.00'
C44	350.00'	9°09'27"	S57°42'34"W	55.88'	55.94'
C45	50.00'	53°29'58"	N52°22'09"W	45.01'	46.69'
C46	1257.00'	2°30'36"	S43°26'34"E	55.06'	55.07'
C47	14.00'	14°55'12"	N38°44'01"W	3.64'	3.65'
C48	14.00'	90°00'00"	N11°13'37"W	19.80'	21.99'
C49	987.00'	2°09'22"	S46°05'07"E	37.14'	37.14'
C50	987.00'	2°19'44"	N43°50'34"W	40.11'	40.12'
C51	15.00'	74°34'37"	N82°17'45"W	18.17'	19.52'
C52	15.00'	62°22'30"	N15°58'33"W	15.54'	16.33'
C53	350.01'	2°38'52"	N10°54'40"E	16.16'	16.16'

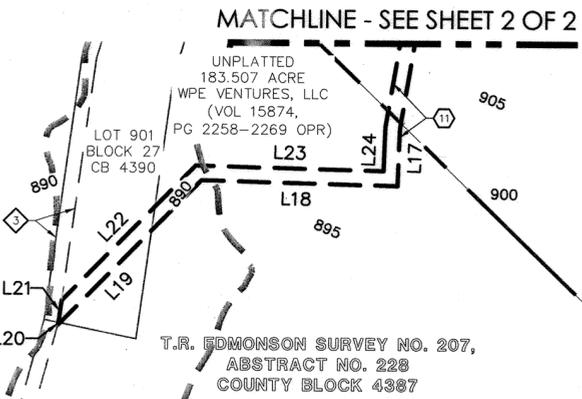
LINE #	BEARING	LENGTH
L1	S43°48'23"W	139.86'
L2	S43°48'23"W	120.00'
L3	N58°23'01"W	118.06'
L4	N43°48'23"E	8.13'
L5	N46°11'37"W	120.00'
L6	S43°48'23"W	50.00'
L7	N46°11'37"W	50.00'
L8	N43°50'23"E	51.80'
L9	N46°11'15"W	10.03'
L10	N43°48'23"E	10.00'
L11	N46°11'37"W	110.00'
L12	S43°48'23"W	138.70'
L13	S57°14'05"W	36.08'
L14	N73°22'04"W	120.00'
L15	S9°35'18"W	36.15'
L16	N80°24'42"W	19.00'
L17	N2°00'24"E	47.47'
L18	S88°37'26"E	161.55'
L19	N44°15'31"E	168.41'
L20	S15°23'11"W	1.95'
L21	S7°44'46"W	18.59'

LINE #	BEARING	LENGTH
L22	S44°15'31"W	156.99'
L23	N88°37'26"W	154.92'
L24	S2°00'24"W	36.39'
L25	N80°24'42"W	19.00'
L26	N9°35'18"E	36.15'
L27	N77°47'21"W	10.00'
L28	N77°45'57"W	110.50'
L29	N9°35'04"E	50.05'
L30	N45°12'40"E	61.58'
L31	N35°24'41"W	127.51'
L32	S47°09'48"E	254.97'
L33	S42°40'42"E	180.34'
L34	S45°43'59"E	92.29'
L35	S47°09'48"E	43.43'
L36	S45°43'59"E	225.01'
L37	S24°36'23"E	112.86'
L38	N65°23'37"E	80.47'
L39	S65°23'37"W	97.22'
L40	N43°48'23"E	130.34'
L41	S44°08'07"E	50.00'
L50	S51°05'37"E	84.76'

LINE #	BEARING	LENGTH
L51	N42°40'42"W	29.74'
L52	S39°44'41"E	62.30'
L53	N47°09'48"W	48.49'



INDEX MAP  
N.T.S.



PLAT NUMBER 140229  
 SUBDIVISION PLAT  
 OF  
 WESTPOINTE EAST, UNIT-22K1

BEING A TOTAL OF 7.676 ACRES OUT OF A 183.51 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15847, PAGES 2258-2269 AND A 144.685 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.R. EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, AND THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT NUMBER 825, COUNTY BLOCK 4400, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: February 17, 2014

STATE OF TEXAS  
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: *Jay A. Hanna*  
 JAY A. HANNA  
 WPE VENTURES, LLC  
 1011 N LAMAR BLVD  
 AUSTIN, TEXAS 78703  
 (512) 477-2400

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY A. HANNA 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 19 DAY OF September, A.D. 20 14.

*Blair Mae*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST, UNIT 22-K1, 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 \_\_\_\_\_.

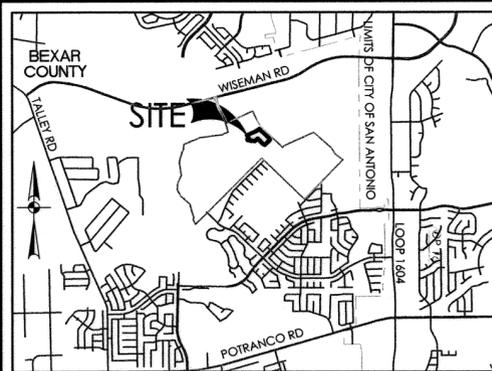
COUNTY CLERK, BEXAR COUNTY, TEXAS

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



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

WESTPOINTE EAST, UNIT-22K-1  
 Civil Job No. 8222-17; Survey Job No. 9372-12



LOCATION MAP  
NOT-TO-SCALE

**LEGEND**

- |     |  |     |   |
|-----|--|-----|---|
| BLK | BLOCK  | OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| CB  | COUNTY BLOCK                                 | VOL | VOLUME  |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | PG  | PAGE(S)   |
| DR  | DEED RECORDS OF BEXAR COUNTY, TEXAS          | ROW | RIGHT-OF-WAY  |
| NCB | NEW COUNTY BLOCK                             | ○   | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
|     |  | ●   | SET 1/2" IRON ROD (PD)  |

- |         |   |
|---------|---|
| ---     | EXISTING CONTOURS   |
| - - - - | PROPOSED CONTOURS   |
| ---     | ORIGINAL SURVEY/COUNTY LINE   |
| - - - - | 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN |

- |   |  |   |   |
|---|--|---|---|
| ① | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | ⑩ | 10' X 50' OFF LOT SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.116 ACRES PERMEABLE OFF LOT) |
| ② | 12' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.114 ACRES PERMEABLE OFF LOT)  | ⑪ | 92' INGRESS-EGRESS, DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL. 12852, PG. 1893-1900 OPR)   |
| ③ | 10' BUILDING SETBACK LINE  | ⑫ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9668, PGS. 142-145 DPR)  |
| ④ | 20' BUILDING SETBACK LINE  | ⑬ | 12' SANITARY SEWER EASEMENT (VOL. 9668, PGS. 142-145 DPR)   |
| ⑤ | TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY, 0.257 ACRES OFF LOT | ⑭ | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)   |
| ⑥ | 50' X 50' OFF LOT SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (0.116 ACRES PERMEABLE OFF LOT)          | ⑮ | VARIABLE WIDTH CLEAR VISION EASEMENT  |

**SURVEYOR'S NOTES:**  
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

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

**C.P.S. NOTES:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC 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 THEREOF. 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.  
 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, GAS TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

*David A. Casanova*  
 LICENSED PROFESSIONAL ENGINEER

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

*David A. Casanova*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

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

**SETBACK NOTE:**  
 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.

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

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

**COMMON AREAS MAINTAINED BY AN ASSOCIATION:**  
 ALL PARKS, LANDSCAPE BUFFERS, OPEN SPACES, GREENBELTS AND DRAINAGE EASEMENTS (LOT 901, BLOCK 25; LOT 903, BLOCK 28 AND LOT 902, BLOCK 27) ARE IDENTIFIED AS FOR PRIVATE USE AND THE HOMEOWNERS ASSOCIATION WILL MAINTAIN SUCH AREAS.

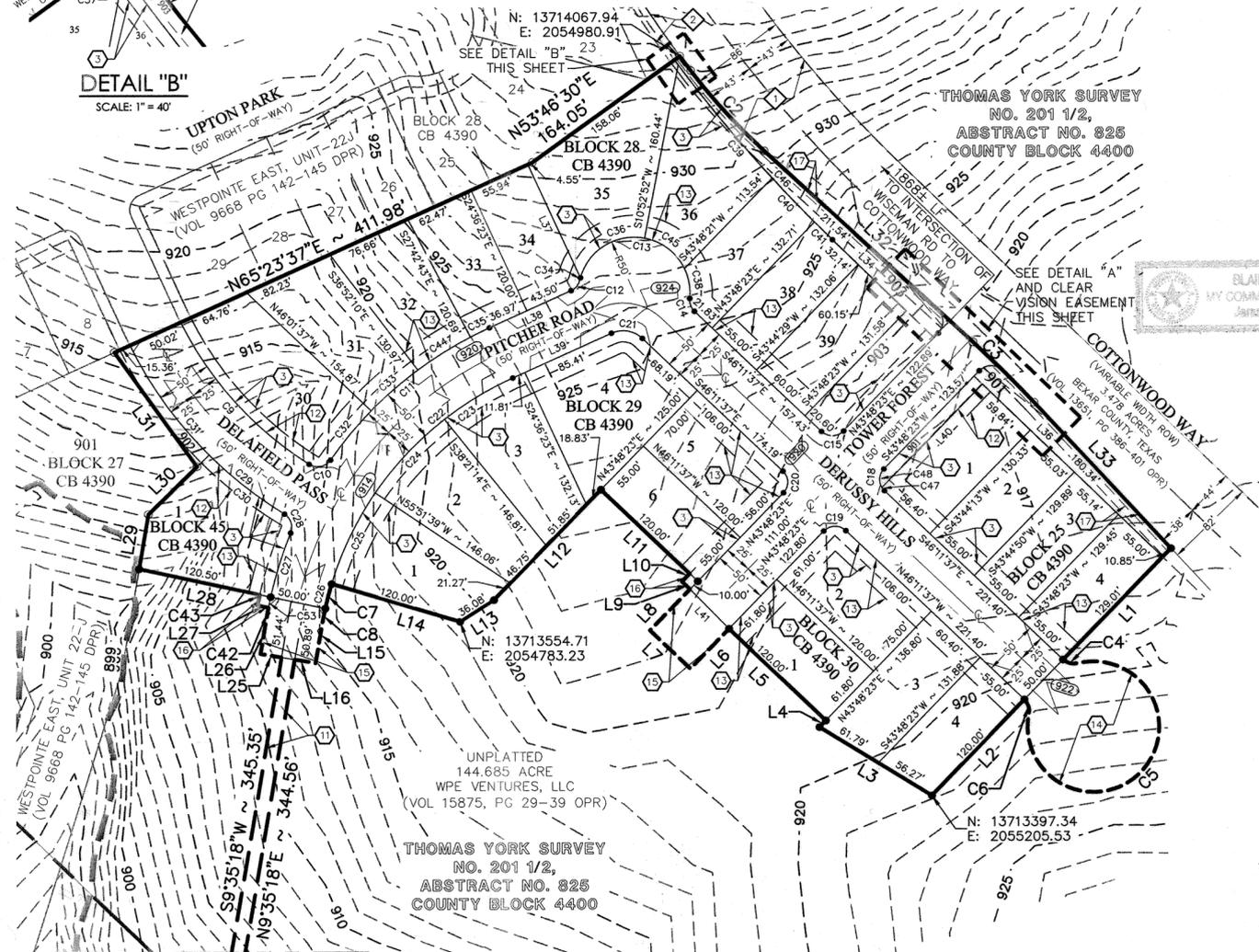
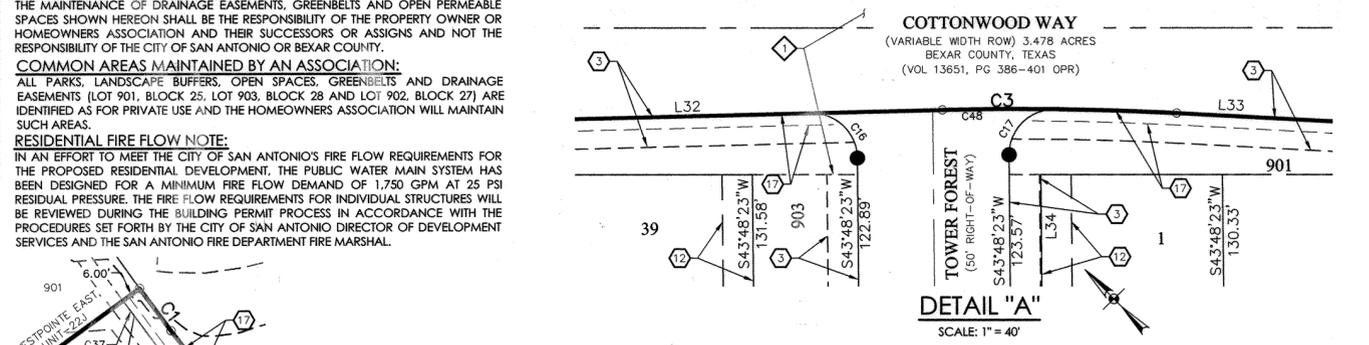
**RESIDENTIAL FIRE FLOW NOTE:**  
 IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

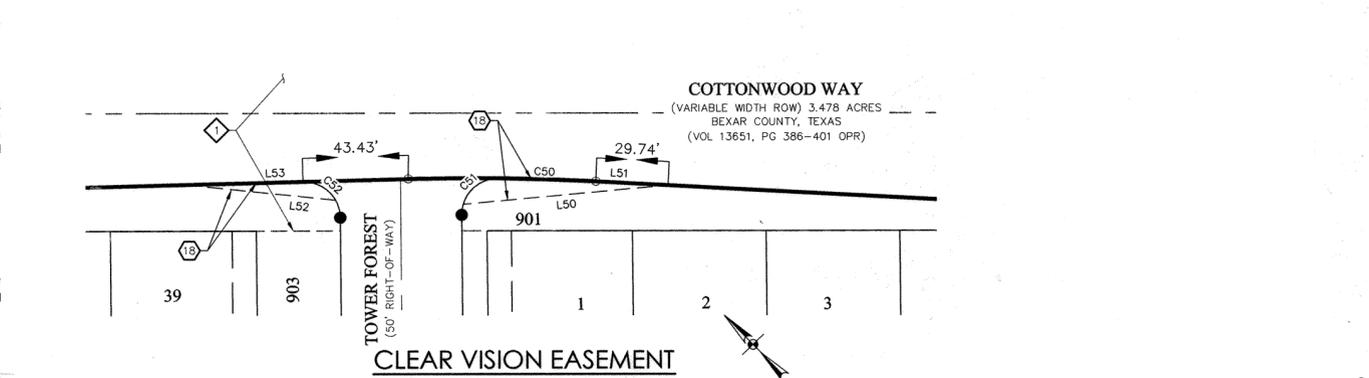
**SAWS NOTE:**  
 THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENTS SHOWN ON THIS PLAT

**CURVE AND LINE TABLE SHEET 1 OF 2**

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



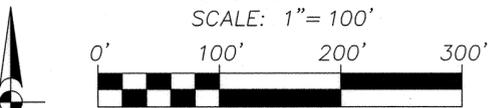
MATCHLINE - SEE SHEET 1 OF 2



**CLEAR VISION EASEMENT**  
 SCALE: 1" = 50'

**PLAT NUMBER 140229**  
 SUBDIVISION PLAT  
 OF  
**WESTPOINTE EAST, UNIT-22K1**

BEING A TOTAL OF 7.676 ACRES OUT OF A 183.51 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15847, PAGES 2258-2269 AND A 144.685 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN GENERAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.R. EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, AND THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT NUMBER 825, COUNTY BLOCK 4400, IN BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: February 17, 2014

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

OWNER/DEVELOPER: JAY A. HANNA  
 WPE VENTURES, LLC  
 1011 N LAMAR BLVD  
 AUSTIN, TEXAS 78703  
 (512) 477-2400

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY A. HANNA, 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 13 DAY OF SEPTEMBER, A.D. 2014.

*Blair A. Magee*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST, UNIT 22-K-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

STATE OF TEXAS  
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



Civil Job No. 8222-17; Survey Job No. 9372-12 WESTPOINTE EAST, UNIT-22K-1



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 9

**Public Hearing:**

Planning Commission  
October 22, 2014

**Application/Case Number:**

140291

**Project Name:**

Villages at Bulverde Unit 11A

**Applicant:**

Charles Marsh

**Representative:**

Pape-Dawson Engineers, c/o Leslie  
Ostrander, P.E.

**Owner:**

Centex Homes

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located near the  
intersection of Invitation Oak and  
Bend Grass

**Tract Size:**

6.124 acres

**Council District(s):**

ETJ

**Notification:**

Published in Daily Commercial  
Recorder October 2, 2014

Notices mailed October 3, 2014

- 55(fifty-five) to property owners  
within 200 feet
- No registered neighborhood  
association within 200 feet.

Internet Agenda Posting October 17,  
2014

**REQUEST**

Approval of a major plat to replat a 6.124-acre tract of land to  
establish **Villages at Bulverde Unit 11A** Subdivision

**APPLICATION TYPE**

Replat

**RECOMMENDED ACTION**

**Approval**

**DATE FILED WITH PLANNING COMMISSION**

September 29, 2014

**CASE HISTORY**

Areas being replatted were previously platted as Lots 57 – 68, &  
907, Block 67, Lots 49 – 51 & 904, Block 68, Lot 901, Block 69,  
CB 4900, of the Villages at Bulverde, Unit 11A, recorded in  
Volume 9659, Pgs. 37-39, and Lot 60, Block 75, CB 4900, and  
private drainage easement of the Villages at Bulverde Phase 5,  
recorded in Volume 9570, Pgs. 132-134, of the Deed and Plat  
records of Bexar County, Texas.

**I. ANALYSIS**

**A. Proposed Use**

The proposed plat will consist of fourteen (14) single-family residential lots and three (3) non single-family residential lot.

**B. Zoning**

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

**C. Services Available**

SAWS Water and Sewer

**D. Inter-jurisdictional Review**

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

**E. Interdepartmental Review**

LOCs were issued from all reviewing agencies on October 29, 2014.

**II. SUPPLEMENTAL INFORMATION**

**A. Associated Applications**

MDP 749-A, Indian Springs, accepted on August 13, 2004

**B. Notices**

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

**II. RECOMMENDATION**

Approval of the proposed **Villages at Bulverde Unit 11A** Subdivision.

**III. ATTACHMENT**

1. Proposed Plat

# PLAT NUMBER 140291

## REPLAT ESTABLISHING VILLAGES AT BULVERDE UNIT 11A

ESTABLISHING LOTS 87-98 & 911, BLK 67, LOTS 101 & 905, BLK 68, LOT 902, BLK 69, BEING A 4.758 ACRE TRACT OF LAND, COMPRISED OF LOTS 57-68 & 907, BLK 67, LOTS 49-51 & 904, BLK 68, LOT 901, BLK 69, CB 4900 OF VILLAGES AT BULVERDE UNIT 11A RECORDED IN VOLUME 9659, PAGE 37-39, AND BEING A 1.366 ACRE TRACT OF LAND, COMPRISED OF LOT 60, BLK 75, CB 4900 AND PRIVATE DRAINAGE EASEMENT OF THE VILLAGES AT BULVERDE PHASE 5 RECORDED IN VOLUME 9570, PAGE 132-134 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: October 10, 2014

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13<sup>th</sup> DAY OF October, A.D. 2014.

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

THIS PLAT OF VILLAGES AT BULVERDE UNIT 11A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

CERTIFICATE OF APPROVAL

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

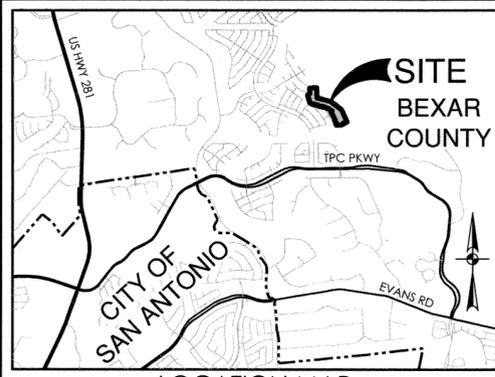
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

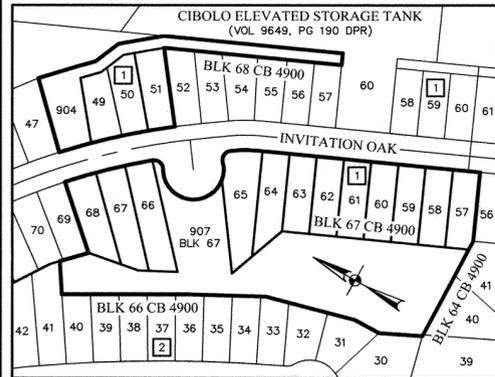
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



LOCATION MAP  
NOT-TO-SCALE



AREA BEING REPLATED  
THROUGH PUBLIC HEARING WITH  
WRITTEN NOTIFICATION

SCALE: NTS

THE (4.255 ACRES) BEING REPLATED WAS PREVIOUSLY PLATTED AS LOTS 57 - 68 & LOT 907, BLOCK 67 AND LOTS 49-51 & LOT 904, BLOCK 68, CB 4900 OF THE VILLAGES AT BULVERDE, UNIT 11A RECORDED IN VOLUME 9659, PGS 37-39 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREAS BEING REPLATED WERE PREVIOUSLY PLATTED ON PLAT THE VILLAGES AT BULVERDE, PHASE 5; PLAT NO. 050191 WHICH IS RECORDED IN VOLUME 9570, PAGE(S) 132-134 AND VILLAGES AT BULVERDE UNIT 11A; PLAT NO. 120310 WHICH IS RECORDED IN VOLUME 9659, PAGE(S) 37-39, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 13<sup>th</sup> DAY OF October, A.D. 2014.

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

MY COMMISSION EXPIRES: 06-14-17

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1994), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

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

SHAUNA L. WEAVER  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

DAVIDA CASANOVA  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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

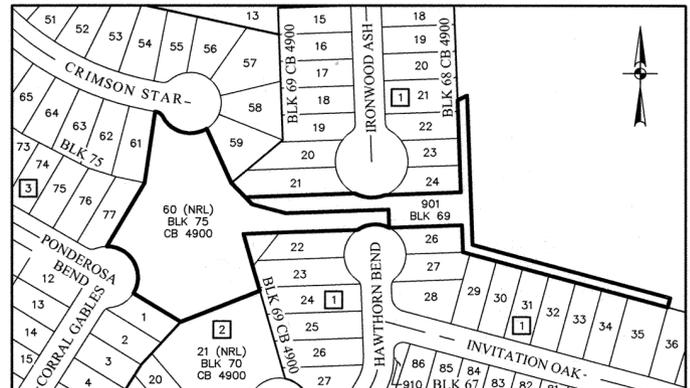
**FINISHED FLOOR NOTE:**  
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

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

**BEXAR COUNTY MAINTENANCE NOTE:**  
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN VILLAGES AT BULVERDE UNIT 11A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE VILLAGES AT BULVERDE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 911, BLOCK 67, LOT 905 BLOCK 68 AND LOT 902, BLK 69, CB 4900

**OPEN SPACE NOTE:**  
LOT 911, BLOCK 67, LOT 905 BLOCK 68 AND LOT 902, BLK 69, CB 4900 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOTS AND VARIABLE WIDTH ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



AREA BEING REPLATED  
THROUGH PUBLIC HEARING WITH  
WRITTEN NOTIFICATION

SCALE: NTS

THE (1.869 ACRES) BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 60 BLK 75, CB 4900 AND PRIVATE DRAINAGE EASEMENT OF THE VILLAGES AT BULVERDE, PHASE 5 RECORDED IN VOLUME 9570, PGS 132-134 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND LOT 901 BLK 69, CB 4900 OF THE VILLAGES AT BULVERDE, UNIT 11A RECORDED IN VOLUME 9659, PGS 37-39 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	51.00'	121°50'02"	N29°31'11"W	89.14'	108.45'
C2	15.00'	52°41'41"	S53°08'40"E	13.31'	13.80'
C3	51.00'	94°53'52"	S74°14'45"E	75.14'	84.47'
C4	60.00'	50°05'48"	S87°04'28"E	50.81'	52.46'
C5	51.00'	62°12'53"	S86°10'42"W	52.70'	55.38'
C6	1050.00'	8°06'15"	S43°16'09"E	148.39'	148.52'
C7	15.00'	100°37'56"	S11°05'57"W	23.09'	26.35'
C8	50.00'	195°05'37"	S36°07'54"E	99.13'	170.25'
C9	15.00'	98°15'42"	S84°32'51"E	22.69'	25.72'
C10	225.00'	11°55'21"	S29°27'20"E	46.73'	46.82'
C11	1100.00'	10°10'47"	N41°53'40"W	195.18'	195.43'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S79°29'30"E	1.96'
L2	S24°17'52"E	99.23'
L3	S43°52'01"E	33.12'
L4	N87°55'57"E	180.13'
L5	N87°55'57"E	124.42'
L6	N2°04'03"W	154.05'
L7	N63°47'38"E	17.53'
L8	S15°06'36"W	16.00'
L9	N75°24'52"W	11.80'
L10	N2°04'03"W	45.03'
L11	S87°55'57"W	120.00'
L12	S87°55'57"W	128.18'
L13	S37°49'22"W	71.68'
L14	S15°57'35"E	41.56'
L15	S68°19'27"W	140.06'
L16	N58°36'10"W	91.49'
L17	N30°22'20"E	123.21'
L18	N81°51'14"E	120.09'
L19	N57°11'12"E	54.82'
L20	S45°19'29"E	49.56'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	N42°40'44"E	124.70'
L22	S23°29'40"E	365.80'
L23	S66°30'20"W	115.40'
L24	S88°44'46"W	178.75'
L25	N24°57'53"W	71.55'
L26	N01°7'57"W	45.70'
L27	N14°23'02"W	151.70'
L28	N27°32'17"W	125.15'
L29	N29°06'33"W	210.60'
L30	N45°30'00"E	128.75'
L31	S46°12'30"E	68.91'
L32	S44°50'11"E	29.12'
L33	S67°04'32"E	48.06'
L34	S39°21'17"E	75.47'
L35	S23°29'40"E	296.65'
L36	S66°30'20"W	20.00'
L37	N23°29'40"W	293.86'
L38	S53°16'21"W	133.08'
L39	N54°52'21"E	51.83'

**EDU NOTE:**  
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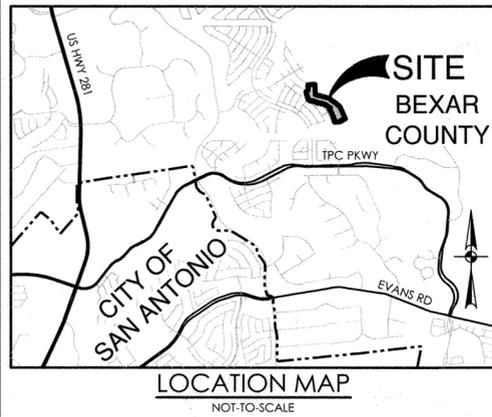
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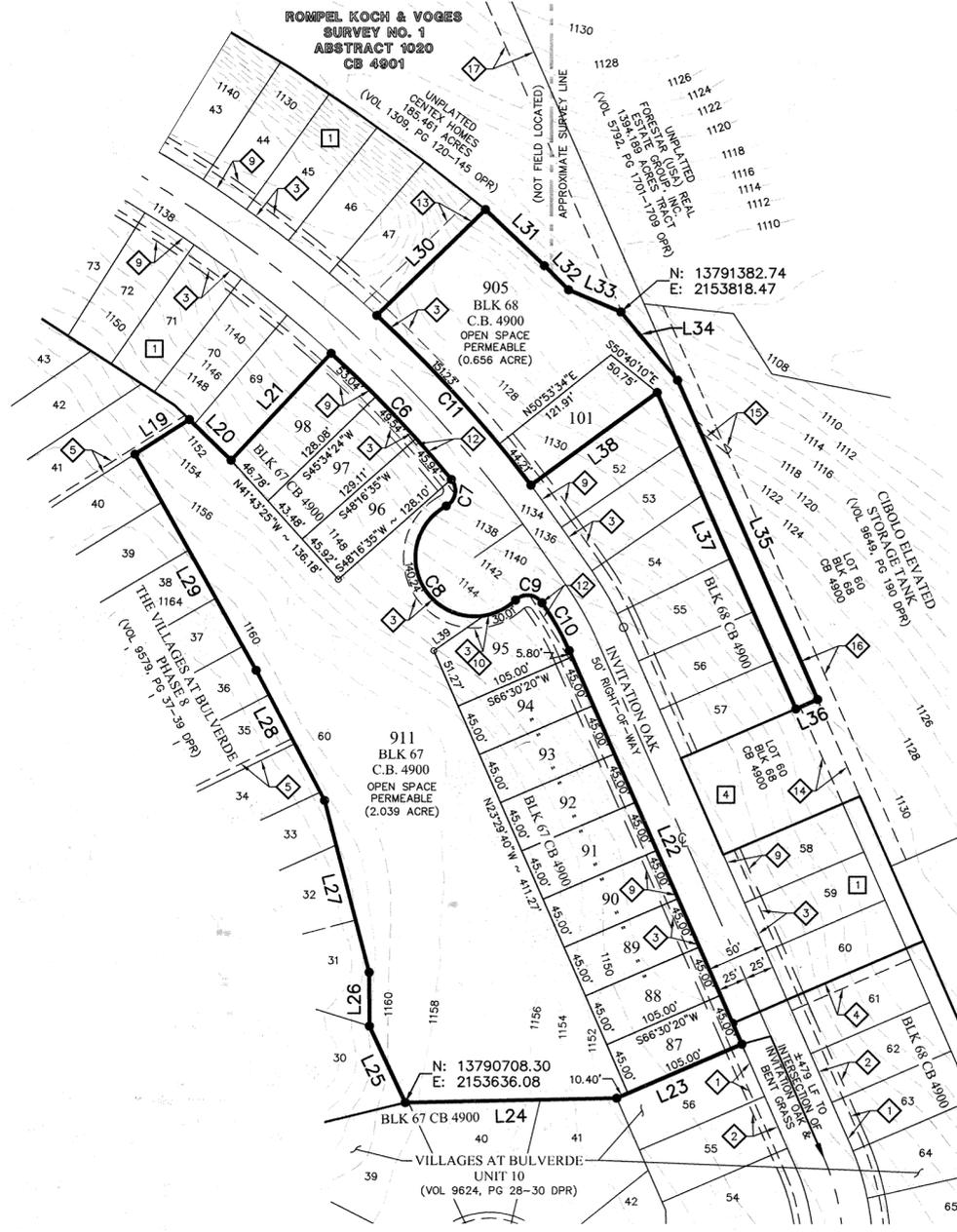


VILLAGES AT BULVERDE UNIT 11A  
Civil Job No. 7617-02; Survey Job No. 9122-03  
FILED: 10/10/14 10:42 AM, USES: 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 4



**SITE**  
BEXAR COUNTY

**LOCATION MAP**  
NOT-TO-SCALE



**LEGEND**

- |      |  |     |   |
|------|--|-----|---|
| AC   | ACRE(S)                                      | OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| BLK  | BLOCK  | VOL | VOLUME  |
| CATV | CABLE TELEVISION                             | PG  | PAGE(S)   |
| CB   | COUNTY BLOCK                                 | ROW | RIGHT-OF-WAY  |
| CB   | CLEAR VISION                                 | "   | REPETITIVE BEARING AND/OR DISTANCE  |
| DOC  | DOCUMENT NUMBER                              | •   | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
| DPR  | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | ○   | SET 1/2" IRON ROD (PD)  |
| DR   | DEED RECORDS OF BEXAR COUNTY, TEXAS          |     |   |
| ESMT | EASEMENT (SURVEYOR)                          |     |   |
| ---  | EXISTING CONTOURS                            |     |   |
| ---  | PROPOSED CONTOURS                            |     |   |
| ---  | ORIGINAL SURVEY/COUNTY LINE                  |     |   |
- 
- |    |  |    |  |
|----|--|----|--|
| 1  | VILLAGES AT BULVERDE, UNIT 11A (VOL. 9659, PG. 37-39, DPR)                     | 9  | 15' BUILDING SETBACK LINE (VOL. 9659, PG. 37-39, DPR)  |
| 2  | THE VILLAGES AT BULVERDE PHASE 8 (VOL. 9579, PG. 37-39, DPR)                   | 10 | BUILDING SETBACK LINE (VOL. 9659, PG. 37-39, DPR)  |
| 3  | THE VILLAGES AT BULVERDE PHASE 5 (VOL. 9570, PG. 132-134, DPR)                 | 11 | 12' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9659, PG. 37-39, DPR)                             |
| 4  | CIBOLO ELEVATED STORAGE TANK (VOL. 9649, PG. 190, DPR)                         | 12 | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9659, PG. 37-39, DPR)   |
| 5  | 10' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9624, PG. 28-30, DPR)   | 13 | 15' DRAINAGE EASEMENT (VOL. 9659, PG. 37-39, DPR)  |
| 6  | 15' BUILDING SETBACK LINE (VOL. 9624, PG. 28-30, DPR)                          | 14 | VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV & WATER PERMEABLE EASEMENT (VOL. 9624, PG. 28-30, DPR) |
| 7  | 10' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9659, PG. 37-39, DPR)   | 15 | VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE CABLE TV & WATER EASEMENT (VOL. 13723, PG. 1391-1395, OPR)       |
| 8  | 10' WATER EASEMENT (VOL. 9624, PG. 28-30, DPR)                                 | 16 | 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 9649, PG. 190, DPR)                            |
| 9  | 5' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9579, PG. 37-39, DPR)    | 17 | 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9652, PGS. 172-173, DPR)                        |
| 10 | 10' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9570, PG. 132-134, DPR) | 18 | 27' DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV ESMT (VOL. 9659, PGS. 37-39, DPR)                    |
| 11 | 5' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9659, PG. 37-39, DPR)    |    |  |

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**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

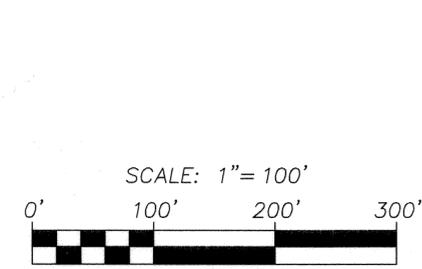
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR



**PLAT NUMBER 140291**  
**REPLAT ESTABLISHING**  
**VILLAGES AT BULVERDE**  
**UNIT 11A**

ESTABLISHING LOTS 87-98 & 911, BLK 67, LOTS 101 & 905, BLK 68, LOT 902, BLK 69, BEING A 4.758 ACRE TRACT OF LAND, COMPRISED OF LOTS 57-68 & 907, BLK 67, LOTS 49-51 & 904, BLK 68, LOT 901, BLK 69, CB 4900 OF VILLAGES AT BULVERDE UNIT 11A RECORDED IN VOLUME 9659, PAGE 37-39, AND BEING A 1.366 ACRE TRACT OF LAND, COMPRISED OF LOT 60, BLK 75, CB 4900 AND PRIVATE DRAINAGE EASEMENT OF THE VILLAGES AT BULVERDE PHASE 5 RECORDED IN VOLUME 9570, PAGE 132-134 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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

DATE OF PRINT: October 10, 2014

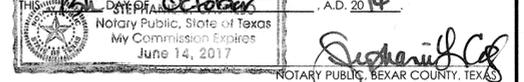
STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: *Charles Marsh*  
CENTEX HOMES C/O CHARLES MARSH  
CENTEX HOMES  
1718 DRY CREEK WAY, STE 120  
SAN ANTONIO, TEXAS 78259  
(210) 496-1985

STATE OF TEXAS  
COUNTY OF BEXAR

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



THIS PLAT OF VILLAGES AT BULVERDE UNIT 11A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

**CERTIFICATE OF APPROVAL**

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



# CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT

AGENDA ITEM NO. 10

**Public Hearing:**

Planning Commission  
October 22, 2014

**Application/Case Number:**

14-00001

**Project Name:**

Anaqua Springs Ranch Unit VI PUD

**Applicant:**

Thomas E. Dreiss, agent

**Representative:**

Matkin-Hover Engineering and  
Surveying c/o Ken B. Kolacny, P.E.

**Owner:**

Anaqua Springs Ranch VI, Inc.

**Staff Coordinator:**

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

**Property Address/Location:**

Generally located south of the  
intersection of Anaqua Springs and  
Toutant- Beauregard Road.

**Tract Size:**

182.72-acres

**Council District(s):**

ETJ

**Notification:**

Notices mailed October 1, 2014)

- 55 (fifty-five) to property owners within 200 feet within the subdivision
- Notice sent to Sundance Ranch a registered neighborhood association and the Anaqua Springs Ranch HOA, Inc. a non-registered neighborhood association.
- Internet Agenda Posting October 17, 2014

**REQUEST**

Approval of the **Anaqua Springs Ranch VI PUD** Plan major amendment.

**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 Use(s)**

The proposed plan will consist of one hundred thirty-five (**135**) single-family residential lots, and approximately six thousand seven hundred (**6,700**) linear feet of private streets.

### **B. Zoning**

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

### **C. Surrounded Land Uses**

The proposed plan is located outside the city limits of San Antonio, surrounded by residential development.

### **D. Major Thoroughfare(s)**

Toutant- Beauregard Road, Secondary Arterial Type A, 86-foot minimum right-of-way

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

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

The applicant has/must provide appropriate documentation of a recent endangered species survey (not older than three (3) years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present.

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

### **F. Interdepartmental Review**

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat in accordance with Section 35-344(i) of the UDC.

## **II. SUPPLEMENTAL INFORMATION**

### **A. Associated Applications**

MDP 797-D, Anaqua Springs Ranch, accepted on September 22, 2014

PUD 09-002, Anaqua Springs Ranch VI PUD, approved on July 8, 2009

### **B. 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 Anaqua Springs Ranch VI PUD, as proposed, meets the evaluation criteria of Section 35-344(a) of the UDC.

### **C. Notices**

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

## **III. RECOMMENDATION**

Approval of the proposed **Anaqua Springs Ranch VI PUD Plan**.

## **IV. ATTACHMENTS**

1. Proposed Plan

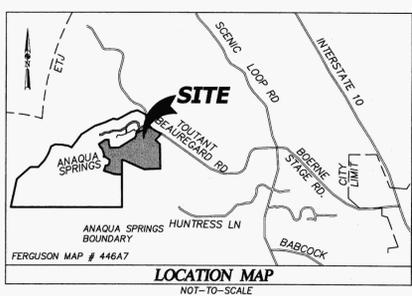
This document is released for REVIEW PURPOSES ONLY, and was prepared under the authorization of Ken Kolaczyk, Registered Professional Engineer, State of Texas, Registration No. 86300.

Date: APRIL 25, 2014

**MATKINHOVER**  
ENGINEERING & SURVEYING  
CONSTRUCTION MANAGERS CONSULTANTS

P.U.D. PLAN # (14-00001)  
FOR  
ANAQUA SPRINGS RANCH UNIT VI, PUD  
BEXAR COUNTY, TEXAS

ASSOCIATED WITH  
PLAT # 140110  
JOB NO. 2309.20  
DATE ARP. 2014  
DESIGNED GN  
CHECKED JJV  
SHEET 1 OF 1



**OWNER/DEVELOPER:**  
ANAQUA SPRINGS RANCH, INC  
325 SONTERRA BLVD E SUITE 200  
SAN ANTONIO, TX 78238  
(210) 483-1444 PHONE

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, BEARING

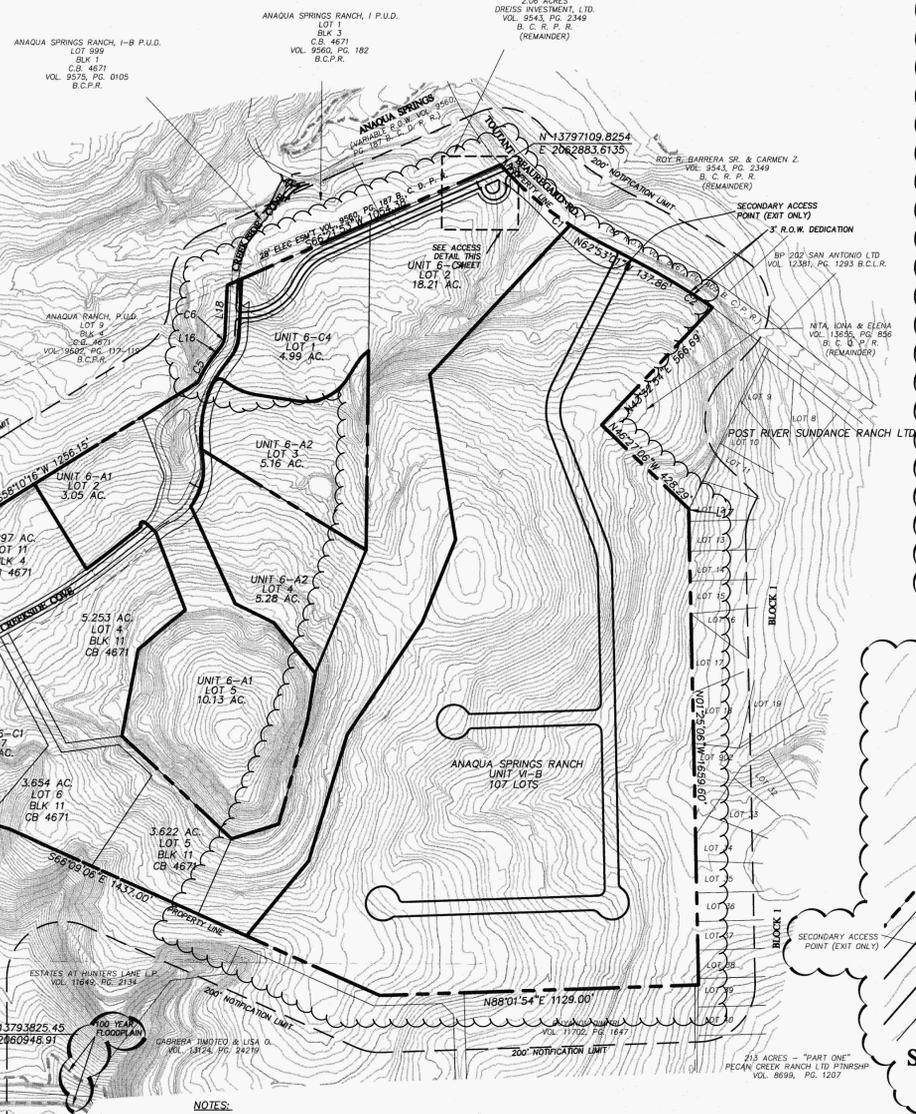
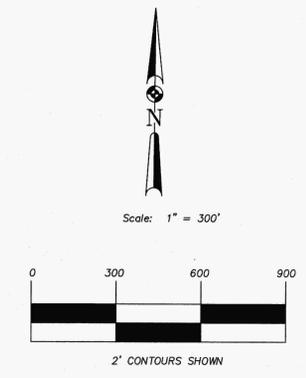


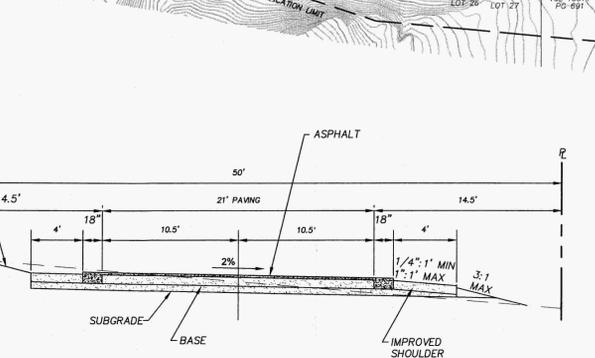
Table with columns: LOT NO., OWNER, VOLUME, PAGE, RECORDED



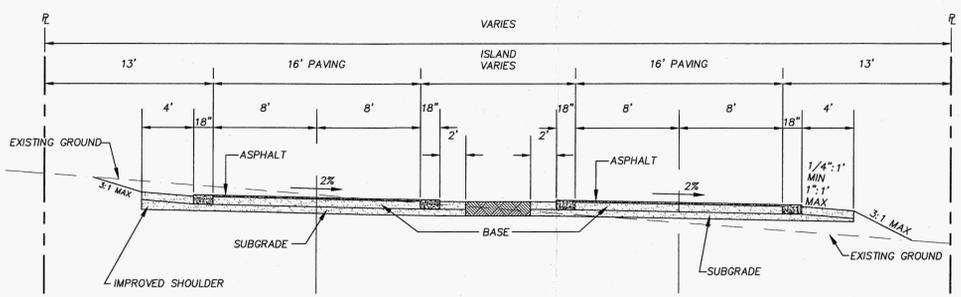
**LEGEND:**  
B.S.L. BUILDING SETBACK LINE  
ESMT EASEMENT  
P.L. PROPERTY LINE  
ELEC. ELECTRIC  
CA T.V. CABLE TELEVISION  
B.C.D.P.R. BEXAR COUNTY DEED & PLAT RECORDS  
B.C.R.P.R. BEXAR COUNTY REAL PROPERTY RECORDS  
B.C.O.P.R. BEXAR COUNTY OFFICIAL PUBLIC RECORDS  
AMENDMENTS

LINE TABLE with columns: LINE, LENGTH, BEARING

**LIST OF AMENDMENTS:**  
1. THE PUD BOUNDARY WAS MODIFIED. THE PUD AREA INCREASED AND THE BOUNDARY MOVED SOUTH AND EAST.  
2. ACCESS TO UNIT VI-B HAS BEEN MODIFIED. THE UNIT WILL HAVE A SEPARATE ENTRANCE.



TYPICAL STREET SECTION (50' PRIVATE STREET)



TYPICAL STREET SECTION (W/ ISLAND SPLIT)

**NOTES:**  
1. SEWAGE FACILITIES SHALL BE PROVIDED BY AN ON-SITE SEWAGE FACILITY CONSTRUCTED ON EACH LOT BY THE OWNER THEREOF DESIGNED BY A REGISTERED SANITARIAN OR A REGISTERED ENGINEER AND APPROVED UNDER THE RULES OF BEXAR COUNTY AND TCEQ.

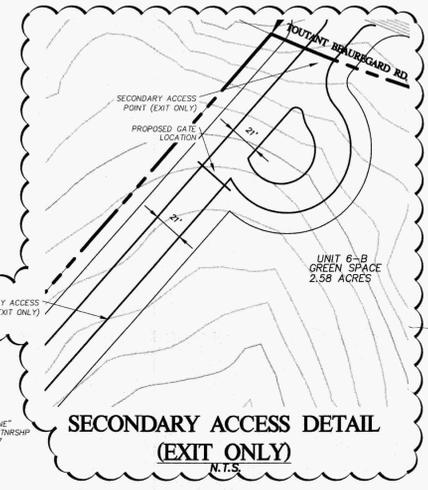
DEVELOPMENT PHASING SCHEDULE table with columns: PHASE NUMBER, # OF DWELLING UNITS, AREA (ACRES), PASSIVE OPEN SPACE (ACRES), ACTIVE OPEN SPACE (ACRES)

Table with columns: PHASE NUMBER, # OF DWELLING UNITS, AREA (ACRES), RESIDENTIAL DENSITY

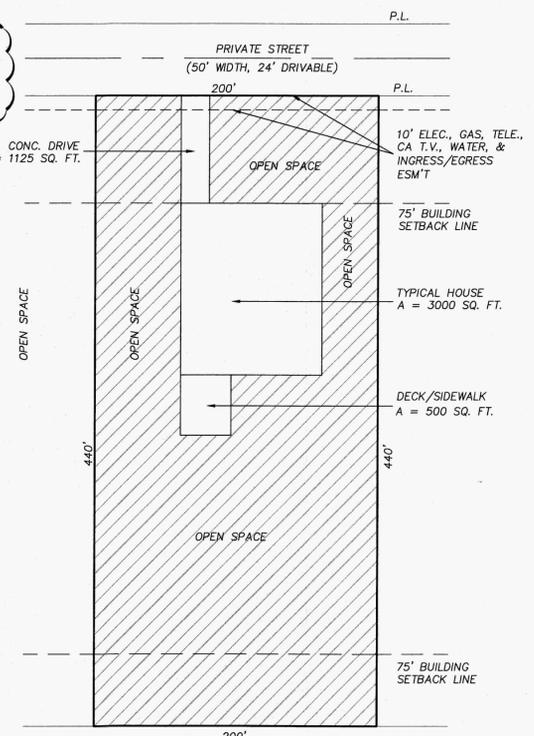
OPEN SPACE FOR THIS P.U.D. PLAN HAS BEEN PROVIDED IN M.D.P. #797-D AS APPROVED SEPTEMBER 22, 2014.

IMPERVIOUS AREA PAVEMENT STRUCTURES (HOUSES) SIDEWALK, DRIVEWAY, PATIO, ETC. -4.955 ACRES -1.997 ACRES -1.082 ACRES

TOTAL IMPERVIOUS AREA -8.034 ACRES  
OPEN SPACE 174.688 ACRES  
TOTAL OPEN SPACE PROVIDED = 95%



SECONDARY ACCESS DETAIL (EXIT ONLY)



TYPICAL LOT DETAIL

**ZONING:**  
ALL OF THIS SITE IS IN THE COUNTY AND IS NOT ZONED AT THIS TIME. THIS TRACT IS TO BE DEVELOPED IN THREE (3) UNITS AS SINGLE FAMILY RESIDENTIAL WITH A MINIMUM OF 80% OF OPEN SPACE.  
**E.R.Z.D. NOTES:**  
THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.  
**DRAINAGE NOTES:**  
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN.  
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 SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.  
FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.  
ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEPARTMENT OF PUBLIC WORKS.  
**NOTE:**  
THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLAN COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.  
SEWER SERVICE PROVIDED BY: INDIVIDUAL OSSF SYSTEMS  
WATER SERVICE PROVIDED BY: SAN ANTONIO WATER SYSTEM CCN # 10640

**ANAQUA SPRINGS RANCH, VI P.U.D. #14-00001**

BEING A 182.72 ACRES OF LAND CONTAINING 16.20 ACRES RECORDED AS ANAQUA SPRINGS RANCH VI-A1, P.U.D., IN VOLUME 9609, PAGE 29, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, 16.20 ACRES RECORDED AS ANAQUA SPRINGS RANCH VI-A1, P.U.D., IN VOLUME 9609, PAGE 29, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, 5.282 ACRES RECORDED AS ANAQUA SPRINGS RANCH VI-A2, P.U.D., IN VOLUME 9617, PAGE 170, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, 5.164 ACRES RECORDED AS ANAQUA SPRINGS RANCH 6A3, P.U.D., IN VOLUME 9541, PAGE 170, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, 16.610 ACRES RECORDED AS ANAQUA SPRINGS RANCH 6A4, P.U.D., IN VOLUME 9656, PAGE 177, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, A 20.736 ACRE TRACT KNOWN AS "TRACT 1", RECORDED IN VOLUME 16420, PAGES 1214-1232, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, A 26.803 ACRE TRACT KNOWN AS "TRACT 2", RECORDED IN VOLUME 16420, PAGES 1214-1232, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, A 3.007 ACRE TRACT RECORDED IN VOLUME 15505, PAGES 2300 - 2314, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, A 60.265 ACRE TRACT RECORDED IN VOLUME 15241, PAGES 992-1003, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND 31.66 ACRES BEING A REMAINING PORTION OF THAT CERTAIN 136.14 ACRE TRACT OF LAND KNOWN AS "TRACT II" RECORDED IN VOLUME 10752, PAGES 2239-2246, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY TEXAS.

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.  
*Matthew P. Brown*  
OWNER/DEVELOPER ENGINEER

THIS PUD PLAN OF ANAQUA SPRINGS RANCH, UNIT VI, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ CHAIR  
BY: \_\_\_\_\_ SECRETARY

MAJOR AMENDMENT:  
PUD NO: 14-00001 AMENDS  
PUD NO: 09-002



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT AGENDA ITEM NO. 11

**Public Hearing:**

Planning Commission  
October 22, 2014

**Petitioner:**

City of San Antonio

**Staff Coordinator:**

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

**Property Address/Location:**

A 0.66 of an acre tract comprised  
of 0.53 of an acre out of Lots 5  
through 12, Block 87, NCB 7957,  
and 0.13 acres out of a closed  
segment of Lardner Street in  
Council District 5

**Council District (s):**

5

**REQUEST**

S.P 1780: A Resolution authorizing the disposition of real property owned by the City of San Antonio located at 1502 Fitch Street in New City Block 7957. **Staff recommends Approval.** (Jesse Quesada, 210 207-6971, [jesse.quesada@sanantonio.gov](mailto:jesse.quesada@sanantonio.gov), Office of EastPoint & Real Estate Services).

**RECOMMENDATION ACTION**

**Approval**

**ALTERNATIVE ACTION**

The approval of this request will allow the City of San Antonio to discontinue the maintenance of the property. Disapproval of this request would leave the property vacant and unused. In addition, the City of San Antonio would continue to be responsible for the maintenance of the property.

**I. BACKGROUND**

The Harlandale Independent School District (Petitioner) is requesting that the City of San Antonio declare as surplus and sell an improved tract of City-owned real property known as 1502 Fitch Street, in City Council District No. 5. The one-story facility consists of 8,263 square feet and sits on .66 acres. The former learning center was built circa 1993 and closed in 2013. The facility was used as adult learning center; however, the Department of Human Services has now deemed the site vacant and surplus to its needs. For informational purposes, Petitioner owns Columbia Heights Elementary School located at 1610 Fitch which is adjacent to the subject property. If approved, the Harlandale Independent School District plans to use the property for college readiness, a testing site, evening adult literacy and for Free Application for Federal Student Aid (FAFSA) Counseling.

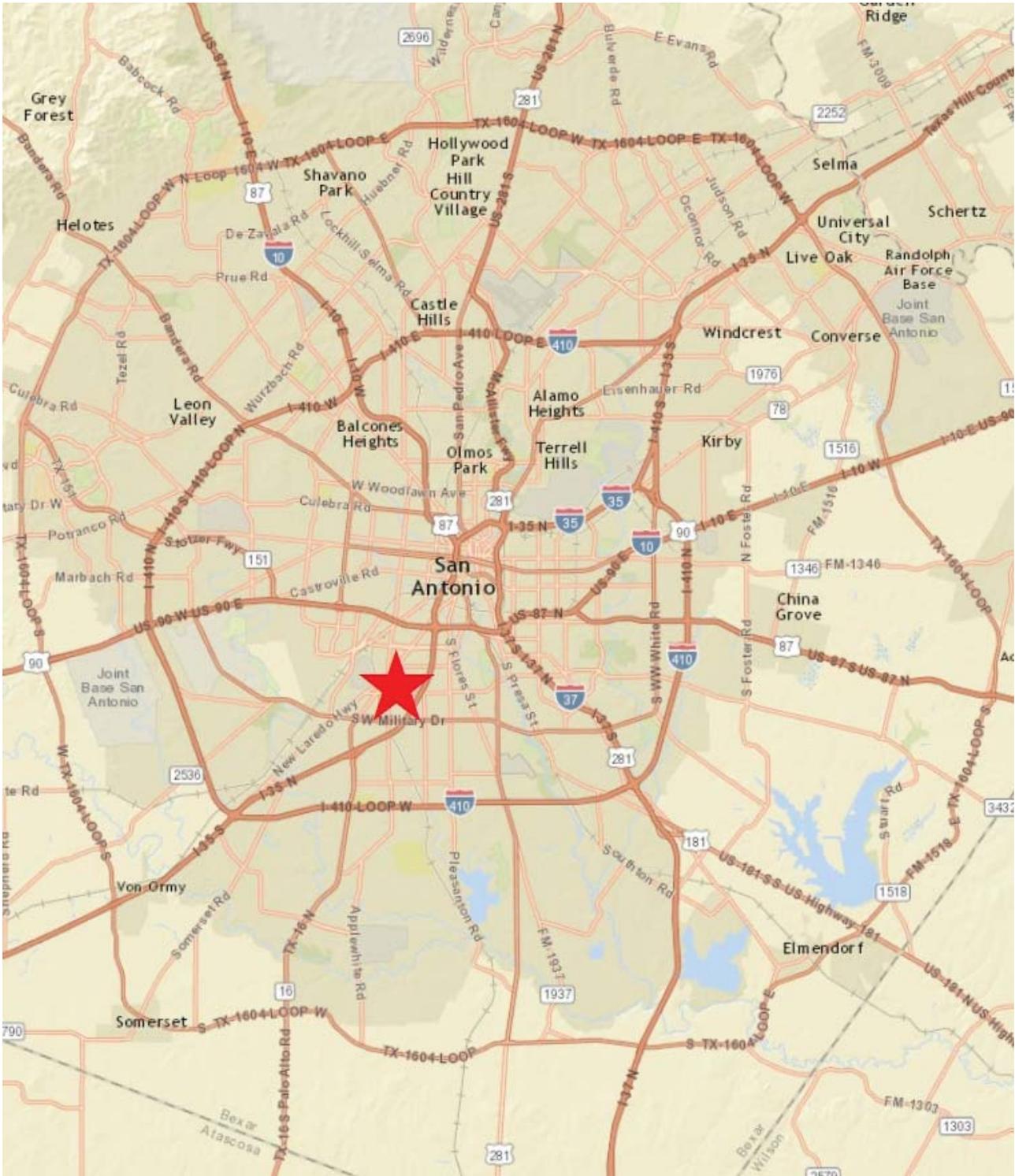
The property is being disposed in accordance with Chapter 272 of the Local Government Code, the subject property was advertised to the general public in the San Antonio Express-News on Sunday, February 23, 2014 and Wednesday, February 26, 2014 for sealed bids. The property was also advertised on the City of San Antonio's website.

## **II. RECOMMENDATION**

Staff recommends approval of this request to dispose an improved tract of City-owned real property located at 1502 Fitch Street.

## **III. ATTACHMENTS**

1. Exhibit A
2. Survey
3. Resolution



Site Map of Subject Property



Map of Subject Property



Aerial Photograph of Subject Property



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**Legal Description**

Being a 0.66 of an acre tract comprised of 0.53 of an acre out Lots 5 through 12, Block 87, of N.C.B. 7957, and 0.13 of an acre out of Lardner Street closed by City Ordinance SP.88.12.02 and quitclaimed by the City of San Antonio, Bexar County, Texas, said 0.66 of an acre being more particularly described by metes and bounds as follow;

COMMENCING at a ½ inch Iron Rod found at the Northeasternmost corner of Columbia Heights Elementary School Subdivision as recorded in Volume 9567, Page 173, Deeds and Plats Records of Bexar County, Texas, for the Southeast corner and POINT OF BEGINNING of the tract herein described;

THENCE, N 89°49'24" W, along the common line of the said Columbia Heights Elementary School Subdivision and the South line of Lot 5 through 12, Block 87, N.C.B. 7957, a distance of 50.0 feet pass the West right of way line of the abandoned Lardner Street, and continuing to a distance of 250.00 feet to a ½ Iron Rod found for a corner of said Columbia Heights Elementary School Subdivision and the Southwest corner of the tract herein described;

THENCE, N 00°10'36" E, along the common line of the said Columbia Heights Elementary School Subdivision and the East line of Lot 5, Block 87, N.C.B. 7957, a distance of 115.00 feet to a point on the South right of way of Fitch Street (having 50.0' ROW) for a corner of said Columbia Heights Elementary School Subdivision and the Northeast corner of the tract herein described;

THENCE, S 89°49'24" E, along the South right of way line of said Fitch Street a distance of 200.0 feet pass the West right of way line of said abandoned Lardner Street and continuing to a total distance of 250.00 feet to a ½ inch Iron Rod w/ plastic cap set at the Northwest corner of said Women's Division of Christian Services and the East right of way line of said abandoned Lardner Street for the Northeast corner of the tract herein described;

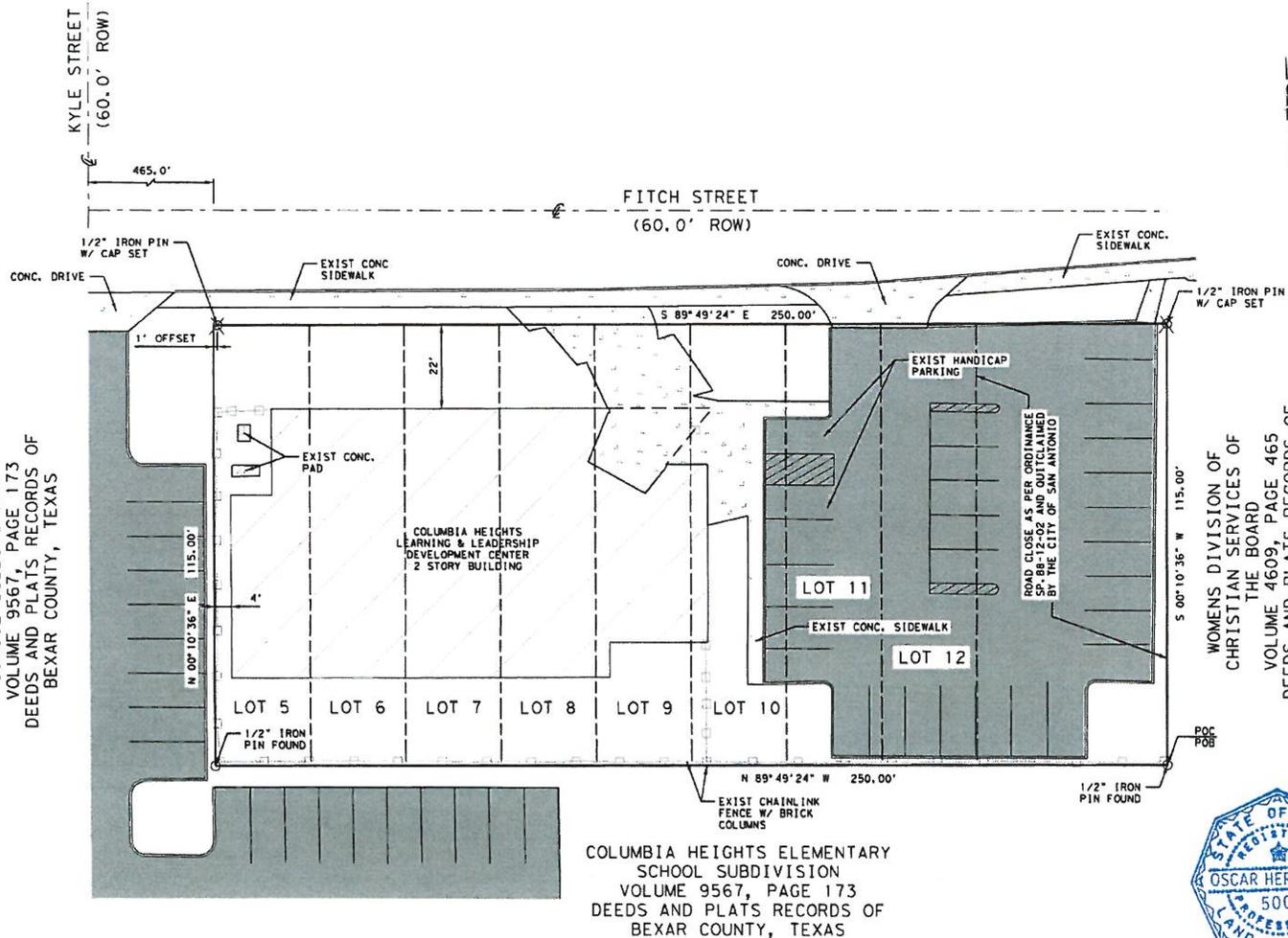
THENCE, S 00°10'36" W, leaving the South right of way of said Fitch Street and along the common line of said Women's Division of Christian Services and the East right of way line of said abandoned Lardner Street, a distance of 115.00 feet to the POINT OF BEGINNING; CONTAINING, an area of 28750 square feet, 0.66 of an acre of land more or less;

BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE (4204) NAD83 (03)

  
Oscar Hernandez, R.P.L.S.  
R.P.L.S. Number 5005



COLUMBIA HEIGHTS ELEMENTARY  
SCHOOL SUBDIVISION  
VOLUME 9567, PAGE 173  
DEEDS AND PLATS RECORDS OF  
BEXAR COUNTY, TEXAS



COLUMBIA HEIGHTS ELEMENTARY  
SCHOOL SUBDIVISION  
VOLUME 9567, PAGE 173  
DEEDS AND PLATS RECORDS OF  
BEXAR COUNTY, TEXAS

**LEGEND**

	1/2" IRON PIN W/CAP SET
	CABLE BOX
	0.5' TELEPHONE PEDISTAL
	1/2" IRON PIN FOUND
	ELECTRICAL BOX
	1.0' TELEPHONE PEDISTAL
	WOODEN FENCE
	CHAIN LINK FENCE

**MAP OF SURVEY**  
OF

BEING A 0.66 OF AN ACRE TRACT COMPRISED OF 0.53 OF AN ACRE OUT OF LOTS 5 THROUGH 12, BLOCK 87 N. C. B. 7957 AND 0.13 OF AN ACRE OUT OF LARDNER STREET CLOSED BY THE CITY ORDINANCE SP.88.12.02 AND QUITCLAIMED BY THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SURVEYED FOR: CAPITAL IMPROVEMENT  
MANAGEMENT SERVICES

ADDRESS: 1502 FITCH STREET

DATE: 1-10-2014

SCALE: 1"=30'

**NOTES:**

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029-C-0560-F WHICH BEARS A REVISED DATE OF SEPTEMBER 29, 2010. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
  2. BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204) NAD83 (03).
  3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT THEREFORE OTHER EASEMENTS MAY AFFECT THIS PROPERTY.
  4. EASEMENTS, RULES AND REGULATIONS BY LAW IN FAVOR OF RESPECTIVE IRRIGATION OR DRAINAGE DISTRICTS.
- I, OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5005, HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND ON THE 4TH DAY OF DECEMBER, 2013. THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

OSCAR HERNANDEZ, R.P.L.S. # 5005  
1-15-2014  
THIS SURVEY PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE.



COPYRIGHT 2013

**GD** 115 E. TRAMS ST., SUITE 1120  
SAN ANTONIO, TX 78205  
p:210.208.9400 f:210.208.9401  
TDD: 210.208.9401  
TTS: 210.208.9401

**GONZALEZ DE LA GARZA**

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

A RESOLUTION SUPPORTING TO DECLARE AS SURPLUS AND SELL A CITY-OWNED PROPERTY DESCRIBED AS A 0.66 OF AN ACRE TRACT COMPRISED OF 0.53 OF AN ACRE OUT OF LOTS 5 THROUGH 12, BLOCK 87, NCB 7957, AND 0.13 ACRES OUT OF A CLOSED SEGMENT OF LARDNER STREET LOCATED AT 1502 FITCH STREET, IN CITY COUNCIL DISTRICT 5, AS REQUESTED BY THE HARLANDALE INDEPENDENT SCHOOL DISTRICT

\* \* \* \* \*

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

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

WHEREAS, the Harlandale Independent School District filed an application requesting to declare as surplus and dispose of a City-owned property; and

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

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

**Section 1.** The Planning Commission recommends City Council approve the attached application by the City of San Antonio to declare as surplus and dispose of a City-owned real property.

**Signed this 22nd Day of October, 2014**

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

Attest:

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



# CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 12

**Public Hearing:**

Planning Commission  
October 22, 2014

**Special Project Number:**

S.P. 1787

**Petitioner:**

St. Mary's University

**Staff Coordinator:**

Martha Almeria, Management  
Analyst  
Office of EastPoint & Real Estate  
Services (210)-207-6970  
Martha.Almeria@sanantonio.gov

**Property Address/Location:**

3141 Culebra Road

**Tract Size:**

**Council District (s):**

7

**REQUEST**

S.P 1787: Consideration of a request to declare as surplus and sell the former St. Mary's Learning Center at 3141 Culebra Road in New City Block 9292, as requested by St. Mary's University. **Staff recommends Approval.** (Martha Almeria, 210 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Office of EastPoint & Real Estate Services).

**RECOMMENDATION ACTION**

Staff recommends **Approval** of this request.

**ALTERNATIVE ACTION**

The sale of the former St. Mary's Learning Center located at 3141 Culebra Road will allow the Petitioner to use the facility for the enhancement of educational services and campus operations. Disapproval of this request would leave the property vacant and unused. In addition, the City of San Antonio would continue to be liable and responsible for the maintenance of the property.

## **I. BACKGROUND**

St. Mary's University (Petitioner) is requesting that the City of San Antonio declare as surplus and sell the former St. Mary's Learning Center located at 3141 Culebra Road, in City Council District No. 7. The one-story facility consists of 7,988 square feet and is situated on an acre of land that is part of the campus and owned by St. Mary's University. The City had contracted with St. Mary's University in 1996 for a ground lease for a 40 year term. The Center was built in 1997 and closed in 2013. The facility was used as an adult learning center; however, the Department of Human Services (DHS) has now deemed the site vacant and surplus to its needs. The Petitioner plans to use the facility for the enhancement of educational services and campus operations. With the sale of this property, the ground lease will be terminated.

## **II. RECOMMENDATION**

Staff recommends approval of this request to dispose of the former St. Mary's Learning Center located at 3141 Culebra Road.

## **III. ATTACHMENTS**

1. Exhibit A
2. Survey
3. Resolution



**Exhibit A**



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### LEGAL DESCRIPTION

Lot Number Three (3), Block Two (2), N.C.B. 9292, according to the Map recorded in Volume 9537, Page 130, Deeds and Plats Records of Bexar County, Texas, said Lot Number Three (3), Block Two (2), N.C.B. 9292, being more particularly described as follows;

COMMENCING, at a ½ inch Iron Rod found at the North right of way of Culebra Road (having a 83.00' ROW) and Southeast corner of Lot 2, Block 2, N.C.B. 9292, St. Mary's University Subdivision Unit 2, as recorded in Volume 9523, Page 189 through 192, Deeds and Plats of Bexar, County, Texas; THENCE,, N 83°59'41" W, along the north right of way line of said Culebra Road a distance if 68.17 feet to a ½ inch Iron Rod found at the Southeast corner of and **POINT OF BEGINNING** of the tract herein described;

THENCE, N 83°59'41" W, continuing along the North right of way line of said Culebra Road a distance of 185.69 feet to a Mag nail with washer found for the Southwest corner of the tract herein described;

THENCE, N 00°16'26" W, leaving the North right of way of said Culebra Road a distance of 221.33 feet to a ½ inch Iron Rod found for the Northwest corner of the tract herein described;

THENCE, S 83°59'41" E, a distance of 209.90 feet to a ½ inch Iron Rod found for the Northeast corner of the tract herein described;

THENCE, S 06°00'19" W, a distance of 220.00 feet to the POINT OF BEGINNING; CONTAINING 43516.0 square feet, 1.00 acres of land more or less;

BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE (4204) NAD83 (03)

  
Oscar Hernandez, R.P.L.S.  
R.P.L.S. Number 5005





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

**A RESOLUTION SUPPORTING DECLARATION AS SURPLUS AND SALE OF THE FORMER ST. MARY'S LEARNING CENTER (BUILDING ONLY), IN NCB 9292, LOCATED AT 3141 CULEBRA ROAD, AS REQUESTED BY ST. MARY'S UNIVERSITY.**

\* \* \* \* \*

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 property sales to hearing and approval by act of City Council; and

WHEREAS, St. Mary's University filed an application requesting to purchase the former St. Mary's Learning Center in NCB 9292, located at 3141 Culebra Road; 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 22<sup>nd</sup> day of October, 2014.**

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

Attest:

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



# CITY OF SAN ANTONIO

OFFICE OF EASTPOINT AND REAL ESTATE SERVICES

REAL ESTATE DIVISION/DISPOSITION SECTION

STAFF REPORT

AGENDA ITEM NO. 13

**Public Hearing:**

Planning Commission  
October 22, 2014

**Special Project Number:**

S.P. 1822

**Petitioner:**

Dalho Corp.

**Representative:**

Big Red Dog Eng.

**Staff Coordinator:**

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

**Property Address/Location:**

Seven States ROW located near  
Railway & Woodlake Center

**Tract Size:**

1.001 acres (43,613 square feet)

**Council District(s):**

2

**REQUEST**

S. P. No. 1822: Consideration of a request to close, vacate and abandon 60 foot-wide Seven States Public Right of Way located near Railway and Woodlake Center adjacent to NCB 17631, as requested by Dalho Corp. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Office of EastPoint and Real Estate Services)

**RECOMMENDATION ACTION**

Staff recommends **Approval** of this request.

**ALTERNATIVE ACTION**

The closure, vacation and abandonment of 60 foot-wide Seven States Public Right of Way will allow the petitioner to incorporate the ROW with their property for re-development. Disapproval of this request will impede re-development.

## **I. BACKGROUND**

Dalho Corp., (Petitioner) is requesting the closure, vacation and abandonment of Seven States Public Right of Way (ROW) as shown on attached Exhibit A. Seven States is a 60 foot-wide ROW that dead-ends into Petitioner's property; it encompasses 1.001 acres, which equates to 43,613 square feet. Petitioner owns all of the abutting property and would like to incorporate the subject right of way with their property to re-plat and re-develop land for the existing UPS.

UPS is going through an expansion process. They are currently constructing a new parking facility for its employees and a temporary package sorting facility, which will carry their heavier load. They are also in the design process of a new expanded building, which will house additional workers, packages and shipping for the property. This expansion, hopefully breaking ground in early 2015, will more than double their current facility.

## **II. SUPPLEMENTAL INFORMATION**

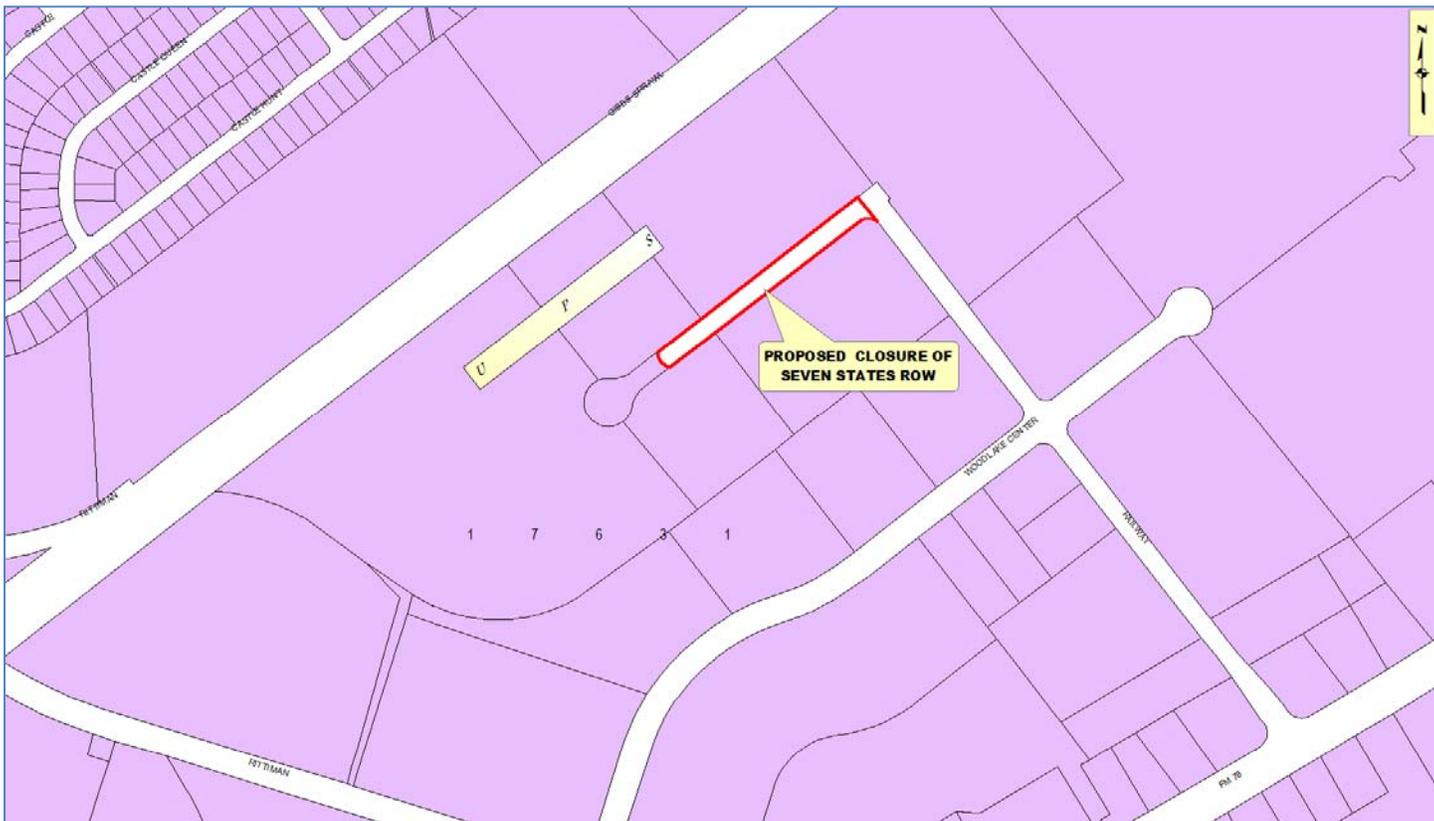
In compliance with City procedures, Petitioner's request has been canvassed through interested City departments, utilities and applicable agencies and has received approval.

## **III. RECOMMENDATION**

Staff recommends approval of this request to close, vacate and abandon Seven States Public Right of Way.

## **IV. ATTACHMENTS**

1. Exhibit A
2. Survey
3. Resolution



## Exhibit A

# TX LANDMARK SURVEYING

26254 IH 10 West, Suite 105 | Boerne, TX 78006 | 830.428.0290  
Texas Registered Surveying Firm No. 10164600

## FIELD NOTES FOR 1.001 ACRES (43,613 SQFT) PORTION OF 60' ROW OF SEVEN STATES

**BEING** 1.001 acres (43,613 sqft) of land out of the Seven States Right-of-Way (60' ROW) within the WOODLAKE INDUSTRIAL PARK SUBDIVISION, UNIT 2 as shown on the Plat recorded in Volume 9200, Pages 28-31, Deed & Plat Records of Bexar County, Texas (DPRBCT) (R1), said 1.001 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 'X' marked in the concrete for the easternmost corner of a 5.538 acre portion of Lot 4, of said WOODLAKE INDUSTRIAL PARK SUBDIVISION, UNIT 2, as recorded in Volume 4449, Page 371, DPRBCT (R2), located on the southwest ROW line of Railway Drive (60' ROW), from which a found 1/2" rebar with plastic cap "TXLANDMARK SURVEYING" for the southernmost corner of the 5.538 acre portion of said Lot 4 bears South 52° 06' 54" West for 603.65 feet (South 52° 07' 54" West for 603.65 feet, R2) for reference;

**THENCE** North 37° 45' 44" West for 359.65 feet (North 37° 47' 52" West for 359.95 feet, R1) along the northeast boundary line of said Lot 4, the southwest ROW line of said Railway Drive to a found 1/2" rebar with no identification for a point of curvature;

**THENCE** westerly along a curve to the left (R=40.00',  $\Delta=91^{\circ}02'43''$ , CB=N 82°54'26" W, CH=57.08') for 63.56 feet (62.88, (R1) to a found 1/2" rebar with no identification for a point of tangency, located on the southeast ROW of Seven States (60' ROW);

**THENCE** along the southeastern ROW of said Seven States, the northwestern boundary line of said Lot 4 the following bearings and distances:

1. South 52° 06' 54" West for 4.27 feet to a point for the **POINT OF BEGINNING**;
2. South 52° 06' 54" West for 559.78 feet to a found 1/2" rebar with no identification for westernmost corner of the 5.538 acre portion of said Lot 4;
3. South 52° 06' 54" West for 175.93 feet to a point for the south-southwest most corner of this tract and the point of curvature;

**THENCE** northwesterly along a curve to the right (R=75.00',  $\Delta=46^{\circ}58'47''$ , CB=N 37°56'13" W, CH=59.79') for 61.50 feet to a point, located on the northwest ROW of Seven States, the southeast boundary line of Lot 6 of said WOODLAKE INDUSTRIAL PARK SUBDIVISION, UNIT 2;

**THENCE** along the northwestern ROW of said Seven States, the southeastern boundary line of said Lot 6 the following bearings and distances:

1. North 52° 14' 18" East for 176.10 feet to a found 1/2" rebar with no identification for an angle point, for the southernmost corner of a 7.681 acre portion of said Lot 6 as recorded in Volume 4449, Page 371, DPRBCT;
2. North 52° 03' 18" East for 547.90 feet to a point for the northernmost corner of this tract;

**THENCE** southeasterly along a curve to the left (R=60.00',  $\Delta=61^{\circ}14'56''$ , CB=S 48°58'55" E, CH=61.13') for 64.14 feet to the **POINT OF BEGINNING**.

**CONTAINING** 1.001 acres (43,613 sqft) of land.



The basis of bearings is Texas State Plane Coordinate System, South Central Zone, NAD 83. This description was based on a survey made on the ground under my supervision completed on April 9, 2014, from which an exhibit was prepared.

A handwritten signature in black ink, appearing to read "R. S. Rugloski".

Robert S. Rugloski, Texas RPLS #6002  
Job #11404151 (RSR/DAK) ♦ September 2, 2014

# SURVEY EXHIBIT

BEING 1.001 acres (43,613 sqft) of land out of the Seven States Right-of-Way (60' ROW) within the WOODLAKE INDUSTRIAL PARK SUBDIVISION, UNIT 2 as shown on the Plat recorded in Volume 9200, Pages 28-31, Deed & Plat Records of Bexar County, Texas

RAILWAY DRIVE  
60' ROW

POC

POB

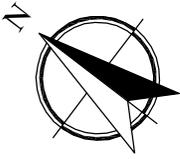
N 37°45'44" W ~ 359.65'  
N 37°47'52" W ~ 359.95'(R1) 25' BSL (R1)

L=63.56'(62.88',R1)  
R=40.00'  
Δ=91°02'43"  
CB=N 82°54'26" W  
CH=57.08'  
13' ELECTRIC OVERHANG EASEMENT

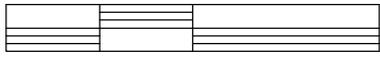
1.001  
ACRES

L=64.14'  
R=60.00'  
Δ=61°14'56"  
CB=S 48°58'55" E  
CH=61.13'

PORTION OF LOT 6  
BLOCK 1, NCB 17631,  
WOODLAKE INDUSTRIAL PARK  
SUBDIVISION, UNIT 2  
9200/28 DPRBCT  
DALHO CORPORATION ET AL  
7.881 ACRES  
4449/371 DPRBCT  
PID: 664-155



100 50 0 100



SCALE IN FEET

25' BSL (R1) N 52°03'18" E ~ 547.90'

SEVEN STATES  
60' ROW

559.78'  
25' BSL (R1) S 52°06'54" W ~ 564.05'  
S 52°07'54" W ~ 564.09'(R3)

PORTION OF LOT 4  
BLOCK 1, NCB 17631,  
WOODLAKE INDUSTRIAL PARK  
SUBDIVISION, UNIT 2  
9200/28 DPRBCT  
DALHO CORPORATION ET AL  
5.538 ACRES  
4449/371 DPRBCT  
PID: 664-152

S 52°07'54" W ~ 603.65' (R2)  
S 52°06'54" W ~ 603.65'  
30' SOUTHERN PACIFIC RAILROAD EASEMENT (R1)

VARIABLE WIDTH RAILROAD SPUR EASEMENT (R2)  
N 37°52'06" W ~ 400.00' (R2)  
N 37°53'06" W ~ 400.00'

N 52°14'18" E ~ 176.10'

REMAINDER OF LOT 6  
BLOCK 1, NCB 17631,  
WOODLAKE INDUSTRIAL PARK  
SUBDIVISION, UNIT 2  
9200/28 DPRBCT  
DALHO CORPORATION ET AL  
4.099 ACRES  
4449/371 DPRBCT  
PID: 664-156

S 52°06'54" W ~ 175.93'

L=61.50'  
R=75.00'  
Δ=46°58'47"  
CB=N 37°56'13" W  
CH=59.79'

REMAINDER OF LOT 4  
BLOCK 1, NCB 17631,  
WOODLAKE INDUSTRIAL PARK  
SUBDIVISION, UNIT 2  
9200/28 DPRBCT  
DALHO CORPORATION ET AL  
3.411 ACRES  
4449/371 DPRBCT  
PID: 664-153

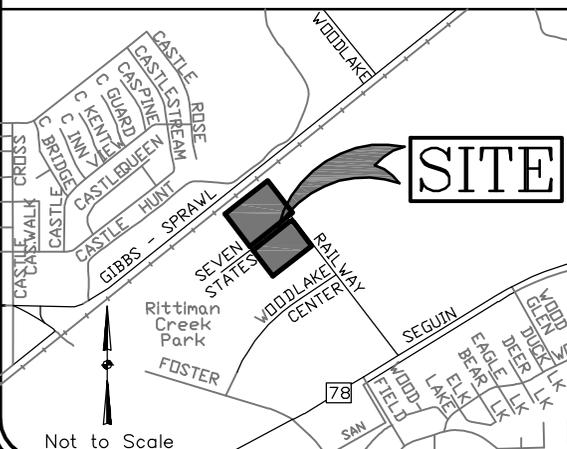
## SURVEY NOTES

- CLIENT: Big Red Dog Engineering  
SITUS: 6400 Seven States, San Antonio, TX 78221
- DATE OF SURVEY COMPLETION: April 9, 2014  
DATE OF LAST REVISION: September 2, 2014
- BASIS OF BEARINGS is the Texas State Plane Coordinate System, NAD 1983, South Central Zone.
- REFERENCES:  
R1 - Volume 9200, Pages 28-31, DPRBCT. Plat of WOODLAKE INDUSTRIAL PARK, UNIT 2  
R2 - Volume 4449, Pages 371, DPRBCT. Warranty Deed  
R3 - Volume 3513, Pages 176, DPRBCT. Warranty Deed  
R4 - Volume 2190, Page 220, DPRBCT. Railroad Easement

## LEGEND

- Found 1/2" rebar with plastic cap stamped "KFW SURVEYING"
  - ⊙ Found 1/2" rebar w/ no identification (unless otherwise noted)
  - ⊕ Set 'x' in concrete
  - Found 1/2" rebar w/ plastic cap stamped "TXLANDMARK SURVEYING"
  - Calculated Point
- DPRBCT Deed and Plat Records of Bexar County, Texas  
BSL Building Setback Line  
PUE Public Utility Easement  
POB Point of Beginning  
POC Point of Commencement  
R&M Measured & Record

## LOCATION MAP



## CERTIFICATION

I hereby certify this survey was made on the ground under my supervision and that this plat correctly represents the facts found at the time of the survey.

*Robert S. Rugloski*

September 2, 2014

Robert S. Rugloski, TX RPLS #6002  
TX Registered Surveying Firm #10164600  
JOB #11404151

DATE



TEXAS LANDMARK SURVEYING



26254 IH 10 West, Suite 105, Boerne, TX 78006  
www.LandmarkSurveying.net (830) 428-0290

"Do not move the ancient landmark..." (Proverbs 22:28)

Not to Scale

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

**A RESOLUTION SUPPORTING THE CLOSURE OF AN IMPROVED 1.001 ACRES OF 60 FOOT-WIDE SEVEN STATES PUBLIC RIGHT OF WAY (43,613 SQUARE FEET) RUNNING SOUTHWESTERLY AND NORTHEASTERLY, LOCATED NEAR RAILWAY AND WOODLAKE CENTER, ADJACENT TO NCB 17631, IN COUNCIL DISTRICT 2, AS REQUESTED BY DALHO CORP.**

\* \* \* \* \*

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 street and alley closures to public hearing and approval by act of City Council; and

WHEREAS, Dalho Corp. filed an application requesting the closure of improved 60 foot-wide Seven States Public Right of Way, consisting of 1.001 acres (43,613 square feet) running southwesterly and northeasterly, located near Railway and Woodlake Center, adjacent to NCB 17631, in Council District 2 as identified on Exhibit A; and

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

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

**SECTION 1.** The Planning Commission 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 22<sup>nd</sup> day of October, 2014.**

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

Attest:

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



# CITY OF SAN ANTONIO

EASTPOINT & REAL ESTATE SERVICES OFFICE

STAFF REPORT

AGENDA ITEM NO. 14

**Public Hearing:**

Planning Commission  
October 22, 2014

**Special Project Number:**

1829

**Representative:**

Todd Blackmon, Pape-Dawson for  
Richard M. Peacock & Co.

**Staff Coordinator:**

Mary L. Fors, Management Analyst  
(210) 207-4083  
mary.fors@sanantonio.gov

**Property Address/Location:**

A 0.321 acre improved portion of  
Edgar Drive in NCB 1195

**Tract Size:**

0.321 acre

**Council District(s):**

2

**Notification:**

Letters (111) sent to property owners  
and tenants within a 500' radius of the  
proposed closure

Signs posted providing notification of  
the proposed closure and the public  
hearing dates (Planning Commission  
and City Council)

**REQUEST**

S.P. 1829 – Consideration of a Resolution supporting and recommending City Council approve a request by Richard M. Peacock & Co. to close, vacate and abandon a 0.321 acre improved portion of Edgar Drive in NCB 1195. (Mary L. Fors, (210) 207-4083, [mary.fors@sanantonio.gov](mailto:mary.fors@sanantonio.gov), EastPoint & Real Estate Services Office.

**RECOMMENDED ACTION**

Staff recommends **approval**.

**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 canvassing.

**ANALYSIS**

The petitioner has sales contracts on the properties surrounding the proposed closure. The petitioner plans to replat and rezone the properties for commercial pad sites, then lease the two lots to retail tenants. The petitioner will demolish the existing structures and replace them with commercial pads, in addition to relocating the existing overhead electric. When completed, the pad sites will be marketed and leased to retail users. Construction will start within the first half of 2015 with a proposed level of investment of \$2,750,000.00

Petitioner requests the city close, vacate and abandon its interest in an improved portion of Edgar Drive in NCB 1195 so the property can be replatted for commercial (retail) use.

**ATTACHMENTS**

- Plat and Field Notes
- Request for Council Action (RFCA) memo
- Map of the proposed closure
- Letter of Agreement
- Resolution



FIELD NOTES  
FOR

A 0.321 acre, or 13991 square feet more or less, tract of land being that same tract described in deed to The City of San Antonio and recorded in Volume 1195, Pages 128-129 of the Deed Records of Bexar County, Texas, said tract being Edgar Drive, a 40-foot right-of-way situated between Seguin Street, a 55.6-foot public right-of-way and Dignowity Avenue, a 50-foot public right-of-way, New City Block 1195, in the City of San Antonio, Bexar County, Texas. Said 0.321 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a found ½" iron rod with cap marked "Pape-Dawson" on the south right-of-way line of said Seguin Street at the intersection with the east right-of-way line of said Edgar Drive, at the northwest corner of Lot 6, Block 5 of said New City Block, from which a found ½" iron rod with cap marked "Pape-Dawson" at cutback to North Walters, a variable width public right-of-way, bears N 76°37'04" E, a distance of 42.10 feet;

**THENCE:** S 00°10'42" E, departing said south right-of-way line of said Seguin Street with said east right-of-way line of said Edgar Drive, a distance of 22.01 feet to a found ½" iron rod with cap marked "Pape-Dawson", a point on the west line of said Lot 6 and the west line of Lot 5 of said Block 5, the east right-of-way line of said Edgar Drive;

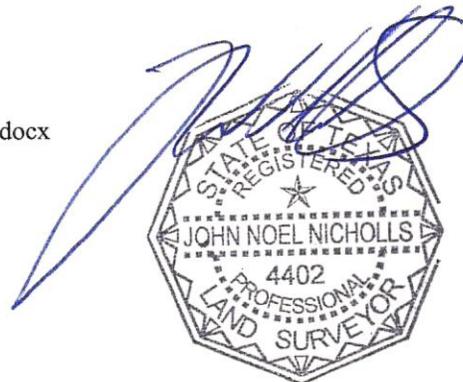
**THENCE:** Continuing with the east right-of-way line of said Edgar Drive, departing the east line of said Lot 5 and the west line of said Lot 6, over and across Lots 5, 4, 12, 11, and 10 of said Block 5, along a non-tangent curve to the right, said curve having a radial bearing of N 65°15'08" W, a radius of 999.93 feet, a central angle of 16°14'14", a chord bearing and distance of S 32°51'59" W, 282.43 feet, for an arc length of 283.37 feet to a found ½" iron rod with cap marked "Pape-Dawson";

**THENCE:** S 00°10'42" E, continuing with the east right-of-way line of said Edgar Drive and over and across said Lot 10, a distance of 17.24 feet to a found ½" iron rod with cap marked "Pape-Dawson" on the north right-of-way line of said Dignowity Avenue, for the southeast corner of the herein described tract, from which a found ½" iron rod with cap marked "Pape-Dawson" at the cutback to North Walters, a variable width right-of-way, bears N 76°38'26" E, a distance of 234.27 feet,

Edgar Street  
0.321 Acres  
Job No.: 9513-00

- THENCE: S 76°38'26" W, departing the east right-of-way line of said Edgar Drive, with the north right-of-way line of said Dignowity Avenue, a distance of 95.43 feet to a point at the southeast corner of a 3.1 acre tract described in deed to Union Pacific and recorded in Volume 6104, Pages 54-58 of the Official Public Records of Real Property of Bexar County, Texas, also being a point on the east line of Government Hill Spur, a 20-foot wide railroad spur easement, for a point of non-tangent curvature and the southwest corner of the herein described tract;
- THENCE: Departing the north right-of-way line of said Dignowity Avenue, with the west right-of-way line of said Edgar Drive and the east line of said 3.1 acre tract and said railroad easement, along a non-tangent curve to the left, said curve having a radial bearing of N 43°36'14" W, a radius of 959.93 feet, a central angle of 21°24'00", a chord bearing and distance of N 35°41'46" E, 356.45 feet, for an arc length of 358.53 feet to a point for the northwest corner of the herein described tract on the aforementioned south right-of-way line of said Seguin Street;
- THENCE: N 76°37'04" E, departing the west right-of-way line of said Edgar Drive, with the south right-of-way line of said Seguin Street, a distance of 39.07 feet to the POINT OF BEGINNING, and containing 0.321 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9150-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: August 28, 2014  
JOB NO. 8413-00  
DOC. ID. N:\CIVIL\8513-00\Word\FN8513-00.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00





# City of San Antonio

## Detail View

File Number: 14-2454

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**Agenda Date:** 10/30/2014

**Status:** Draft

**In Control:** City Council A Session

**File Type:** Real Property Sale

**POSTING LANGUAGE:** Consideration of an Ordinance authorizing the closure of a 0.321 acre improved portion of Edgar Drive located in Council District 2 between Seguin Street and Dignowity Avenue as requested by Richard M. Peacock & Co.

**DEPARTMENT:** EastPoint & Real Estate Services

**DEPARTMENT HEAD:** Mike Etienne

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:** Disposition: ROW closure (an improved portion of Edgar Drive)

**SUMMARY:** An ordinance authorizing the closure of a 0.321 acre improved portion of Edgar Drive located in Council District 2 between Seguin Street and Dignowity Avenue as requested by Richard M. Peacock & Co.

### **BACKGROUND INFORMATION:**

This ordinance will authorize the closure of a 0.321 acre improved portion of Edgar Drive located in Council District 2 between Seguin Street and Dignowity Avenue as requested by Richard M. Peacock & Co.

The petitioner has sales contracts on the properties surrounding the proposed closure. The petitioner plans to replat and rezone the properties for commercial pad sites, then lease the two lots to retail tenants.

The petitioner will demolish the existing structures and replace them with commercial pads, in addition to relocating the existing overhead electric. The petitioner has agreed to extend Dignowity Avenue by 150 feet and widen it along the property frontage. When completed, the pad sites will be marketed and leased to retail users. Construction will start within the first half of 2015. The proposed level of investment is \$2,750,000.00

### **ISSUE:**

Consideration of an ordinance authorizing the closure of a 0.321 acre improved portion of Edgar Drive located between Seguin Street and Dignowity Avenue in NCB 1195 in Council District 2 as requested by Richard M. Peacock & Co.

The petitioner has sales contracts on the properties surrounding the proposed closure. The petitioner plans to replat and rezone the properties for commercial pad sites, then lease the two lots to retail tenants.

**ALTERNATIVES:**

City Council could choose not to approve the closure of Edgar Drive, however the property will not be utilized to its fullest potential, it will not be placed back on the tax rolls and the city will be responsible for maintaining it.

**FISCAL IMPACT:**

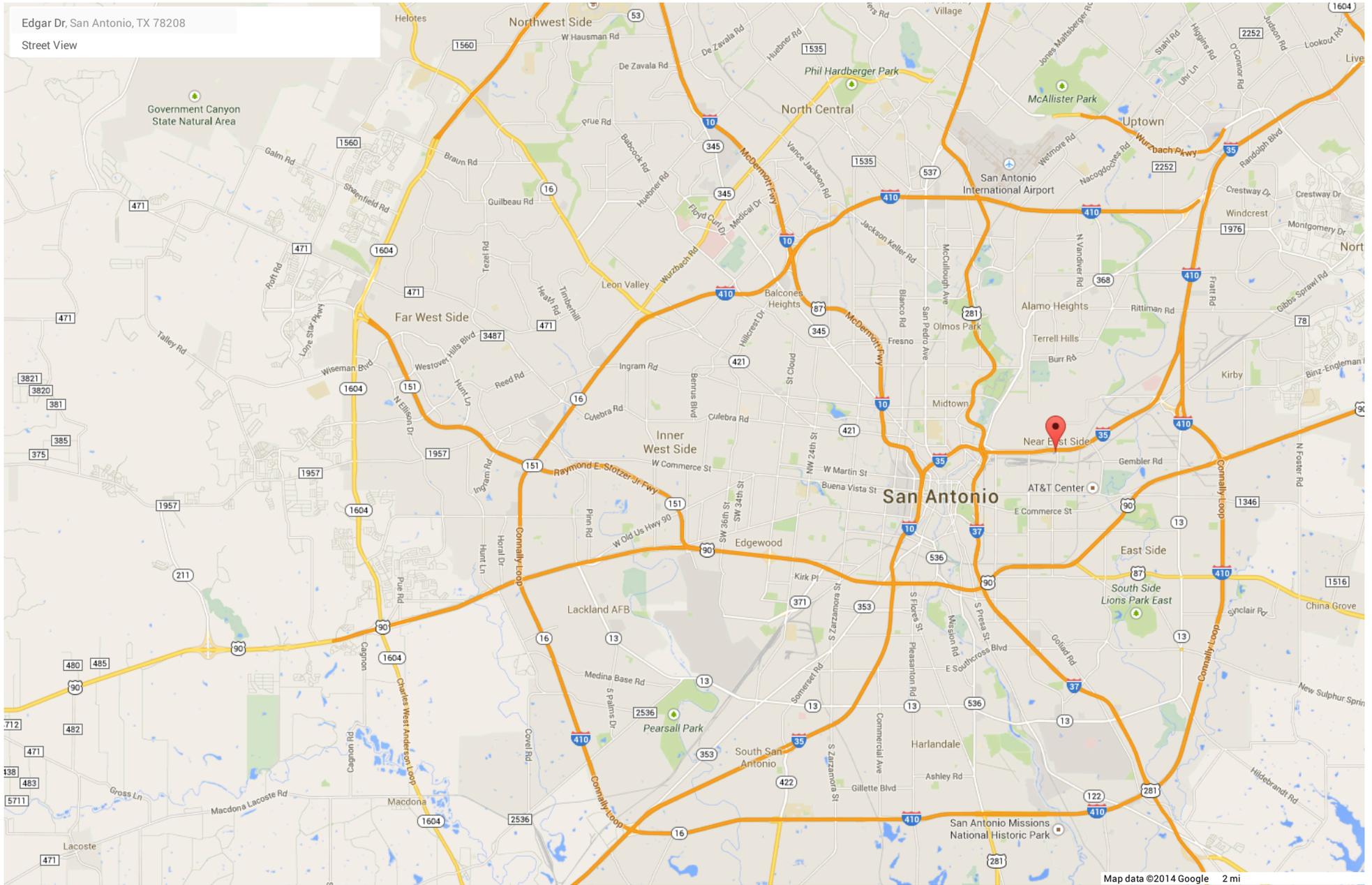
In compliance with Chapter 37 of the Municipal Code, Section 37-2, fair market value was based on an Independent State of Texas Certified Professional Appraisal Report. The property was appraised for a total of \$84,000.00 by Sandison Appraisal Services. Staff recommends 100% waiver of the \$84,000.00 closure fee since the property is within the Inner City Revitalization Infill Policy Area, the EastPoint footprint and the PromiseZone. The development will maximize the use of the property and provide economic and employment benefit to the local community. The appraisal cost was \$2,000.00. The cost of signs notifying the public of the proposed closure and recording fees are \$115.00. Total proceeds of \$2,115.00 will be deposited in the General Fund in accordance with the FY 2015 Adopted Budget.

**RECOMMENDATION:**

The Planning Commission reviewed and approved this request at its regular meeting on October 22, 2014.

Staff recommends approval of this request to close a 0.321 acre improved portion of Edgar Drive located between Seguin Street and Dignowity Avenue in NCB 1195 in Council District 2 as requested by Richard M. Peacock & Co.

**FISCAL ORDINANCE LANGUAGE:**





**S.P. 1829 Request to close, vacate and abandon an improved portion of Edgar Drive right-of-way located between Seguin and Dignowity**



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

September 25, 2014

**Richard Peacock, Richard M. Peacock & Co.**  
c/o Todd Blackmon, Pape-Dawson Engineers  
555 E. Ramsey  
San Antonio, Texas 78216

**Re: S.P. 1829 Request to close, vacate and abandon an improved portion of Edgar Drive located between Seguin Street and Dignowity in NCB 1195.**

Dear Mr. Peacock,

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

**Office of Historic Preservation** – Approved with the condition that all federal laws, rules, and regulations are addressed.

**CPS Energy – Overhead Engineering:** This job will require rerouting of feeder circuit to the front and side of property along Seguin and Walters. We would require an easement from the developer for the installation of poles and wires.

**Gas Engineering:** CPS Energy currently serves customers at 1815-1819 N. Walters. If customer is to stay, then CPS Energy requests a 14' foot easement for the existing main (centered). If existing building is to be removed, then CPS Energy would have no problem removing existing main, service and meter and would not require an easement.

**Development Services** – The site must be platted as applicable in accordance with the Unified Development Code, per Section 35-430. Please note there are platting exceptions that may apply, please see the enclosed Information Bulletin:

<https://webapps1.sanantonio.gov/dsddocumentcentral/upload/IB531.pdf>. Property shall comply with tree preservation/canopy requirements 35-523, landscape requirements 35-511 and applicable buffer requirements 35-512.

**SAWS** – SAWS has the right to have water and sewer facilities within the public right-of-way of Edgar Drive where Petitioner is requesting CoSA to close, vacate and abandon; however SAWS does not have facilities within said public right-of-way so we are agreeable to Petitioner's request. Make sure there is language in the agreement document stating that if there will be any demolition or new construction within the public right-of-way or on Petitioner's property, Petitioner will make sure the water and sewer service lines are protected to prevent contamination of SAWS' water distribution system and prevent any debris from entering SAWS collection system. In order to determine exactly where the existing SAWS lines are located, please contact SAWS Mains and Services at (210) 233-2009 and ask for Locates or you can contact them by email at [locates@saws.org](mailto:locates@saws.org).

**Transportation & Capital Improvements - Storm Water:** Platting and development of the subject property shall be in compliance with Section 35-504 (Storm Water Management) of the San Antonio Unified Development Code (UPC). A Storm Water Management Plan shall be submitted for review and approval of the TCI Storm Water engineering staff. This report must demonstrate that storm water runoff from the subject development will not adversely impact adjacent or downstream properties. Drainage improvements and easements may be required with development to insure that existing drainage patterns are maintained. **Traffic:** Petitioner must extend Dignowity to the west toward Roper Street and connect to the existing Dignowity Street. This requirement will apply only if the cost of doing so is deemed proportional to the proposed development. Widening of the near side of Dignowity along the property frontage is of primary concern and should be prioritized. If extension of Dignowity is deemed "proportional", it must be designed and completed within one year of the street closure. **Transportation:** Petitioner must construct Dignowity between Roper and Edgar prior to the closure of Edgar between Dignowity and Seguin in order to provide alternative connectivity for properties south of Edgar to IH-35 access road. **Right of Way:** Contact and confirm with all utilities that there are no conflicts. **Program Management:** Provided that any existing utilities are either relocated or appropriate easements are provided.

**EastPoint & Real Estate:** The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.

Petitioner asserts that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.

Petitioner acknowledges that this property will be accepted in its "as is" condition.

Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Rights of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the Petitioner.

Petitioner agrees to installation of a "Welcome to EastPoint" sign within city right-of-way on Walters near IH-35. City and Petitioner to confer and agree on sign size, materials and design prior to installation. City will handle all permitting issues.

**Fees Associated with the closure:**

Processing Fee (Property within ICI/IP):	[\\$815.00]
Cost of Appraisal:	\$2,000.00.
Fair Market Value of Edgar Drive:	\$84,000.00
Less 100% fee waiver: Property is within ICR/IP, Promise Zone and EastPoint footprint.	
	[\$84,000.00]
Recording Fees and Sign Notification:	\$115.00
<b><u>Cost of Closure:</u></b>	<b><u>\$86,930.00</u></b>
<b><u>Total Amount:</u></b>	<b><u>\$2,115.00</u></b>

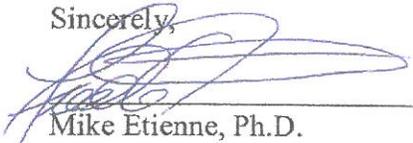
The *Discretionary Contracts Disclosure* form should be completed and returned with this letter and fee. The form can be found at:

<https://www.sanantonio.gov/eforms/atty/ContractsDisclosureForm.pdf>

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

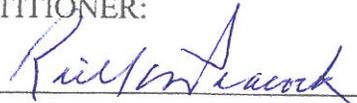
If you concur with the above mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement we will continue processing your request.

Sincerely,



Mike Etienne, Ph.D.  
Office of EastPoint & Real Estate Services

AGREED AS TO TERMS AND CONDITIONS:  
PETITIONER:

  
By \_\_\_\_\_

President  
Title \_\_\_\_\_

Richard M. Peacock  
Print Name \_\_\_\_\_

October 3, 2014  
Date \_\_\_\_\_

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

**A RESOLUTION SUPPORTING THE CLOSURE, VACATION AND ABANDONMENT OF A 0.321ACRE IMPROVED PORTION OF EDGAR DRIVE LOCATED BETWEEN SEGUIN STREET AND DIGNOWITY AVENUE IN NCB 1195 IN COUNCIL DISTRICT 2.**

\* \* \* \* \*

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, Richard M. Peacock & Co. filed an application requesting the closure, vacation and abandonment of a 0.321 acre improved portion of Edgar Drive located in NCB 1195; and

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

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

**SECTION 1.** The Planning Commission recommends City Council approve the attached application requesting the closure, vacation and abandonment of a 0.321 acre improved portion of Edgar Drive in NCB 1195.

**SIGNED this 22nd Day of October , 2014**

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

Attest:

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



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

**STAFF REPORT**

**AGENDA ITEM NO.15**

**Public Hearing:**

Planning Commission  
October 22, 2014

**Case Number:**

PA 14072

**Applicant:**

Daniel Termure

**Representative:**

Daniel Termure

**Owner:**

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

**Staff Coordinator:**

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

**Property Address/Location:**

6850 Oxford Trace

**Legal Description:**

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

**Tract Size:**

1.645 acres

**Council District(s):**

District 7

**Notification:**

Published in Daily Commercial  
Recorder 8/7/2014

Notices Mailed 8/14/2014

- 17 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 18 to planning team members

Internet Agenda Posting 8/22/2014

**REQUEST**

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

**RECOMMENDED ACTION**

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

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

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

**Transportation:**

The subject property is nestled within the center of the major thoroughfare grid and fronts Oxford Trace, a residential local street and Rochelle Road that appears to serve as a residential collector. Oxford Trace has no direct access to either of the major thoroughfares. Oxford Traces does intersect with Abe Lincoln Road which serves as a residential collector and has access to Eckhert Road, identified by the Major Thoroughfare as a Secondary Arterial Type A that connects to Huebner Road.

**CASE HISTORY**

This is the fourth public hearing of this case. This case was continued from the August 27, 2014 Planning Commission public hearing, September 10, 2014 Planning Commission hearing and the October 8, 2014 Planning Commission public hearing.

**I. ANALYSIS**

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

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

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

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

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

**Community Facilities:** The subject property is in the North Side Independent School District. In the general vicinity is John Marshall High School, Thornton Elementary School, and Earl Rudder Elementary School. Other nearby facilities includes the Leon Creek Greenway Linear Park.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** "RE AHOD" Residential Estate Airport Hazard Overlay District

**Proposed Zoning:** "R-20 AHOD" Residential Single-Family Airport Hazard Overlay District

**Corresponding Zoning Case:** Z2014215

**Zoning Commission Public Hearing Date:** October 21, 2014; Note: Zoning Commission will need to continue until at minimum November 4, 2014.

## III. RECOMMENDATION

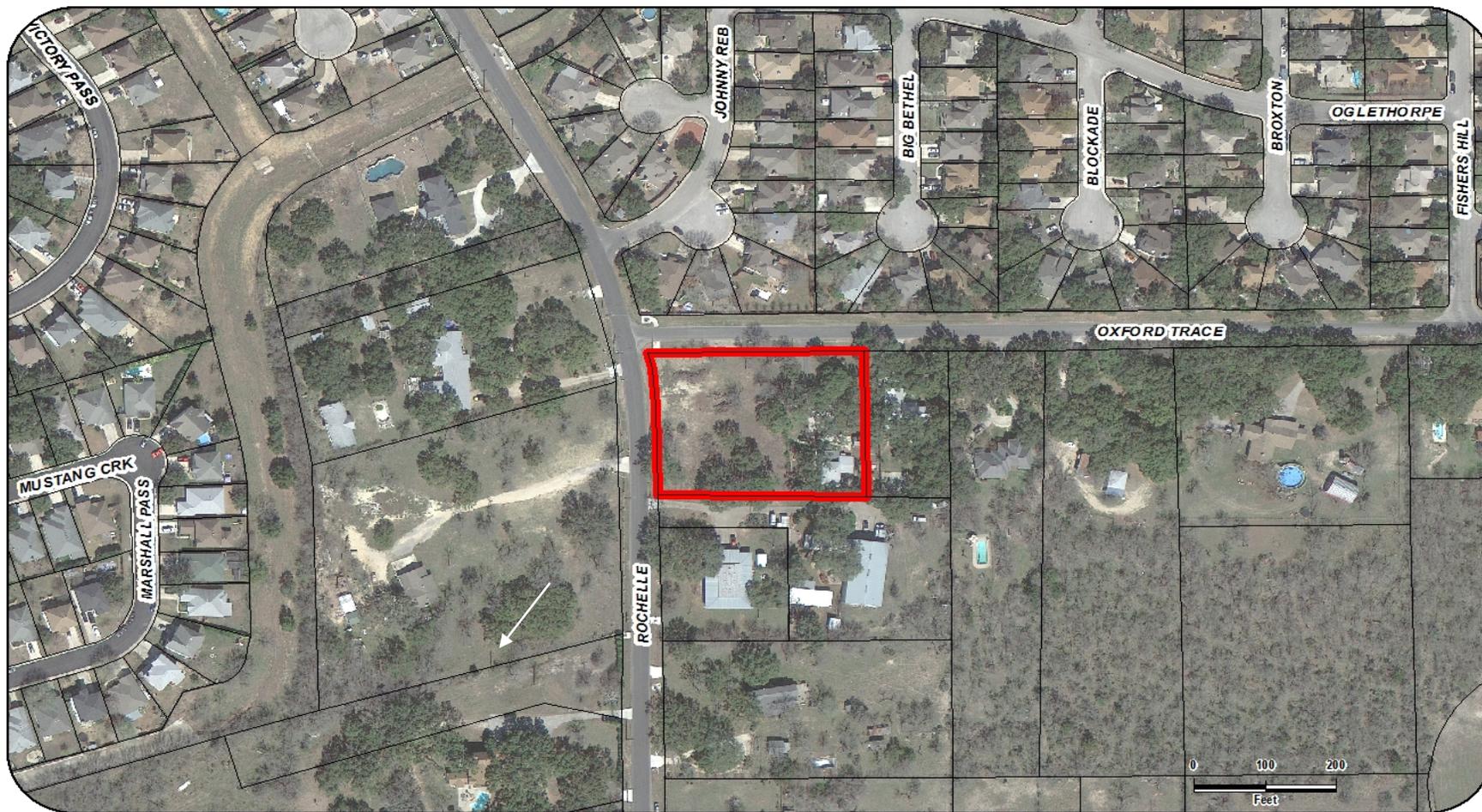
The proposed amendment to Low Density Residential will maintain the large lot, single family zoning (i.e. 20,000 square foot or one-acre minimum lot size) with large buffer yards between existing large lot single family developments abutting the subject property and the surrounding area land uses.

**IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map



Attachment 2





**2013 Aerial**

Data Source: City of San Antonio Enterprise GIS, Dejar Metro 911, Dejar Appraisal District  
 \*As Geographic Information System Products, made available from The City of San Antonio, is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representation regarding the accuracy, or the results of the use, of the information provided to you by the City of San Antonio, in terms of completeness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient. These are not the responsibility of the City of San Antonio. Department for Geographic Information Systems  
 City of San Antonio Planning Department GIS Manager: Tanya Vlasov, tvlasov@sanantonio.gov. Maps may be created at (210) 207-7475  
 Map © created by: © us to us to us  
 Map © creation Date: 8/8/2014  
 Map File Location: W:\neighborhoods\GIS\_Usage\Amendments\Amend\_14072\_HuebnerLeonCreek.mxd  
 PDF File name: 140409



Subject Property



**Huebner/ Leon Creeks Community Plan**  
**Proposed Plan Amendment 14072 Area**

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

**RESOLUTION NO.**

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

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

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on October 22, 2014 and recommended **Approval** of the proposed amendment on October 22, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 22<sup>nd</sup> DAY OF October 2014.

Attest:

Approved:

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

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



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

**STAFF REPORT**

**AGENDA ITEM NO. 16**

**Public Hearing:**

Planning Commission  
October 22, 2014

**Case Number:**

PA 14082

**Applicant:**

Andrew Goodman

**Representative:**

Andrew Goodman

**Owner:**

City of San Antonio

**Staff Coordinator:**

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

**Property Address/Location:**

604 South Alamo

**Legal Description:**

Lot 4, Block 4, NCB 13815

**Tract Size:**

0.10 acres

**Council District(s):**

District 1

**Notification:**

Published in Daily Commercial  
Recorder 10/2/2014  
Notices Mailed 10/9/2014

- 23 to property owners within 200 feet
  - 1 registered neighborhood association within 200 feet
  - 12 to planning team members
- Internet Agenda Posting 10/17/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Lavaca Neighborhood Plan future land use classification for the property from Public/Institutional to Mixed Use: Neighborhood Commercial/Office/Residential.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Lavaca Neighborhood Plan to change the future land use classification of the subject property from Public/Institutional to Mixed Use: Neighborhood Commercial/Office/Residential.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

A mixed use designation for the subject property would be compatible with surrounding land use designations immediately to the west and north. The requested land use change is accordance with the goals of the Lavaca Neighborhood Plan that encourages the redevelopment of vacant buildings and attraction of new neighborhood business.

**Transportation:**

The subject property has frontage on both South Alamo Street and Lavaca Street that apex the intersection. South Alamo Street is identified by the City's Major Thoroughfare Plan as a Secondary Arterial Type B roadway. Cezar Chavez Boulevard is approximately one short block north of the subject property and identified by the Major Thoroughfare as a Primary Arterial, Type B.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan Analysis</b>	
<b>Comprehensive Plan Component:</b> Lavaca Neighborhood Plan	
<b>Plan Adoption Date:</b> September 27, 2001	<b>Update History:</b> None
<p><b>Goal 1: ECONOMIC DEVELOPMENT</b>  <b>Improve the overall economic health of the neighborhood through the enhancement of existing businesses and services, and the promotion of small business development.</b></p> <p><b>Objective 1.1: Small Business Development</b>  Encourage the redevelopment of neighborhood commercial establishments through enforcement of code compliance, improvement of business appearances, reinstatement of neighborhood clean ups, utilization of vacant buildings and attraction of new neighborhood businesses.</p>	
<b>Comprehensive Land Use Categories</b>	<b>Example Zoning Districts</b>
<p><b>Public/Institutional: Public, quasi-public, utility company and institutional</b> uses, such as schools, government facilities and libraries are included in this classification.</p>	Various
<p><b>Mixed Use:</b>  <b>Neighborhood Commercial/Office/Residential: Mixed Use</b> includes small offices (dentists, insurance, professionals, non-profits, etc), small retail establishments (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores), nursing homes, convalescent centers, assisted living and small churches.  Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential above retail, and townhouses. The scale of these uses should be compatible and consistent with that of the existing commercial/residential development along the commercial corridors of the neighborhood.  Appropriate buffering is required if this use abuts a residential use.  <b>Neighborhood commercial</b> includes moderate-intensity convenience retail or service uses, generally serving the neighborhood area. Uses include those in the Mixed-Use category as well as grocery stores, restaurants that serve alcohol, drive-in restaurants, dry cleaners, car washes, and small retail plant nurseries.  Appropriate buffering is required if this use abuts a residential use.  Intense uses, even at a small scale, such as industrial manufacturing, car-body repair, product distribution centers, service oriented vehicle marshaling yards and equipment/material storage yards are explicitly undesired in the use category.</p>	<p><b>MXD, TOD, C-1, C-2, O-1, IDZ</b></p>

Land Use Overview		
	Future Land Use Classification	Current Use
Subject Property	Public/Institutional	Fire Station
North	Public/Institutional	San Antonio Independent School District Main Office and School
East	Public/Institutional	San Antonio Independent School District Main Office and School
South	Public Institutional	SAISD Parking Lot
West	Public/Institutional; Mixed Use	Vacant Property; Commercial and Office Uses

**Land Use:** The subject property is located at the intersection of South Alamo and Lavaca Street and within the Lavaca Neighborhood Plan. Currently, the area surrounding the subject property is predominately Public/ Institutional on the north, south, and east by a single entity of the SAISD School District Office School Campus and parking lot. The subject property abuts the campus.

The Plan designates the land use for the subject property as Public/Institutional because of the city owned Fire Station, which has been relocated. The existing vacant facility, at the time of the Lavaca Neighborhood Plan’s conception, was anticipated to be a future Firefighting Museum as defined in the plan by Goal 1, Objective 1.7. However, the property has since been sold by the city to the current applicant, who plans to develop the structure as a restaurant. The Lavaca Neighborhood Plan encourages the redevelopment of vacant buildings and attraction of new neighborhood business. A mixed use designation for the subject property would be compatible with surrounding land use designations immediately to the west and north.

**Transportation:** The subject property has frontage on both South Alamo Street and Lavaca Street that apex the intersection. South Alamo Street is identified by the City’s Major Thoroughfare Plan as a Secondary Arterial Type B roadway. Cezar Chavez Boulevard is approximately one short block north of the subject property and identified by the Major Thoroughfare as a Primary Arterial, Type B. Lavaca Street is recognized as a local residential as well as Refugio Street south of subject property. The subject property’s geographical location is considered to be on the southern border of the city’s downtown central core. Several VIA bus stops are located within the immediate area of the subject property. There are two bus stops nearby the property. One is located on South Alamo opposite of Lavaca and Refugio Street. Via bus lines 32, 36, and 232 operates along South Alamo Street. Another is located on Cezar Chavez Boulevard and South Alamo Street. Via bus lines 24, 25, 26, 28, 30, 225, and 235 operates along Cezar Chavez Boulevard. The property is well served by a multi-modal transportation network.

**Community Facilities:** The subject property abuts a community facility, SAISD District Office and School Campus, Early College High School.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** “H HS O-2 AHOD” Historic Significant High-Rise Office Lavaca Historic Airport Hazard Overlay District

**Proposed Zoning:** “H HS C-2 IDZ AHOD” Historic Significant Commercial Lavaca Historic Infill Development Airport Hazard Overlay District

**Corresponding Zoning Case:** Z2014268

**Zoning Commission Public Hearing Date:** November 04, 2014

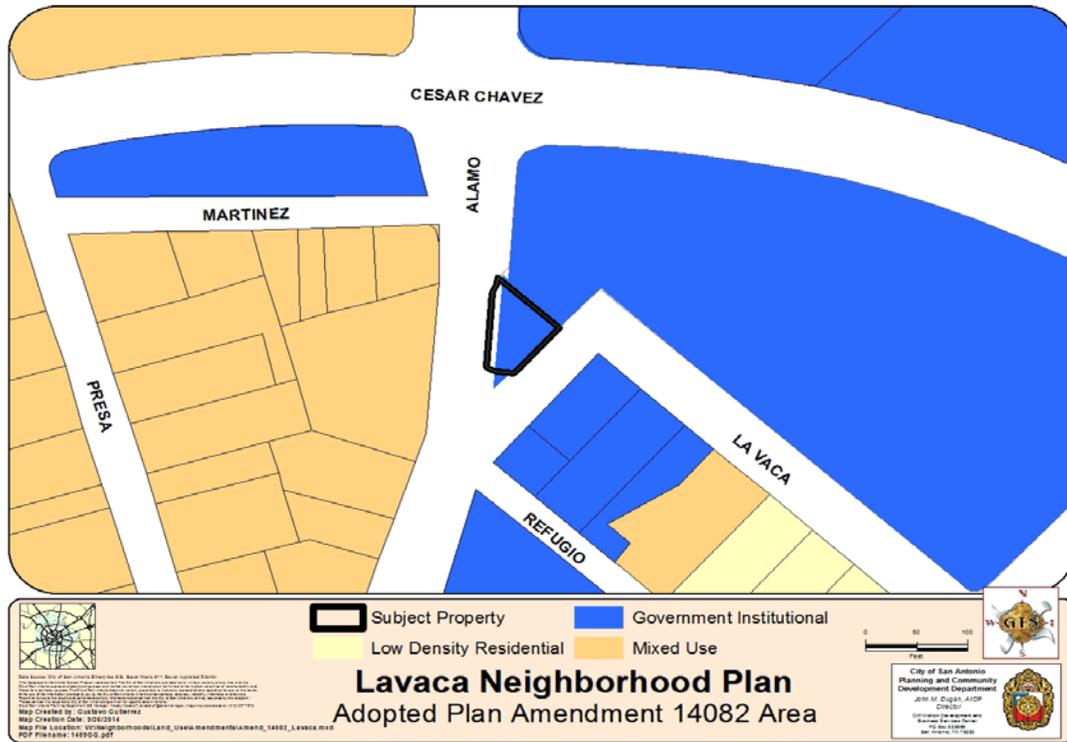
### **III. RECOMMENDATION**

Staff recommends approval. A mixed use designation for the subject property would be compatible with surrounding land use designations of the area immediately to the west and north. The requested land use change is accordance with the goals of the Lavaca Neighborhood Plan that encourages the redevelopment of vacant buildings and attraction of new neighborhood business.

### **IV. ATTACHMENTS**

- A. Plan Amendment Maps
- B. Aerial Map

Land Use Plan as adopted:



Proposed Amendment:





## RESOLUTION NO.

**RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE LAVACA NEIGHBORHOOD PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM PUBLIC/INSTITUTIONAL LAND USE TO MIXED USE: NEIGHBORHOOD/OFFICE/RESIDENTIAL LAND USE FOR APPROXIMATELY 0.1079 ACRES LOCATED 604 SOUTH ALAMO.**

**WHEREAS**, City Council approved the Lavaca Neighborhood Plan as an addendum to the Comprehensive Master Plan on September 27, 2001 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 October 22, 2014 and recommended **Approval** of the proposed amendment on October 22, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 22<sup>nd</sup> DAY OF October, 2014.

Attest:

Approved:

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

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



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

**STAFF REPORT**

**AGENDA ITEM NO. 17**

**Public Hearing:**

Planning Commission  
October 22, 2014

**Case Number:**

PA 14083

**Applicant:**

Kaufman & Killen, Inc.

**Representative:**

Kaufman & Killen, Inc.

**Owner:**

Madison Realty Development  
Corporation

**Staff Coordinator:**

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

**Property Address/Location:**

Approximately 1.347 acres of land out  
of Lots 18 and 19, Block 1, NCB  
14756 located at 7203 Green Glen  
Drive.

**Legal Description:**

Lots 18 and 19, NCB 14756

**Tract Size:**

1.347 acres

**Council District(s):**

District 8

**Notification:**

Published in Daily Commercial  
Recorder 10/3/2014

Notices Mailed 10/9/2014

- 16 to property owners within  
200 feet
- 1 to applicant
- 1 to registered neighborhood  
association within 200 feet
- 38 to planning team members

Internet Agenda Posting 10/ 17/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification from Rural Estate Tier to Suburban 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 Rural Estate Tier to Suburban 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 Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning districts and the existing uses to the north, east and south would allow for development that is compatible with the proposed Suburban Tier.

**Transportation:**

The City's Major Thoroughfare Plan identified Babcock Road as a Secondary Arterial Type A. Loop 1604 is a freeway. Green Glen Drive and Oak Grove Road are classified as local streets.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan</b>		
<b>Comprehensive Plan Component: North Sector Plan</b>		
<b>Plan Adoption Date:</b> August 5, 2010	<b>Update History:</b> None	
<b>ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.</b>		
<b>Comprehensive Land Use Categories</b>		<b>Example Zoning Districts</b>
<p><b>Rural Estate Tier: RESIDENTIAL: Low Density Residential Estate</b>            Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than ½ acre.</p> <p><b>NON-RESIDENTIAL: Neighborhood Commercial</b>            Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate.</p> <p><b>LOCATION:</b> Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby roads should be friendly to bicycles and pedestrians.</p>		RP, RE, R-20, NC, C-1, RD
<p><b>Suburban Tier:</b> The Suburban Tier includes both residential and non-residential uses. <b>Residential</b> density within the Suburban Tier classification ranges from low to medium density. Generally, residential uses include small and large tract attached and detached single family homes, as well as, multi-family housing such as duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums. <b>Non-residential</b> uses within the Suburban Tier range from neighborhood to community commercial scale uses. Generally, this includes detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores.</p>		NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P,RD
<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Rural Estate Tier	Vacant Lot
North	Rural Estate Tier	Single-Family Homes
East	Rural Estate Tier	Multi-Family Homes and Commercial Uses
South	Rural Estate Tier and Mixed Use Center	Commercial Uses
West	General Urban Tier and Mixed Use Center	Single-Family Homes

**Land Use:**

**Sector Plan Criteria for review:**

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

The entire IH-10 and Loop 1604 corridor north has experienced strong and rapid growth. This area of Loop 1604 is being rapidly developed for commercial, mixed use and higher density residential uses. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The subject property and the areas to the north, south and east are classified as Rural Estate Tier. The area to the west is classified as Mixed Use Center and General Urban Tier. The Rural Estate Tier land use classification generally includes large tract single family residential uses and small scale commercial uses. The subject property and existing surrounding

uses, as well as zoning districts, includes a significant mix of higher density residential uses to the north, east and south and community scale commercial uses to the south. The existing Rural Estate Tier land use classification for this area is not appropriate and does not reflect existing conditions on the ground. The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning districts and the existing uses to the north, east and south would allow for development that is compatible with the proposed Suburban Tier. The development of the subject property at the Suburban Tier would contribute toward the plan's vision of compatibility by not significantly altering the existing development pattern.

**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 amendment must uphold the vision for the future of the North Sector Plan. 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 purpose of this plan amendment and associated zoning request is to accommodate for a moderately higher intense commercial use than what is currently permitted under the Rural Estate Tier. The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning districts and existing uses allow for development that is compatible with the proposed Suburban Tier. The proposed amendment would provide employment opportunities for individuals living in the immediate area or in close proximity to the Loop 1604 and UTSA corridor. The area surrounding the subject property is transitioning away from previous rural uses to more intense urban development because of its location between low density residential development, to the north and east, and commercial uses to the south and west, and its close proximity to the Loop 1604 corridor to the south. The development of the subject property as Suburban Tier would contribute toward the plan's vision of environmental preservation and compatibility by not significantly altering the existing development pattern and due to its location within the "ERZD" zoning overlay district and must adhere to SAWS conditions.

**Transportation:** The City's Major Thoroughfare Plan identified Babcock Road as a Secondary Arterial Type A. Loop 1604 is a freeway. Green Glen Drive and Oak Grove Road are classified as local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop on the corner of Babcock and Green Glen Drive.

**Community Facilities:** Monroe May Jr. Elementary School is within walking distance. Our Lady of the Atonement Church and the Atonement Preparatory School are in close proximity.

## **II. SUPPLEMENTAL INFORMATION**

**Current Zoning:** "O-1 ERZD MLOD" Office Edwards Recharge Zone Military Lighting Overlay District

**Proposed Zoning:** "C-2NA" ERZD MLOD" Commercial Nonalcoholic Sales Edwards Recharge Zone Military Lighting Overlay District

**Corresponding Zoning Case:** Z2015011 ERZD

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

### **III. RECOMMENDATION**

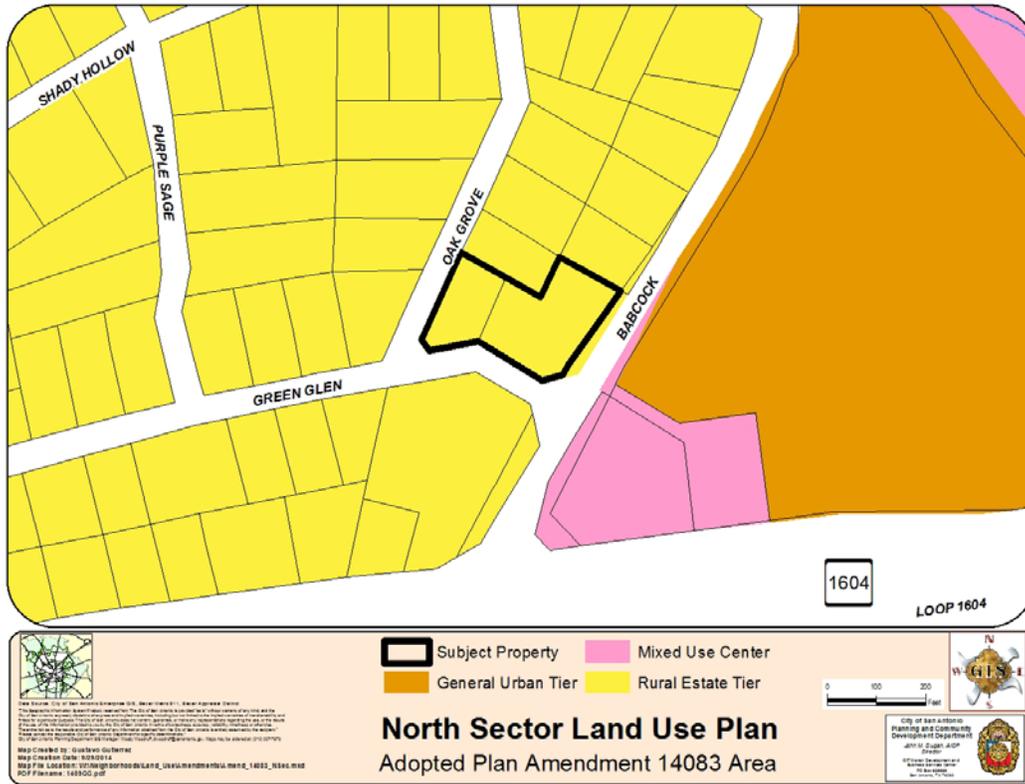
The existing Rural Estate Tier land use classification for this area is not appropriate and does not reflect existing conditions on the ground. The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning districts and the existing uses to the north, east and south would allow for development that is compatible with the proposed Suburban Tier. Additionally, the subject property is within the boundaries of the Camp Bullis Influence Area, however the proposed change is not anticipated to pose any negative impact on military operations or adversely affect the Edwards Recharge Zone.

### **IV. ATTACHMENTS**

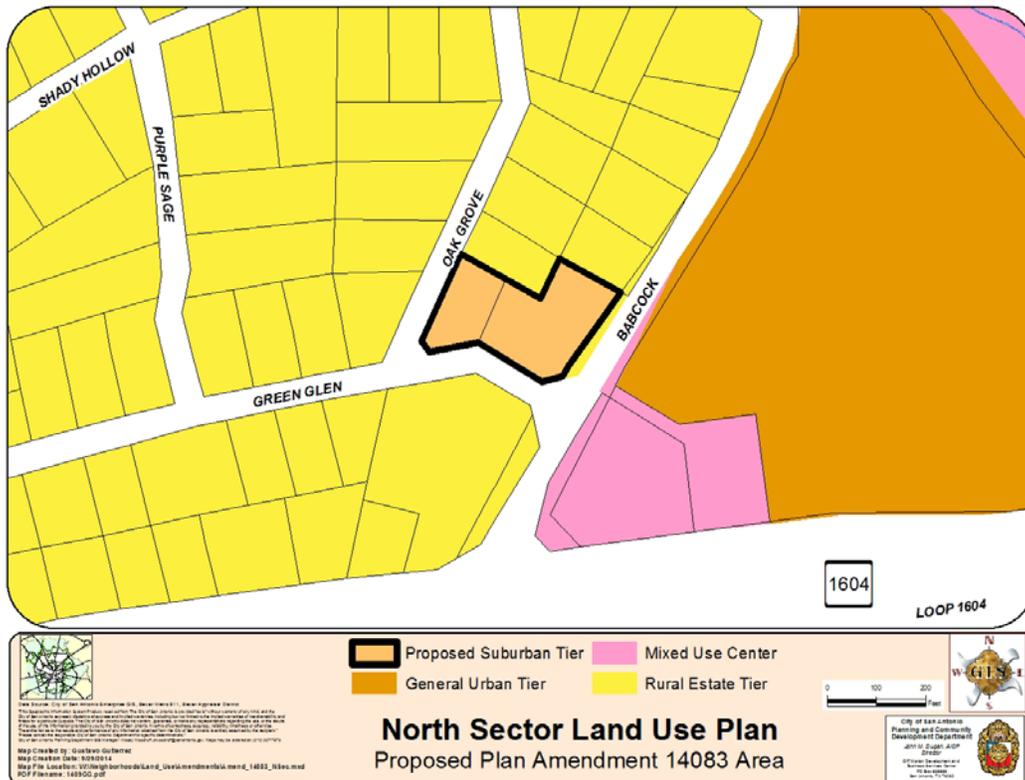
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



2013 Aerial

Subject Property

VIA Bus Stops

VIA Bus Routes



Data Source: City of San Antonio Enterprise GIS, Street View 311, Aerial Appraisal District  
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City of San Antonio Planning Department GIS Manager: [travis.ross@cityofsanantonio.gov](mailto:travis.ross@cityofsanantonio.gov). Maps may be obtained at (210) 207-7878.

Map Created by: Gustavo Gutierrez  
Map Creation Date: 3/23/2014  
Map File Location: V:\Neighborhoods\Land\_Use\Amendments\Amend\_14083\_NSec.mxd  
PDF File name: 14083GG.pdf

# North Sector Land Use Plan

## Proposed Plan Amendment 14083 Area

City of San Antonio  
Planning and Community  
Development Department  
John M. Duggan, AICP  
Director  
City of San Antonio  
Business Services Center  
200 East Antonio  
San Antonio, TX 78205

## 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 RURAL ESTATE TIER LAND USE TO SUBURBAN TIER LAND USE FOR AN AREA OF APPROXIMATELY 1.347 ACRES OF LAND OUT OF LOTS 18 AND 19, BLOCK 1, NCB 14756 LOCATED AT 7203 GREEN GLEN DRIVE.**

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

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

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on October 22, 2014 and **APPROVED** the amendment on October 22, 2014; and

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

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

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

PASSED AND APPROVED ON THIS 22<sup>th</sup> DAY OF OCTOBER 2014.

Attest:

Approved:

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

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



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

**STAFF REPORT**

**AGENDA ITEM NO. 18**

**Public Hearing:**

Planning Commission  
October 22, 2014

**Case Number:**

PA 14084

**Applicant:**

McCormack Baron Salazar  
Development Inc., David Dumey

**Representative:**

McComack Baron Salazar  
Development Inc., David Dumey

**Owner:**

San Antonio Housing Authority

**Staff Coordinator:**

Trenton Robertson, Planner  
(210) 207-3074  
[trenton.robertson@sanantonio.gov](mailto:trenton.robertson@sanantonio.gov)

**Property Address/Location:**

700 Block of Arthur Street; 2000  
Block of Burnet Street; 400 and 500  
Blocks of Gabriel Street; 1800 and  
1900 Blocks of Hays Street; 400 and  
500 Blocks of Hudson Street; 100 and  
200 Blocks of Ira Aldridge Place; 700  
and 800 Blocks of Lamar Street; 900  
and 1000 Blocks of Mittman Street

**Legal Description:**

12.60 acres out of Lots 23 through 30,  
Block 4, NCB 1326; Lots 3 through  
25, Block 9, NCB 1327; Lots 1, 2, 8  
and 9, All of Block, NCB 1329; Lots  
1 through 16, All of Block, NCB  
1345; and Lots 1 through 30,

**Tract Size:**

12.56 acres

**Council District(s):**

District 2

**Notification:**

Published in Daily Commercial  
Recorder 10/3/2014

Notices Mailed 10/9/2014

- 120 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 22 to planning team members

Internet Agenda Posting 10/17/2014

**REQUEST**

The Applicant requests a Comprehensive Master Plan Amendment to change the Arena District/Eastside Community Plan future land use classification from Medium Density Residential land use to Mixed Use land use and to include "IDZ" Infill Development Zone as a related zoning district for the Mixed Use land use classification.

**RECOMMENDED ACTION**

**Approval of the proposed amendment** to the Arena District/Eastside Community Plan to change the future land use classification of the subject property from Medium Density Residential land use to Mixed Use land use and to include "IDZ" Infill Development Zone as a related zoning district for the Mixed Use land use classification.

**ALTERNATIVE ACTIONS**

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

**SYNOPSIS OF ANALYSIS**

**Land Use:**

The Mixed Use classification supports the Arena District/Eastside Community Plan objectives of enhancing the housing stock, increasing and improving community facilities and promoting economic growth in the area along its corridors and in established commercial areas.

**Transportation:**

The City's Major Thoroughfare Plan identified New Braunfels Avenue as a Primary Arterial Type B and Walters Street as a Secondary Arterial Type B. Gevers, Lamar and Gabriel are local Streets.

**CASE HISTORY**

This is the first public hearing of this case.

**I. ANALYSIS**

<b>Comprehensive Plan</b>		
<b>Comprehensive Plan Component:</b> Arena District/Eastside Community Plan		
<b>Plan Adoption Date:</b> December 4, 2003		<b>Update History:</b> December 4, 2008
<b>Goal 1, Objective 1.1: Conserve, rehabilitate and/or replace housing stock.</b>		
<b>Goal 4, Objective 4.1: Improve neighborhood open spaces and community facilities and make them neighborhood pedestrian friendly.</b>		
<b>Comprehensive Land Use Categories</b>		<b>Example Zoning Districts</b>
<p><b>Medium Density Residential:</b> Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.</p>		R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6
<p><b>Mixed Use:</b> Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.</p>		MXD, TOD, NC, C-1, C-2, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50, <b>IDZ (Proposed)</b>
<b>Land Use Overview</b>		
	<b>Future Land Use Classification</b>	<b>Current Use</b>
Subject Property	Low Density Residential	Multi-Family Residences
North	Public Institutional and Low Density Residential	School and Single-Family Homes
East	Low Density Residential	Single-Family Homes
South	Low Density Residential	Single-Family Homes
West	Low Density Residential	Single-Family Homes

**Land Use:** The San Antonio Housing Authority (SAHA) currently owns approximately 13 acres of housing; known as the Wheatley Courts, originally constructed in the early 1950s, it is considered one of the oldest public housing developments in San Antonio. Despite recent growth in small businesses in the area, residents face daily challenges, including: lack of access to health care, limited police presence, escalating criminal activity and drug use, insufficient sidewalks and exterior lighting, no green space or play grounds and inadequate affordable housing. SAHA’s vision is to address these issues through the implementation of several initiatives to include the redevelopment of the Wheatley Courts using it as a catalyst for promoting economic growth on the eastside.

The applicant requests this plan amendment and associated zoning change in order to allow the redevelopment and conversion of the Wheatley Courts, an obsolete, inefficient and unsafe housing site into a modern, high quality and mixed income community comprised of 305 units and a varied number of small scale commercial uses. The applicant requests to change the future land use from Medium Density Residential to Mixed Use and to include "IDZ", Infill Development Zone, as a related zoning district to the Mixed Use land use classification. In order to accommodate this development the applicant requires the IDZ zoning district which provides some design flexibility, to include setback and parking requirements. The proposed development meets the intent of the IDZ which is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures within existing built-up areas.

The proposed multi-family and commercial mix development meets the goals of the transformation plan and makes it appropriate for the Mixed Use land use classification. The Mixed Use classification would allow for a concentrated blend of residential, commercial and other related uses at increased densities to create a pedestrian-oriented environment. The inclusion of IDZ will contribute not only to this development but will be available to assist in similar infill developments described in the Mixed Use land use classification of the Arena District/Eastside Community Plan. The Mixed Use classification supports the Arena District/Eastside Community Plan objectives of enhancing the housing stock, increasing and improving community facilities and promoting economic growth in the area along its corridors and in established commercial areas.

**Transportation:** The City's Major Thoroughfare Plan identified New Braunfels Avenue as a Primary Arterial Type B and Walters Street as a Secondary Arterial Type B. Gevers, Lamar and Gabriel are local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop on Hays and Mittman and Hays and Gevers.

**Community Facilities:** Bowden Elementary School, Washington Elementary School and Wheatley Middle School and Antioch Mission Baptist Church are with walking distance.

## II. SUPPLEMENTAL INFORMATION

**Current Zoning:** "MF-33 EP-1 AHOD" Multi-Family Facility Parking/Traffic Control Airport Hazard Overlay District

**Proposed Zoning:** "IDZ EP-1 AHOD" Infill Development Zone Facility Parking/Traffic Control Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial, "MF-33" and Multi-Family uses not to exceed 70 Units per acre

**Corresponding Zoning Case:** Z2014270

**Zoning Commission Public Hearing Date:** November 4, 2014

## III. RECOMMENDATION

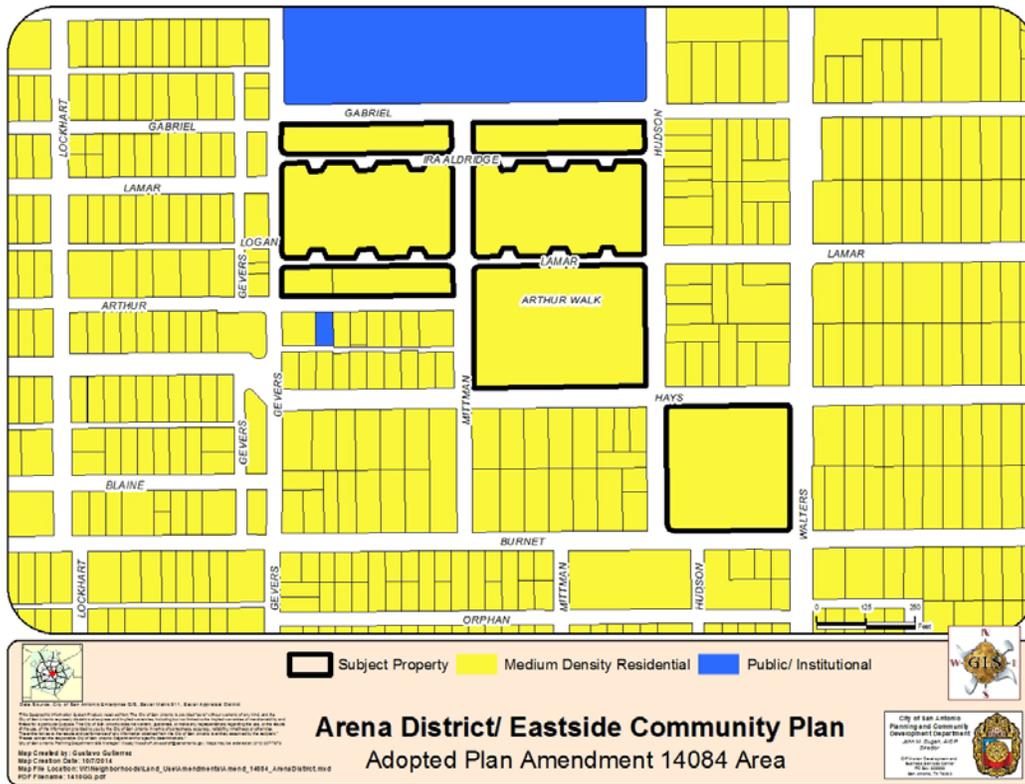
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**IV. ATTACHMENTS**

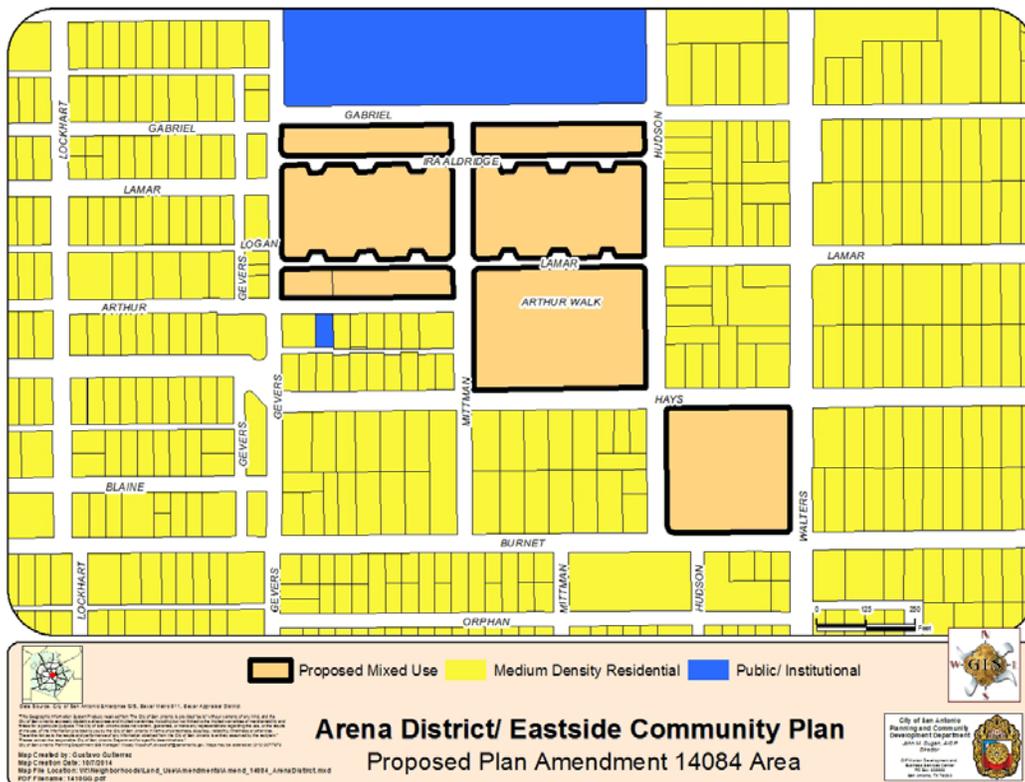
- A. Plan Amendment Maps
- B. Aerial Map

# Attachment 1

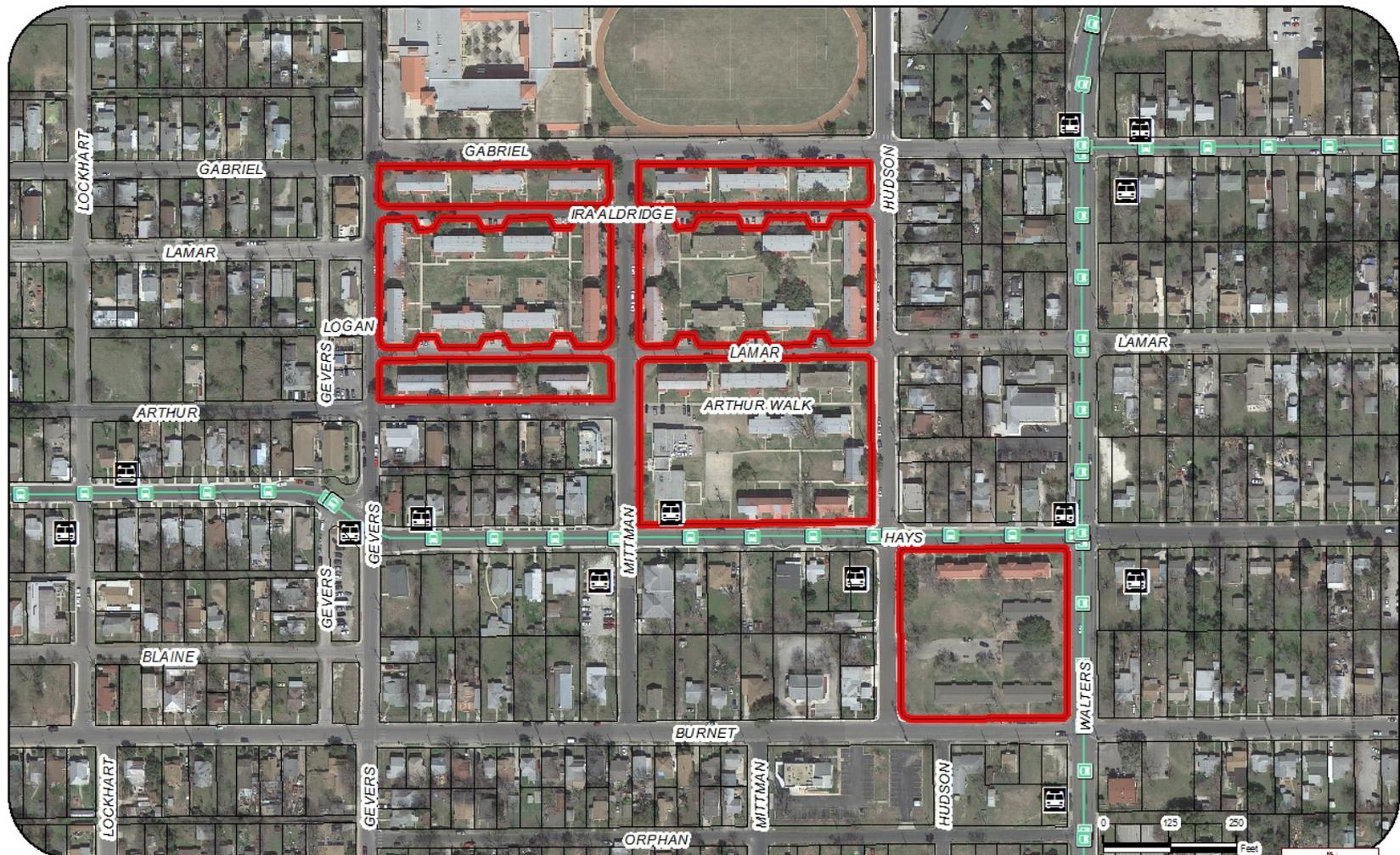
## Land Use Plan as adopted:



## Proposed Amendment:



Attachment 2



2013 Aerial

Subject Property



VIA Bus Stops



VIA Bus Routes

Data Source: City of San Antonio Enterprise GIS, Sector Metro 911, Sector Appraisal District  
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Map Created by: Gustavo Gutierrez  
 Map Creation Date: 10/7/2014  
 Map File Location: W:\Neighborhoods\Land\_Use\Amendments\A\_mend\_14084\_ArenaDistrict.mxd  
 PDF File name: 1410GG.pdf

## Arena District/ Eastside Community Plan Proposed Plan Amendment 14084 Area



City of San Antonio  
 Planning and Community  
 Development Department  
 John M. Dugan, AICP  
 Director  
 City of San Antonio Development and  
 Business Services Center  
 P.O. Box 948866  
 San Antonio, TX 78294



## RESOLUTION NO.

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE ARENA DISTRICT/ EASTSIDE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO MIXED USE LAND USE AND TO INCLUDE "IDZ" INFILL DEVELOPMENT ZONE, AS A RELATED ZONING DISTRICT FOR THE MIXED USE LAND USE CLASSIFICATION FOR AN AREA OF APPROXIMATELY 12.60 ACRES OF LAND OUT OF NCB 1326, 1327, 1329, 1345 AND 1346 LOCATED AT THE 700 BLOCK OF ARTHUR STREET, 2000 BLOCK OF BURNET STREET, 400 AND 500 BLOCKS OF GABRIEL STREET, 100 AND 200 BLOCKS OF IRA ALDRIDGE PLACE, 700 AND 800 BLOCKS OF LAMAR STREET, AND THE 900 AND THE 1000 BLOCKS OF NORTH MITTMAN STREET**

**WHEREAS**, City Council approved the Arena District/ Eastside Community Plan as an addendum to the Comprehensive Master Plan on December 4, 2003; 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

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**WHEREAS**, the San Antonio Planning Commission held a public hearing on October 22, 2014 and **APPROVED** the amendment on October 22, 2014; and

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

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PASSED AND APPROVED ON THIS 22<sup>th</sup> DAY OF OCTOBER 2014.

Attest:

Approved:

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

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