

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, January 14, 2015

2:00 PM

1901 S. Alamo

1:30 P.M - Work Session, Tobin Room

2:00 P.M. - Call to Order, Board Room

Roll Call

Approval of Minutes

Citizens to be Heard

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

Plats

1. [14-3518](#) 130150: Request by Fred Ghavidel, for approval to replat and subdivide a tract of land to establish Kallison Ranch Unit 7 Subdivision, generally located northeast of the intersection of Kallison Bend and Kallison Pass. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

2. [14-3519](#) 130371: Request by Jeremy Flach, for approval to subdivide a tract of land to establish Talise de Culebra Units 3B & 3C Subdivision, generally located east of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

3. [14-3520](#) 130509: Request by Arnolando Salinas, for approval to subdivide a tract of land to establish Evans Road High School Subdivision, generally located north of Nacogdoches Road west of Evans Road. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

4. [14-3521](#) 140235: Request by Mehrdad Moayedi, for approval to subdivide a tract of land to establish Arcadia Ridge Offsite Sanitary Sewer Subdivision, generally located southeast of the intersection of Potranco Road and Texas Research Parkway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

5. [15-1014](#) 140236: Request by Mehrdad Moayedi, for approval to subdivide and establish Arcadia Ridge Collector Ph II Subdivision, generally located south of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Luz Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

6. [14-3522](#) 140328: Request by Charles Marsh, for approval to subdivide a tract of land to establish Arcadia Ridge Phase I, Unit 5B-1 Subdivision, generally located west of the extension of Tripoli and Arcadia Path. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

7. [14-3523](#) 140386: Request by Herbert J. III and Linda Schattenberg, for approval to replat a tract of land to establish Schattenberg Ranch Subdivision, generally located southeast of the intersection of Cielo Vista and Vista Verde. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

8. [15-1021](#) 140443: Request by San Antonio Medical Foundation, for approval to replat and subdivide a tract of land to establish Clarity Child Guidance Center Subdivision, generally located northwest of the intersection of Sid Katz Drive and Tom Slick Drive. Staff recommends Approval. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

9. [14-3524](#) 150014: Request by Jose Arteaga, for approval to replat a tract of land to establish Arteaga Marquez Subdivision, generally located at the intersection of Anacacho Road and Santa Gertrudis Street. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

10. [14-3551](#) 150043: Request by Heinz Huhn, for approval of a replat a tract of land to establish Inverness Unit-1 PUD Subdivision, generally located at the intersection of Inverness Boulevard and Turnberry Way. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Planned Unit Development

11. [15-1022](#) 14-00005: (Continued from November 12, 2014) Request by Scattered Oaks Development, for approval to establish the Scattered Oaks Unit 3 Planned Unit Development Subdivision, generally located south of Scattered Oaks Drive, west of Jones-Maltsberger Road. Staff recommends Approval. (Luz M. Gonzales, Planner (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Street Name Change(s)

12. [14-3462](#) S15-002: (Continued from December 17, 2014) A resolution recommending approval of a street name change request to change the name of "Old Hwy 90" to "Enrique M Barrera Pkwy" between U.S. Hwy 90 and Commerce Street. (Donna Camacho, Senior Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

Land Transaction(s)

13. [15-1013](#) S. P. 1823: Consideration of a Joint Use Agreement to use 0.019 of an acre tract of land (812 square feet) of an 80 foot-wide drainage easement Public Right of Way, located at 2930 MacArthur View, as requested by Gates Realty LLC. Staff recommends Approval. (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)
14. [14-3473](#) S.P. 1835: Consideration of a Resolution supporting and recommending City Council approve a request by SAWS to close, vacate and abandon an unimproved public right-of-way (cul-de-sac of Capital Port Drive) within NCB 14848 as part of its development of its North Side Service Center. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)

Variance(s)

15. [15-1012](#) TPV-15-02: Request by Kara Heasley, Vickrey & Associates on behalf of Joe Hernandez, KB Home Lone Star, Inc. for the Oaks at Fox Grove, Units 1 and 2 approval of a variance request from the Unified Development Code 35-523 (h), "Heritage trees shall be preserved at one hundred (100) percent within both the 100-year floodplains and environmentally sensitive areas." Mitigation for The Oaks at Fox Grove, Units 1 and 2, will be met with excess preservation in the floodplain. The minimum preservation for significant trees in the floodplain is 80%. A total of 96% of the significant trees in the floodplain will be preserved to mitigate for the removal of 4 heritage trees. (Mark Bird, City Arborist, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendment(s)

16. [15-1008](#) PA 15008: A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.03 acres of land in NCB 11687 generally located at 5100 block of West Avenue from "Community Commercial" to "Light Industrial" land use, in City Council District 1. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
17. [15-1010](#) PA 15009: A request by Jose Alfred Cubillos, for approval of a resolution to amend the future land use plan contained in the Arena District/Eastside Community Plan a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.215 acres of land out of NCB 674 located 1222 Hackberry Street from Medium Density Residential land use to Community Commercial land use, in City Council District 2. Staff recommends approval. (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Department of Development Services)
18. [15-1011](#) PA 15010: A request by Brown and Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the Arena District/Eastside Community Plan a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.706 acres of land out of Block 20, NCB 1611 and Block 27, NCB 1610 located 1332 South New Braunfels Street from Medium Density Residential land use to Community Commercial land use, in City Council District 2. Staff recommends approval. (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Department of Development Services)

Director's Report**Adjournment****Executive Session**

At any time during the Building-related and Fire Codes Appeals and Advisory Board meeting, the Board may meet in executive session for consultation concerning (Attorney Client) matters under Chapter 551 of the Texas Government Code.

ACCESSIBILITY STATEMENT - The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair-accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7268 Voice/TTY or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7268) o al 711 (servicio de transmitir para sordos).

Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

Marcello Diego Martinez, Chair |

George Peck, Vice Chair | Andrea Rodriguez, Chair Pro Tem |

Jody R. Sherrill | Angela Rinehart | Michael Garcia Jr. |

George McNair | Aaron Seaman | Bradley Carson |

Ex-Officio Members

Orlando Salazar, Chair Zoning Commission | Andrew Ozuna, Chair Board of Adjustment |

Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |



City of San Antonio

Agenda Memorandum

File Number:14-3518

Agenda Item Number: 1.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Kallison Ranch Unit 7 130150

SUMMARY:

Request by Fred Ghavidel, for approval to replat and subdivide a tract of land to establish Kallison Ranch Unit 7 Subdivision, generally located northeast of the intersection of Kallison Bend and Kallison Pass. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: November 26, 2014
Engineer/Surveyor: Seda Consulting Engineers, Inc.
Staff Coordinator: Juanita B. Romero, Planner, (210) 207-8264

ANALYSIS:

Zoning:

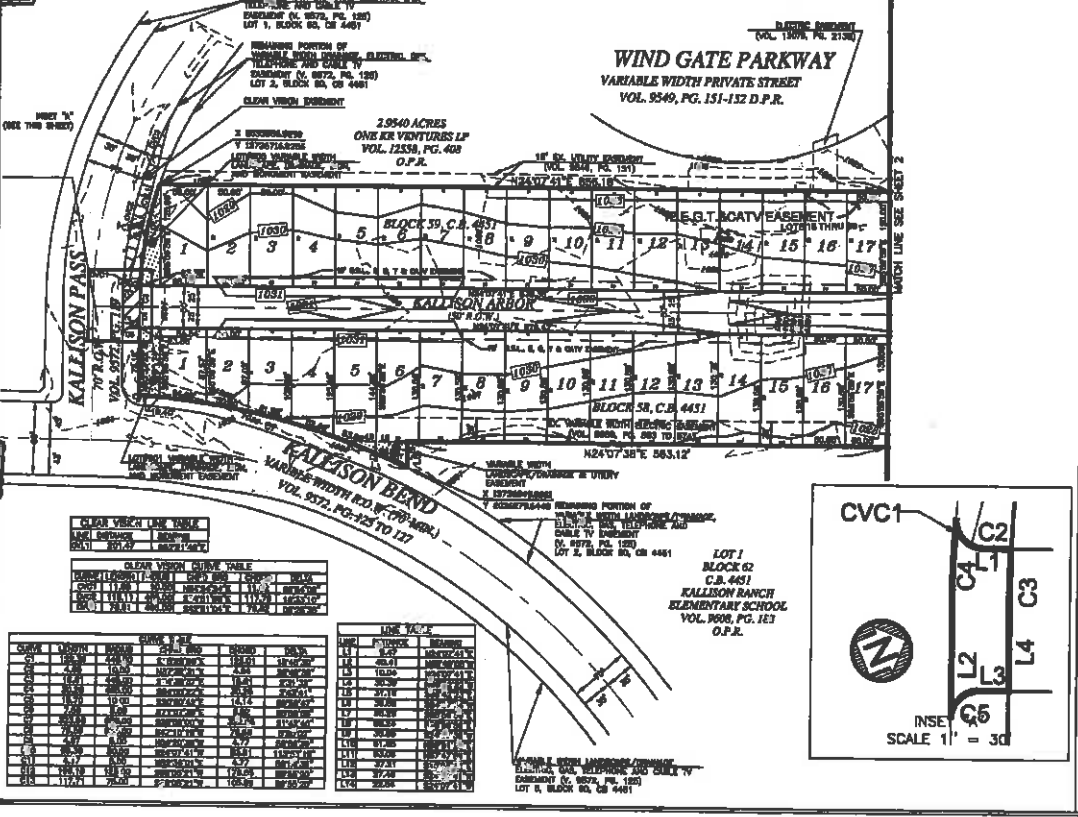
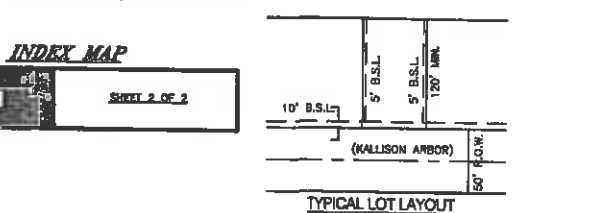
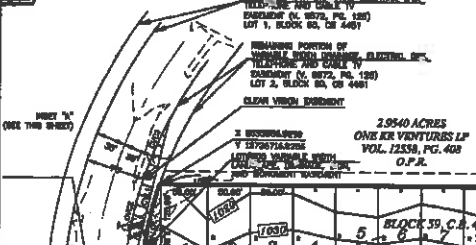
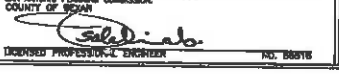
The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

Master Development Plans:

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

RECOMMENDATION:

Approval of a Subdivision Plat that consists of 12.490 acre tract of land, which proposes seventy (70) single-family residential lots, and approximately one thousand seven hundred sixty five (1,765) linear feet of public street.



_____, DEPUTY
COUNTY CLERK, BROWN COUNTY TEXAS

PAGE 1 OF 2



City of San Antonio

Agenda Memorandum

File Number:14-3519

Agenda Item Number: 2.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Talise de Culebra Unit 3B & 3C 130371

SUMMARY:

Request by Jeremy Flach, for approval to subdivide a tract of land to establish Talise de Culebra Units 3B & 3C Subdivision, generally located east of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District:	ETJ
Filing Date:	December 22, 2014
Engineer/Surveyor:	Pape-Dawson Engineers, Inc.
Staff Coordinator:	Chris McCollin, Planner, (210) 207-5014

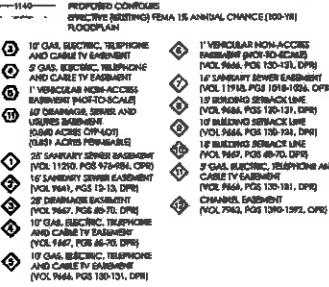
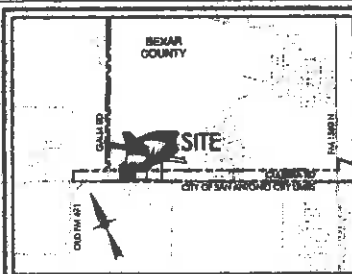
ANALYSIS:

Zoning:

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

RECOMMENDATION:

Approval of a Subdivison Plat that consists of a 26.82 acre tract of land, which proposes eighty (80) single-family residential lots, four (4) non-single family residential lots, and approximately four thousand two hundred one (4,201) linear feet of public streets.



SURVEY NOTES:
 1. THE CURVES ARE MEASURED WITH CAP OR ONE MARKED
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983
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EDU NOTE:
 THE NUMBER OF EQUALIZED CHANGING LINES (ECL) PAID FOR THIS SURVEY PLAT
 ARE SHOWN ON THE PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER SERVICE SET AND/OR
 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:
 1. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO A DEED OF TRUST
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PLAT NUMBER 130371
SUBDIVISION PLAT OF
TALISE DE CULEBRA UNIT 3B
& 3C

OWNER/DEVELOPER:
 HERBERT HOMES OF TEXAS, LLC
 3010 NORTH LOOP 1404 WEST, SUITE 214
 SAN ANTONIO, TX 78201
 (210) 393-4922

DATE OF PRINT: November 12, 2014

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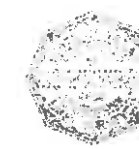
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City of San Antonio

Agenda Memorandum

File Number:14-3520

Agenda Item Number: 3.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Evans Road High School 130509

SUMMARY:

Request by Arnoldo Salinas, for approval to subdivide a tract of land to establish Evans Road High School Subdivision, generally located north of Nacogdoches Road west of Evans Road. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District:	ETJ
Filing Date:	December 16, 2014
Engineer/Surveyor:	Moy Tarin Ramirez Engineers, LLC.
Staff Coordinator:	Larry Odis, Planner, (210) 207-0210

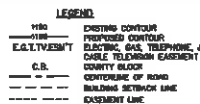
ANALYSIS:

Zoning:

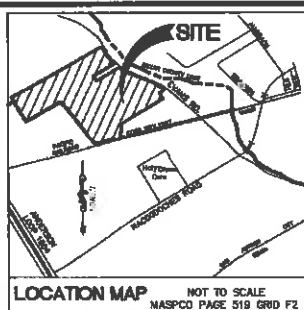
The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

RECOMMENDATION:

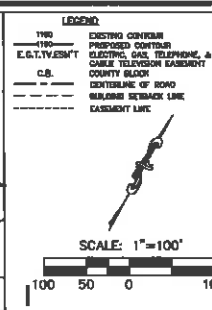
Approval of a Subdivison Plat that consists of 151.43-acre tract of land, which proposes one (1) non-single-family residential lot.



SHEET 3 OF 3



LOCATION MAP NOT TO SCALE
MSPCO PAGE 519 GND F2



NOTES:

- THE GRADING LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480300000, EFFECTIVE DATE SEPTEMBER 28, 2010, INDICATES THAT A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR FLOODPLAIN).
- THE BOUNDARIES SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, ZONE 16 SOUTH CENTRAL ZONE.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOODED PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF OBSTRUCTIONS WHICH ALTER THE DRAINAGE OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE DRAINAGE ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
- ALL DRAINAGE EASEMENTS ARE A SET 8" HIGH RIBBON WITH AN ORANGE PLASTIC CAP STAMPED "WTR ENG" UNLESS OTHERWISE NOTED.

FLOODPLAIN FLOOD NOTE:
THE USABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONFIRM THE BOUNDARIES OF THE LESSER OF THE ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEDOM OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED UNLESS THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATION, BEAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS GROWING AND GAS SYSTEM CITY PUBLIC SERVICE BOARD, IS HEREBY DESIGNATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENTS," "WATER EASEMENTS," "SEWER EASEMENTS," "DRAINAGE EASEMENTS," "UTILITY EASEMENTS," "LAND EASEMENTS," AND "TRANSFER EASEMENTS" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, EXTENDING, AND REPLACING, HANGING OR BURNING Wires, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, CABLES WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER OWNERS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL Wires OR PIPES THEREON, OR OTHER OBSTRUCTIONS WHICH DANGEROUS OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HEREON. IT IS ORDERED AND UNDERTAKEN THAT NO BUILDING, CONCRETE SLAB, OR WALLS SHALL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MORTGAGE LENS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, SHALL BE SUBJECT TO THE FOLLOWING: (1) ANY CHANGES OR ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY CHARGING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, UTILITY, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHARGES TO SUCH EASEMENTS ARE DESIGNATED HEREON.

PLAT NO. 130509
SUBDIVISION PLAT
ESTABLISHING
EVANS ROAD
HIGH SCHOOL

ESTABLISHING LOT 2, BLOCK 3, QUANTITY BLOCK 3019, AND BLOCK A 151.43 ACRES TRACT OUT OF THE VICENTE MICHELI SURVEY NO. 114, ABSTRACT NO. 482, COUNTY BLOCK 3019, BEAR COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 59.871 ACRE TRACT CONVEYED TO JUDSON INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 8324 PAGES 542-548, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS, ALL OF THAT CERTAIN 59.871 ACRE TRACT CONVEYED TO JUDSON INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 8324 PAGES 547-555, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS, AND ALL OF THAT CERTAIN 2.386 ACRE TRACT CONVEYED TO JUDSON INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 8324 PAGES 537-541, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

MTR
Moy Tarin Ramirez Engineers, LLC
FIRM TYPE NO. F-2007, TRPLS NO. 1013100
15770 CHAMBERLAIN PATH, SUITE 100 TEL: (210) 988-9299
SAN ANTONIO, TEXAS 78240 FAX: (210) 988-9305
DATE: 10/2/2016 JOB NO: 130509

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES TO THE USE OF THE PUBLIC, CERTIFY AND IDENTIFY AS PRIVATE OR PART OF AN ESTATE OR PLANNED UNIT DEVELOPMENT, FOR ALL EASEMENTS, ALIENS, PARTS, INTERESTS, GRANTS, CONVEYANCES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

JUDSON I.S.D.
BEAR COUNTY, TEXAS
LINE DATE: 12/28/2014
TEL: (210) 340-0880

Arnoldo Salinas
OWNER

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Arnoldo Salinas* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO BE THE ACTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF December 2014

Rosa Rami
NOTARY PUBLIC
BEAR COUNTY, TEXAS
11-12-2016
MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF BEAR

THIS PLAT OF EVANS ROAD HIGH SCHOOL WAS MADE AND SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND ORDINANCES AND THE CITY'S ADMINISTRATIVE, EXECUTIVE AND/OR FINANCIAL LAWS HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY _____ CHAIRMAN

BY _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

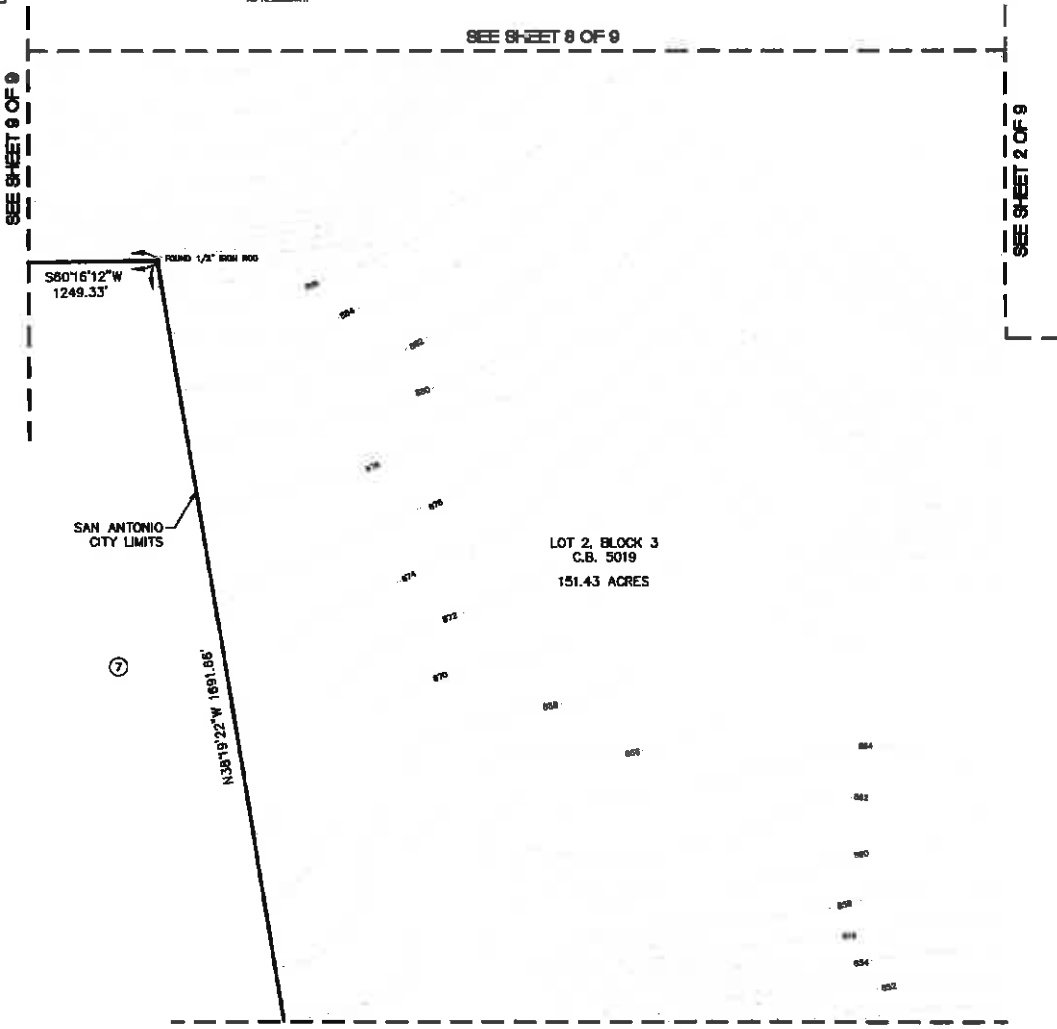
COUNTY CLERK, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

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

BY _____ DEPUTY



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

SALES NOTE:
IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, INTERSECTIONS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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

DETENTION FUND NOTE:
DETENTION WATER DETENTION IS REQUIRED FOR THIS PROPERTY. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A DETENTION SYSTEM HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO OR BEAR COUNTY FOR COMBINED PROPERTIES WITHIN THE ETL PARTICIPATION IN THE FEDERAL SYSTEM WITHIN THE DETENTION FUND. IF DETENTION HAS BEEN REQUESTED AS FUTURE OFFICE, DRAINAGE CONDITIONS ALLOW ARE AS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY. THE MAINTENANCE OF THE DETENTION FUND AND OUTLET STRUCTURES SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND NOT BEAR COUNTY AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

REMARKS:
① ALAMO COUNTY COMPANY & LTD.
A TEXAS LIMITED PARTNERSHIP
VOLUME 5019, PAGES 304-310
OFFICIAL PUBLIC RECORDS - 1981.09 ACRES
DESIGNATED AS "TRACT 2"
UNPLATTED

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Stephanie L. Jones
STEPHANIE L. JONES, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2850
MOY TARIN RAMIREZ ENGINEERS, LLC
15770 CHAMBERLAIN PATH, SUITE 100
SAN ANTONIO, TEXAS 78240 PH: (210) 911-9001

STATE OF TEXAS
COUNTY OF BEAR

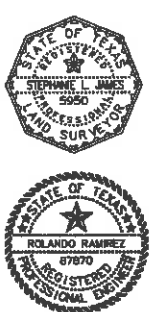
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED PLANNING CODE, EXCEPT FOR THOSE REQUIREMENTS GRANTED BY THE CITY OF SAN ANTONIO PLANNING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

Rolando Ramirez
ROLANDO RAMIREZ, P.E.
ROLANDO RAMIREZ
REGISTERED PROFESSIONAL ENGINEER NO. 87870
MOY TARIN RAMIREZ ENGINEERS, LLC
15770 CHAMBERLAIN PATH, SUITE 100
SAN ANTONIO, TEXAS 78240
PHONE: (210) 988-9299

SEE SHEET 8 OF 9

SEE SHEET 2 OF 9

SEE SHEET 6 OF 9





City of San Antonio

Agenda Memorandum

File Number: 14-3521

Agenda Item Number: 4.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Arcadia Ridge Offsite Sanitary Sewer 140235

SUMMARY:

Request by Mehrdad Moayed, for approval to subdivide a tract of land to establish Arcadia Ridge Offsite Sanitary Sewer Subdivision, generally located southeast of the intersection of Potranco Road and Texas Research Parkway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: December 22, 2014
Engineer/Surveyor: KFW Engineering and Surveying
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

ANALYSIS:

Zoning:

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

Master Development Plans:

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

RECOMMENDATION:

Approval of a Subdivision Plat that consists of 5.10 acre tract of land, which proposes an off-lot sanitary sewer easements.



City of San Antonio

Agenda Memorandum

File Number: 15-1014

Agenda Item Number: 5.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Arcadia Ridge Collector Ph II 140236

SUMMARY:

Request by Mehrdad Moayedi, for approval to subdivide and establish Arcadia Ridge Collector Ph II Subdivision, generally located south of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Luz Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: January 5, 2015
Engineer/Surveyor: Blaine P. Lopez, KFW Engineers & Surveying
Staff Coordinator: Luz Gonzales, Planner, (210) 207-7898

ANALYSIS:

Zoning:

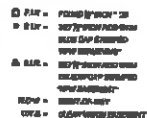
The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable

Master Development Plans:

MDP 13-00009, Arcadia Ridge Subdivision, accepted on January 28, 2014.

RECOMMENDATION:

Approval of a Subdivision Plat that consists of a 4.04 acre tract of land, which proposes approximately one thousand thirty eight (1,038) linear feet of public streets.



BLACK BLOCKS: A group of about 100 blacks in Los Angeles, Calif., set up black blocks in Los Angeles, Calif., to help blacks in the city. The group is made up of blacks, whites, and other people who are interested in helping blacks in the city. The group is made up of blacks, whites, and other people who are interested in helping blacks in the city.

4. DISSEMINATION OF APPROACHES AND ALLEGATIONS OF THE FBI (IN FACT THE FBI HAS BEEN DISSEMINATING INFORMATION AND OF COURSE IT IS NECESSARY TO DISSEMINATE ALLEGATIONS AND ONE NEGATIVE

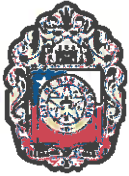
5. FURTHER DISSEMINATION OF INFORMATION IN FACT MOST OF THE FBI TELETYPE AND COPY IS DISSEMINATED THROUGH CIVIL SERVICE BUREAU, CIVIL SERVICE AND CIVIL SERVICE

[illegible]

BEING A TOTAL OF 4.06 ACRES TRACT OF LAND OUT OF THE JOHANN PROFFER SURVEY NO. 2, ABSTRACT 1693, COUNTY SLOAN BLOCK 436 AND OUT OF A SLOAN ACRE TRACT, CONVEYED TO CREST RANCH CO. INC. LAGO, LLC OF RECORD IN VOLUME 5876 PAGE 1694 OF THE OFFICIAL PUBLIC RECORDS OF FINAL RECORDS OF SLOAN COUNTY, NEBADA.

THE OWNER OF LAND SHOWN ON THIS PLAN, IN PERSON OR THROUGH A duly AUTHORIZED AGENT, DELEGATED TO THE USE OF THE PUBLIC, ACCEPTS AND AGREES TO BE BOUND BY THE RULES AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION, AND TO THE USE OF THE LAND SHOWN ON THIS PLAN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Month	Year	Model
01	2007	2007-01-01
02	2007	2007-02-01
03	2007	2007-03-01
04	2007	2007-04-01
05	2007	2007-05-01
06	2007	2007-06-01
07	2007	2007-07-01
08	2007	2007-08-01
09	2007	2007-09-01
10	2007	2007-10-01
11	2007	2007-11-01
12	2007	2007-12-01
01	2008	2008-01-01
02	2008	2008-02-01
03	2008	2008-03-01
04	2008	2008-04-01
05	2008	2008-05-01
06	2008	2008-06-01
07	2008	2008-07-01
08	2008	2008-08-01
09	2008	2008-09-01
10	2008	2008-10-01
11	2008	2008-11-01
12	2008	2008-12-01



City of San Antonio

Agenda Memorandum

File Number: 14-3522

Agenda Item Number: 6.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Arcadia Ridge Phase I, Unit 5B-1 140328

SUMMARY:

Request by Charles Marsh, for approval to subdivide a tract of land to establish Arcadia Ridge Phase I, Unit 5B-1 Subdivision, generally located west of the extension of Tripoli and Arcadia Path. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: December 19, 2014
Engineer/Surveyor: KFW Engineers & Surveying
Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

ANALYSIS:

Zoning:

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

Master Development Plans:

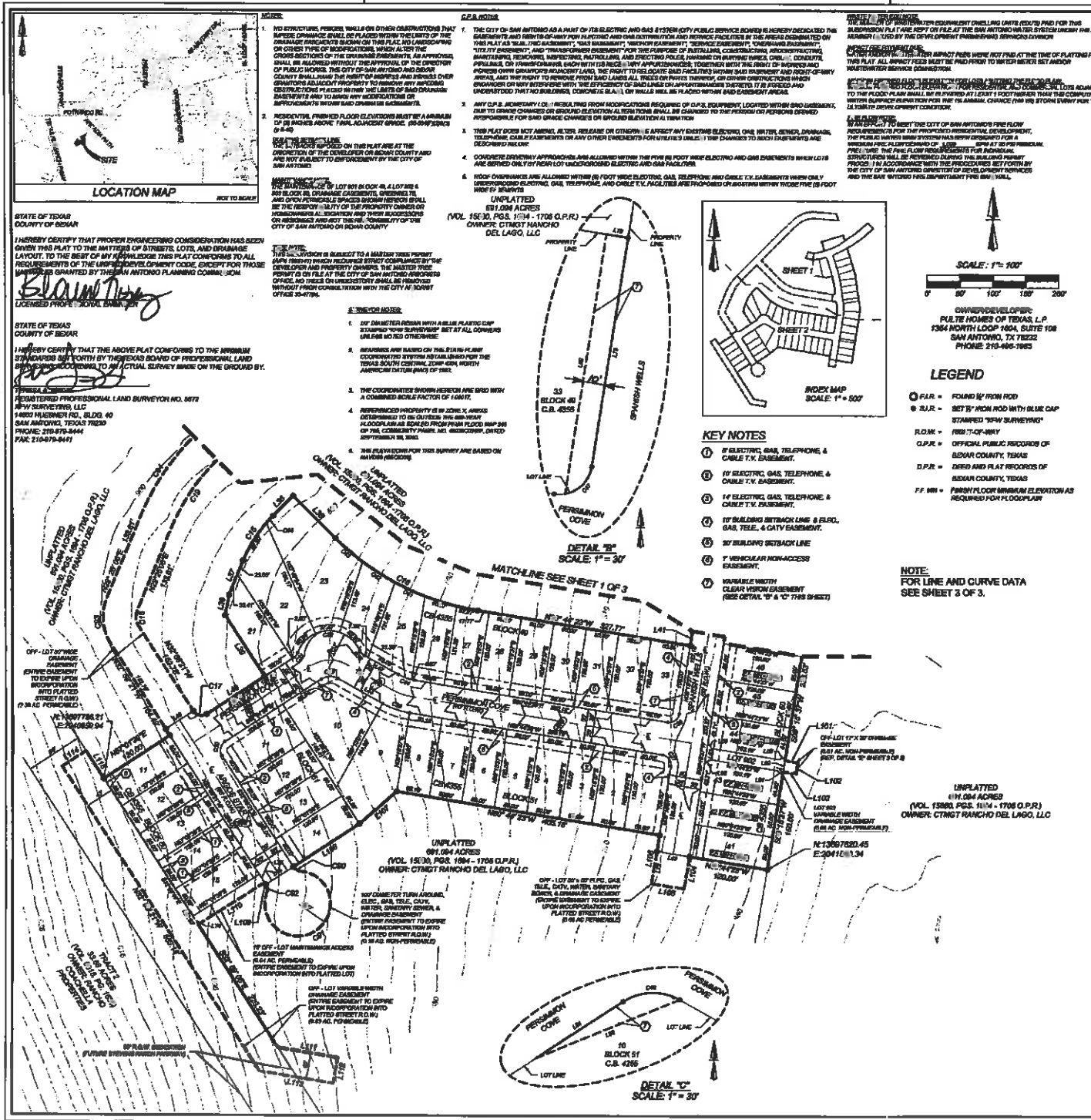
MDP 13-00009, Arcadia Ridge Subdivision, accepted on January 28, 2014

Access:

Plat 130424, Arcadia Ridge Collector Phase I, was approved by Planning Commission on December 3, 2014 and provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. The proposed Plat 140328 may not be recorded until Plat 130424 is recorded with Bexar County.

RECOMMENDATION:

Approval of a Subdivision Plat that consists of 14.92 acre tract of land, which proposes forty nine (49) single-family residential lots, and approximately two thousand two hundred sixty-one (2,261) linear feet of public streets



PLAT NUMBER 140328

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

BEING A TOTAL OF 14.93 ACRES TRACT OF LAND OUT OF A 20.826 ACRES TRACT, CALLED AS TRACT 2, OUT OF THE JOHNN PEEPER SURVEY NO. 7, ABSTRACT 1018, COUNTY BLOCK 4348, CONVEYED TO PLATE HOMES OF TEXAS, L.P. RECORD BY VOLUME 19075 PAGES 1448 - 1465 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

MRS. MURDER RD. BLDG. 40
SAN ANTONIO, TEXAS 78202
PHONE: (210) 870-8444
FAX: (210) 870-8441



STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON, AND THAT THE PLAT IS IN ACCORDANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE SAME, AND THAT THE PLAT IS APPROVED BY THE SAID COMMISSIONERS COURT.

CHUCK MALL
OWNER, PLATE HOMES OF TEXAS, L.P.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Chuck Mall 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 11 DAY OF December AD 2014

Blaine P. Lopez
Notary Public, State of Texas
My Commission Expires June 14, 2017



CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEAR COUNTY, TX

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF ARCADIA RIDGE PHASE I, UNIT 5B-1 AND BEING SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH STATE OF TEXAS LAWS AND REGULATIONS, AND WHERE ADMINISTRATIVE EXCEPTIONS, BEAR VARIATIONS HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS

COUNTY OF BEAR

I, _____ COUNTY CLERK OF BEAR COUNTY, DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

_____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY

RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE

_____ BOOK AND PLAT RECORDS OF BEAR COUNTY IN BOOK VOLUME _____

ON PAGE _____

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE,

THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

DRAWN BY: JA

Date: Dec 09, 2014, 10:00am User: JD: Jddk
File: P:\2014\140328\140328.dwg



City of San Antonio

Agenda Memorandum

File Number:14-3523

Agenda Item Number: 7.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Schattenberg Ranch 140386

SUMMARY:

Request by Herbert J. III and Linda Schattenberg, for approval to replat a tract of land to establish Schattenberg Ranch Subdivision, generally located southeast of the intersection of Cielo Vista and Vista Verde. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)]

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: December 18, 2014
Engineer/Surveyor: Maverick Land Surveying Co.
Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

ANALYSIS:

Zoning:

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

Notices:

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

Military Awareness Zone:

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.

The proposed project will comply with the dark sky lighting measures (July 22, 2008 Bexar County Court Order) or the UDC's Military Lighting Overlay Zoning District (MLOD-1) regulations, whichever is applicable.

RECOMMENDATION:

Approval of a Subdivision Plat that consists of 14.519 acre tract of land, which proposes two (2) single-family residential lots.



City of San Antonio

Agenda Memorandum

File Number:15-1021

Agenda Item Number: 8.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Clarity Child Guidance Center 140443

SUMMARY:

Request by San Antonio Medical Foundation, for approval to replat and subdivide a tract of land to establish Clarity Child Guidance Center Subdivision, generally located northwest of the intersection of Sid Katz Drive and Tom Slick Drive. Staff recommends Approval. Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department

BACKGROUND INFORMATION:

Council District: 3
Filing Date: December 22, 2014
Engineer/Surveyor: Pape-Dawson Engineers, Inc.
Staff Coordinator: Luz M. Gonzales, Planner, (210) 207-7898

ANALYSIS:

Zoning:

"C-2NA S" Commercial, Nonalcoholic Sales District, Specific Use Permit for a Hospital.

RECOMMENDATION:

Approval of a Subdivision Plat that consists of 8.507 acre tract of land, which proposes one (1) non-single-family residential lot.





City of San Antonio

Agenda Memorandum

File Number:14-3524

Agenda Item Number: 9.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Arteaga Marquez 150014

SUMMARY:

Request by Jose Arteaga, for approval to replat a tract of land to establish Arteaga Marquez Subdivision, generally located at the intersection of Anacacho Road and Santa Gertrudis Street.

Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 10
Filing Date: December 18, 2014
Engineer/Surveyor: Rivera-Engineering
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

ANALYSIS:

Zoning:

"R-6" Single-Family Residential District

RECOMMENDATION:

Approval of a Subdivison Plat that consists of a 0.674 acre tract of land, which proposes one (1) single-family residential lot.





City of San Antonio

Agenda Memorandum

File Number: 14-3551

Agenda Item Number: 10.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Inverness Unit-1 PUD 150043

SUMMARY:

Request by Heinz Huhn, for approval of a replat a tract of land to establish Inverness Unit-1 PUD Subdivision, generally located at the intersection of Inverness Boulevard and Turnberry Way. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 8
Filing Date: January 7, 2015
Engineer/Surveyor: Fernandez, Frazer, White and Associates
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

ANALYSIS:

Zoning:
"PUD R-6" Planned Unit Development Single-Family Residential District

Master Development Plans:

POADP/PUD 97-033, Inverness, approved on July 7, 2000.

RECOMMENDATION:

Approval of a Subdivison Plat that consists of a 0.7306 acre tract of land, which proposes one (1) single-family residential lot.



City of San Antonio

Agenda Memorandum

File Number:15-1022

Agenda Item Number: 11.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Scattered Oaks Unit 3 PUD #14-00005

SUMMARY:

Request by Scattered Oaks Development, for approval to establish the Scattered Oaks Unit 3 Planned Unit Development Subdivision, generally located south of Scattered Oaks Drive, west of Jones-Maltsberger Road. Staff recommends Approval. Luz M, Gonzales, Planner (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department

BACKGROUND INFORMATION:

Council District: 10
Filing Date: December 18, 2014
Engineer/Surveyor: KFW Engineers & Surveying
Staff Coordinator: Luz M. Gonzales, Planner, (210) 207-7898

ANALYSIS:

The Planning Commission held a public hearing for this item on November 12, 2014. Further, the commission motioned to continue this item to December 3, 2014 in an effort to afford the surrounding property owners an opportunity to discuss drainage and environmental concerns raised at the November 12, 2014 meeting with the applicant.

Zoning:

"R-6 PUD" Single-Family Residential District.

Planned Unit Development Plan:

PUD 96-018, Scattered Oaks Unit 3, approved on May 10, 1996

RECOMMENDATION:

Approval of a Plan Unit Development that consists of 5.428 acre tract of land, which proposes one (3) single-family residential lots.



City of San Antonio

Agenda Memorandum

File Number: 14-3462

Agenda Item Number: 12.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Street name change "Old Hwy 90" to "Enrique M Barrera Pkwy" S15-002

SUMMARY:

S15-002 A resolution recommending approval of a street name change request to change the name of "Old Hwy 90" to "Enrique M Barrera Pkwy" between U.S. Hwy 90 and Commerce Street.

BACKGROUND INFORMATION:

Council District:	6
Applicant:	City Council District 6
Representative:	Councilman Ray Lopez
Owner:	City of San Antonio
Staff Coordinator:	Donna Camacho, Senior Planner, (210) 207-5016 donna.camacho@sanantonio.gov

ANALYSIS:

Council Consideration Request was received on July 18, 2014.

Property Address Location: Generally located between Hwy 90 and Commerce

Street Segment Size: Approximately 22,158 Linear Feet

Notification:

- Notices mailed December 3, 2014, to 229 property owners abutting the segment of the street proposed for a name change.
- Notice sent to the Cable Westwood and Los Jardines Neighborhood Associations
- Notice was also sent to the Community Workers Council
- Development Services Department Website Posting December 3, 2014 and updated on December 17, 2014.
- Internet Agenda Posting January 9, 2015
- To the present, staff has received one (1) written response from the adjacent property owners.

Inter-jurisdictional Review:

In accordance with Section 6-675 of the City Code, the following agencies reviewed the proposed street name change request:

- Alamo Regional Mobility Authority.
- Bexar County;
- Bexar Metro 9-1-1 Network;
- City Public Service ("CPS") Energy;
- Applicable Independent School District;
- San Antonio Water System ("SAWS");
- TXDOT;
- United States Postal Service ("USPS"); and
- VIA Metropolitan Transit.

The City of San Antonio did not receive any objections or concerns to the proposed street name change from these agencies. The USPS approved the proposed street name on February 8, 2013, in accordance with Sections 6-675 of the City Code and 35-506(h)(1) of the Unified Development Code ("UDC") (ATTACHMENT 2).

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

Interdepartmental Review:

All City Departments reviewed the proposed request in accordance with Section 6-675 of the City Code. There were no objections or concerns to the proposed change or new street name from other City Departments.

SUPPLEMENTAL INFORMATION:

Evaluation Criteria:

In accordance with Section 6-672(d)(7) of the City Code, change of a street's existing name should be done for a significant reason and requested by an owner of property abutting the street. A significant reason includes, but is not limited to, to honor a person, place institution, group, entity, or event. To recognize Enrique M. Barrera for his service on the Edgewood School Board as Trustee for 12 years and City Council for 5 years.

RECOMMENDATION:

Approval

ATTACHMENTS

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



**City of San Antonio
Development Services Department
Land Entitlements Section**

1901 S. Alamo, San Antonio, Texas 78204
P.O. Box 839966, San Antonio, Texas 78283
<http://www.sanantonio.gov/dsd>

Old Highway 90 Proposed Street Name Change

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



ADDRESS MANAGEMENT SYSTEMS
RIO GRANDE DISTRICT



UNITED STATES
POSTAL SERVICE

DEVELOPMENT SERVICES
DEPARTMENT

2013 FEB 11 A 11:39

FOR'S OFFICE

February 8, 2013

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

Re: Rename W Old US Highway 90

Dear Mr. Jacks,

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

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

AVE BLVD CT DR LN RD ST TRL

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

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

Sincerely,

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

Enclosure

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

Delivery Growth Coordinator
SA Police Information Systems

1 POST OFFICE DR
SAN ANTONIO TX 78284-8321
(210) 368-8559
FAX: (851) 894-3207

ADDRESS MANAGEMENT SYSTEMS
RIO GRANDE DISTRICT



UNITED STATES
POSTAL SERVICE

STREET NAME APPROVALS / DISAPPROVALS

Effective Date: February 8, 2013

Requestor: City of San Antonio

Re: Rename W Old US Highway 90

ZIP Code: 78237, 78227

County: Bexar

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

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

"EXHIBIT A"



City of San Antonio
Development Services Department
Land Entitlements Section
1901 S. Alamo, San Antonio, Texas 78204
P.O. Box 639906, San Antonio, Texas 78263
<http://www.sanantonio.gov/led>

Old Highway 90 Proposed Street Name Change

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





City of San Antonio

Agenda Memorandum

File Number:15-1013

Agenda Item Number: 13.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Office of EastPoint & Real Estate Services

STAFF COORDINATOR: Martha Almeria, Management Analyst, (210) 207-6970,
malmeria@sanantonio.gov

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT: Joint Use Agreement

SUMMARY: Consideration of a Joint Use Agreement to use 0.019 of an acre tract of land (812 square feet) of an 80 foot-wide drainage easement Public Right of Way, located at 2930 MacArthur View, as requested by Gates Realty LLC. Staff recommends Approval. (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)

BACKGROUND INFORMATION:

Gates Realty LLC (Petitioner) is requesting a Joint Use Agreement for the use of a portion of an 80 foot-wide drainage easement Public Right of Way as shown on attached Exhibit A and plat. Petitioner constructed a new commercial building at 2955 Nacogdoches Road and would like to fence in an abutting 0.019 of an acre portion of land (812 square feet) of the subject drainage easement in order to provide additional fire access to the new building. The Petitioner proposes to landscape and maintain the subject property.

The drainage easement is owned in fee by San Antonio Baptist Association, which is located at 2930 MacArthur View. The City's authority over the 80 foot-wide drainage easement is based on a plat dedication of the easement to the City of San Antonio. The Association has also granted permission to the Petitioner for use of the land.

ISSUE:

Consideration of a Joint Use Agreement to use 0.019 of an acre tract of land (812 square feet) of an 80 foot-wide drainage easement Public Right of Way, located at 2930 MacArthur View, as requested by Gates Realty LLC.

ALTERNATIVES:

This Joint Use Agreement will allow the Petitioner to use 0.019 of an acre tract of land located at 2930 MacArthur View for the construction of a fence and landscaping. Disapproval of this request will disallow the

Petitioner from providing additional fire access to the new building and to maintain a previously unkempt portion of the easement.

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.

RECOMMENDATION:

Staff recommends approval of this request for a Joint Use Agreement for the construction of a fence and landscaping.

ATTACHMENT(S):

1. Exhibit A
2. Plat
3. Survey
4. Resolution

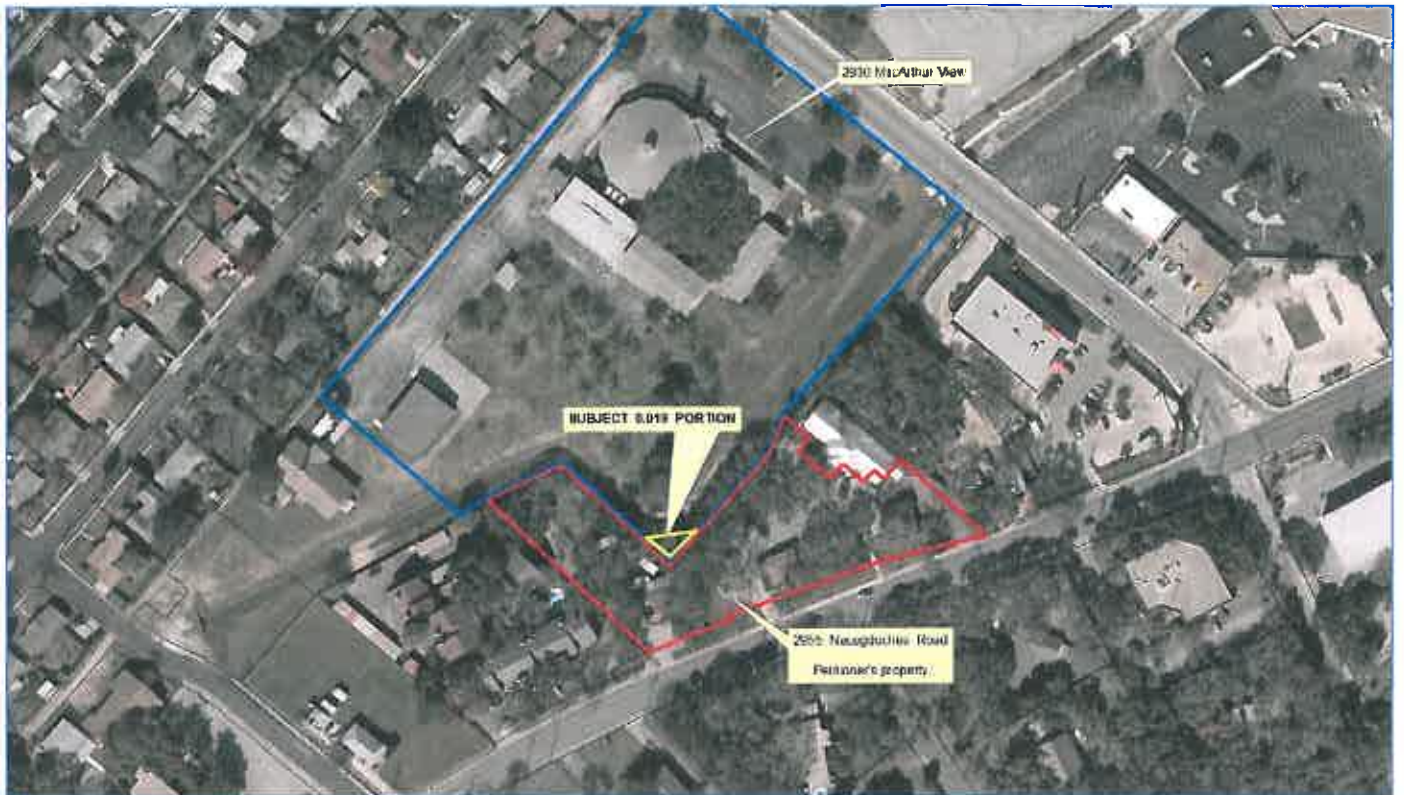


Exhibit A

S. P. No 1823
Petitioner: Gates Realty LLC

19

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8

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[illegible]

1

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10

1111

Bexar County Plat Book 4500

303524 JUL 2

Now



LOCATION MAP

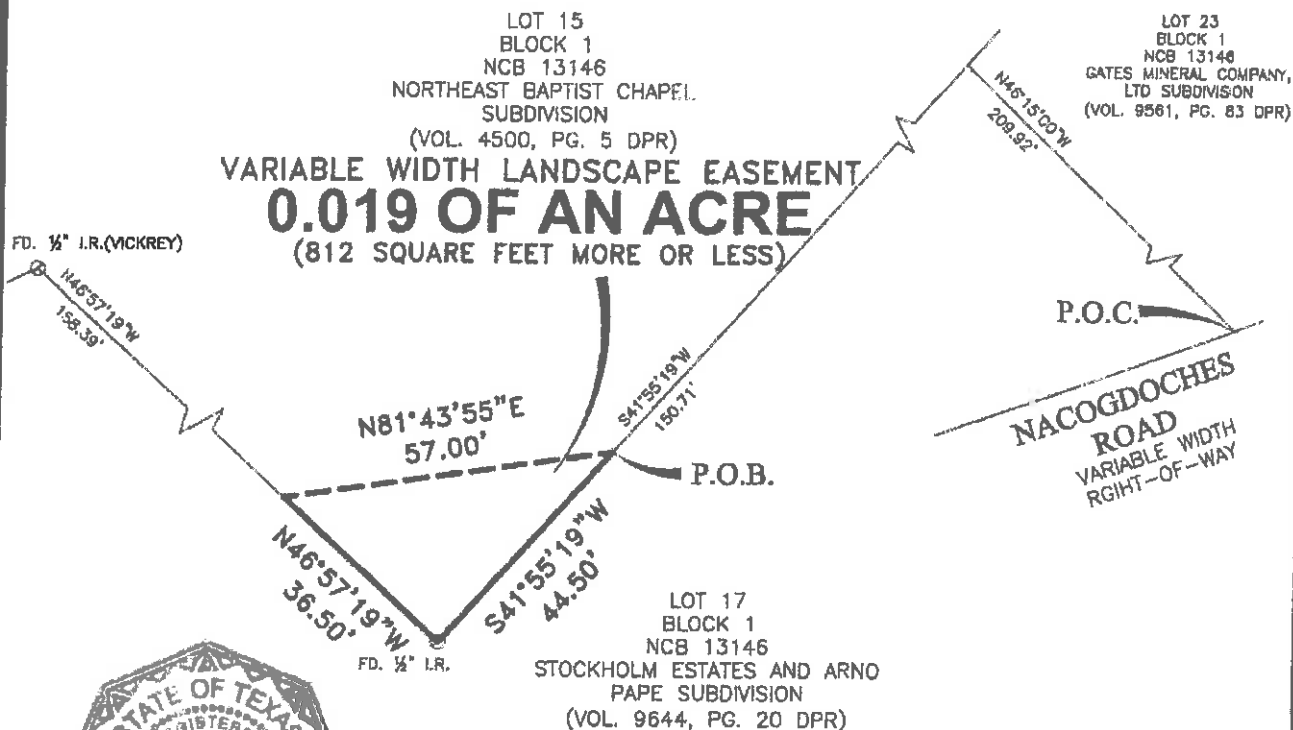
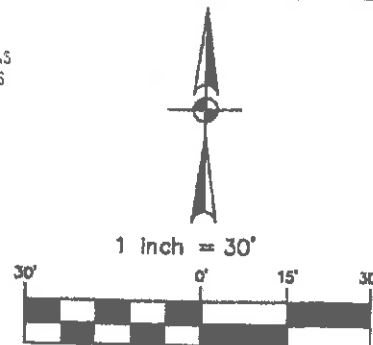
NOT TO SCALE

LEGEND:

DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 OFR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FR FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE AMENDING PLAT OF STOCKHOLM ESTATES AND ARNO PAPE SUBDIVISION RECORDED IN VOLUME 9644, PAGE 20 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



**PAPE-DAWSON
 ENGINEERS**

335 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9507
 FAX: 210.375.9510

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIVE PERCENTAGE / 475
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIVE PERCENTAGE / 102240-00

EXHIBIT
 OF

VARIABLE WIDTH LANDSCAPE EASEMENT
 A 0.019 OF AN ACRE, OR 812 SQUARE FEET MORE OR LESS,
 EASEMENT LOCATED ON LOT 15, BLOCK 1, NEW CITY
 BLOCK 13146, NORTHEAST BAPTIST CHAPEL SUBDIVISION
 RECORDED IN VOLUME 4500, PAGE 5 OF THE DEED AND
 PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MARCH 19, 2014

JOB No.:

9064-14

SHEET 1 OF 1

Order: Mar 15, 2014, 10:47am. User ID: 4646666
 File: M:\Survey\9064-14\9064-14 EX-0.019 AC LS-ES&T.dwg



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR
VARIABLE WIDTH LANDSCAPE EASEMENT

A 0.019 of an acre, or 812 square feet more or less, easement located on Lot 15, Block 1, New City Block 13146, Northeast Baptist Chapel Subdivision recorded in Volume 4500, Page 5 of the Deed and Plat Records of Bexar County, Texas. Said 0.019 of an acre easement being more fully described as follows, with bearings based on the Amending Plat of Stockholm Estates and Arno Pape Subdivision recorded in Volume 9644, Page 20 of the Deed and Plat Records of Bexar County, Texas:

COMMENCING: At a point on the northwest right-of-way line of Nacogdoches Road, a variable width right-of-way, the southwest corner of Lot 23, Block 1, Gates Mineral Company, Ltd. Subdivision recorded in Volume 9561, Page 83 of the Deed and Plat Records of Bexar County, Texas, the southeast corner of Lot 17, Block 1 of said Stockholm Estates and Arno Pape Subdivision;

THENCE: N 46°15'00" W, departing the northwest right-of-way line of said Nacogdoches Road, along and with the west line of said Lot 23, the east line of said Lot 17, a distance of 209.92 feet to the northwest corner of said Lot 23, the northeast corner of said Lot 17, on the south line of said Lot 15;

THENCE: S 41°55'19" W, along and with a northwest line of said Lot 17, the southeast line of said Lot 15, a distance of 150.71 feet to the POINT OF BEGINNING of the herein described easement;

THENCE: S 41°55'19" W, continuing along and with a northwest line of said Lot 17, the southeast line of said Lot 15, a distance of 44.50 feet to a found ½" iron rod, being the southeast corner of said Lot 15, and a reentrant corner of said Lot 17;

THENCE: N 46°57'19" W, along and with a southwest line of said Lot 15, a northeast line of said Lot 17, a distance of 36.50 feet to a point, from which a found ½" iron rod with cap stamped "Vickrey" bears N 46°57'19" W, 158.39 feet;

THENCE: N 81°43'55" E, over and across said Lot 15, a distance of 57.00 feet to the POINT OF BEGINNING, and containing 0.019 of an acre in the City of San Antonio, Bexar County, Texas. Said easement being described in accordance with an exhibit prepared under job number 9064-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: March 19, 2014

JOB NO. 9064-14

DOC. ID.N: Survey14:14-9000 9064-14 Word 9064-14 FN-0.019 AC LS-ESMT.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00

Page 1 of 1



SAN ANTONIO / AUSTIN
HOUSTON / FORT WORTH

555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

RESOLUTION # _____

A RESOLUTION SUPPORTING A JOINT USE AGREEMENT FOR USE OF 0.019 OF AN ACRE TRACT OF LAND (812 SQUARE FEET) OF AN 80 FOOT-WIDE DRAINAGE EASEMENT PUBLIC RIGHT OF WAY, LOCATED AT 2930 MACARTHUR VIEW IN COUNCIL DISTRICT 10, AS REQUESTED BY GATES REALTY LLC.

*** * * * ***

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, Gates Realty LLC filed an application requesting a Joint Use Agreement to use 0.019 of an acre tract of land (812 sq. ft.) of an 80 foot-wide drainage easement Public Right of Way, in NCB 13146 and located at 2930 MacArthur View in Council District 10; 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 14th day of January, 2015.

**_____
MARCELLO DIEGO MARTINEZ, *Chair***

Attest:

Executive Secretary
San Antonio Planning Commission



City of San Antonio

Agenda Memorandum

File Number: 14-3473

Agenda Item Number: 14.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Office of EastPoint & Real Estate Services

STAFF COORDINATOR: Mary L. Fors (210) 207-4083; mary.fors@sanantonio.gov

SUBJECT: S.P. 1835 SAWS, Capital Port Drive

SUMMARY:

Approval of a request to close, vacate and abandon an unimproved 0.5666 acre cul-de-sac of Capital Port Drive (Tradesman Quarry), NCB 14848

BACKGROUND INFORMATION:

The San Antonio Water System (SAWS) has four service center locations within San Antonio. SAWS intends to construct a new service center on the north side of San Antonio near Loop 1604 and I-10 to support projected growth along with the addition of DSP (former BexarMet) service areas.

The new service center will improve response time to customers and facilities while reducing the drive time per trip resulting in more efficient scheduling and a lower safety risk. In addition, it will reduce wear-and-tear on current facilities, equipment and vehicles.

SAWS selected a 20.62 acre unimproved site on Capital Port Drive. The size of the tract will allow for future growth. The property has access to major highways. It is a contiguous site with natural site features to provide security and screening. The surrounding area is light industrial and the location is close to the Edwards Aquifer Recharge Zone.

The unimproved parcel is located at the end of Capital Port Drive, and the parcel includes a public right-of-way (cul-de-sac) that was never constructed. SAWS wants to maximize use of the parcel, so it requested the city close, vacate and abandon its interest in the unimproved cul-de-sac so that SAWS can incorporate it into the Service Center Campus. If approved, SAWS will construct a hammerhead that will allow trucks the ability to enter and exit Capital Port Drive. The closure of the unimproved cul-de-sac will provide an additional 0.5335 acres for its campus.

ISSUE:

Consideration of an ordinance authorizing the closure, vacation and abandonment of a 0.5666 acre unimproved portion of the cul-de-sac of Capital Port Drive as requested by the San Antonio Water System for

construction of its North Side Service Center.

ALTERNATIVES:

City Council could choose not to approve this request to close an unimproved cul-de-sac of Capital Port Drive; however that would prevent SAWS from being able to fully maximize use of its North Side Service Center campus.

RECOMMENDATION:

Approval of the request to close, vacate and abandon an unimproved 0.5666 acre cul-de-sac of Capital Port Drive as requested by SAWS for its North Service Center.

ATTACHMENT(S):

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



City of San Antonio

Detail View

File Number: 14-3515

Agenda Date: 1/29/2015

Status: Draft

In Control: City Council A Session

File Type: Real Property Sale

POSTING LANGUAGE: An Ordinance authorizing the closure, vacation and abandonment of a 0.5666 acre unimproved portion of the cul-de-sac of Capital Port Drive in Council District 8, as requested by the San Antonio Water System for construction of its North Service Center for a fee of \$87,800.00.

DEPARTMENT: Office of EastPoint & Real Estate

DEPARTMENT HEAD: Mike Etienne

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT: Disposition: ROW closure of an unimproved cul-de-sac of Capital Port Drive

SUMMARY:

This ordinance will authorize the closure, vacation and abandonment of a 0.5666 acre unimproved portion of the cul-de-sac of Capital Port Drive in Council District 8, as requested by the San Antonio Water System for construction of its North Side Service Center for a fee of \$87,800.00.

BACKGROUND INFORMATION:

The San Antonio Water System (SAWS) has four service center locations within San Antonio. SAWS intends to construct a new service center on the north side of San Antonio near Loop 1604 and I-10 to support projected growth along with the addition of DSP (former BexarMet) service areas.

The new service center will improve response time to customers and facilities while reducing the drive time per trip resulting in more efficient scheduling and a lower safety risk. In addition, it will reduce wear-and-tear on current facilities, equipment and vehicles.

SAWS selected a 20.62 acre unimproved site on Capital Port Drive. The size of the tract will allow for future growth. The property has access to major highways. It is a contiguous site with natural site features to provide security and screening. The surrounding area is light industrial and the location is close to the Edwards Aquifer Recharge Zone.

The unimproved parcel is located at the end of Capital Port Drive, and the parcel includes a public right-of-way (cul-de-sac) that was never constructed. The Service Center will be accessed from Tradesman Drive. SAWS wants to maximize use of the parcel, so it requested the city close, vacate and abandon its interest in the unimproved cul-de-sac so that SAWS can incorporate it into the Service Center Campus. If approved, SAWS will construct a hammerhead that will allow trucks the ability to enter and exit Capital Port Drive. The closure of the unimproved cul-de-sac will provide an additional 0.5335 acres for its campus.

ISSUE:

Consideration of an ordinance authorizing the closure, vacation and abandonment of a 0.5666 acre unimproved portion of the cul-de-sac of Capital Port Drive as requested by the San Antonio Water System for construction of its North Side Service Center.

ALTERNATIVES:

City Council could choose not to approve this request to close an unimproved cul-de-sac of Capital Port Drive; however that would prevent SAWS from being able to fully maximize use of its North Side Service Center campus.

FISCAL IMPACT:

The fair market value of the cul-de-sac is \$86,000.00 as determined by an independent appraisal completed by Valbridge Property Advisors[Dugger, Canaday, Grafe, Inc. on December 8, 2014. The cost of the appraisal is \$1,800.00. The total closure fee is \$87,800.00.

RECOMMENDATION:

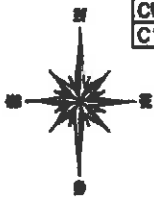
The Planning Commission reviewed this request at its regular meeting on January 14, 2015.

Staff recommends approval of the closure, vacation and abandonment of a cul-de-sac of Capital Port Drive.

FISCAL ORDINANCE LANGUAGE:

CURVE	ARC LEN.	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN.
C1	452.42'	100.00'	259°13'07"	S 84°17'44" W	154.08'

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS SURVEY PLAT



1" = 100'

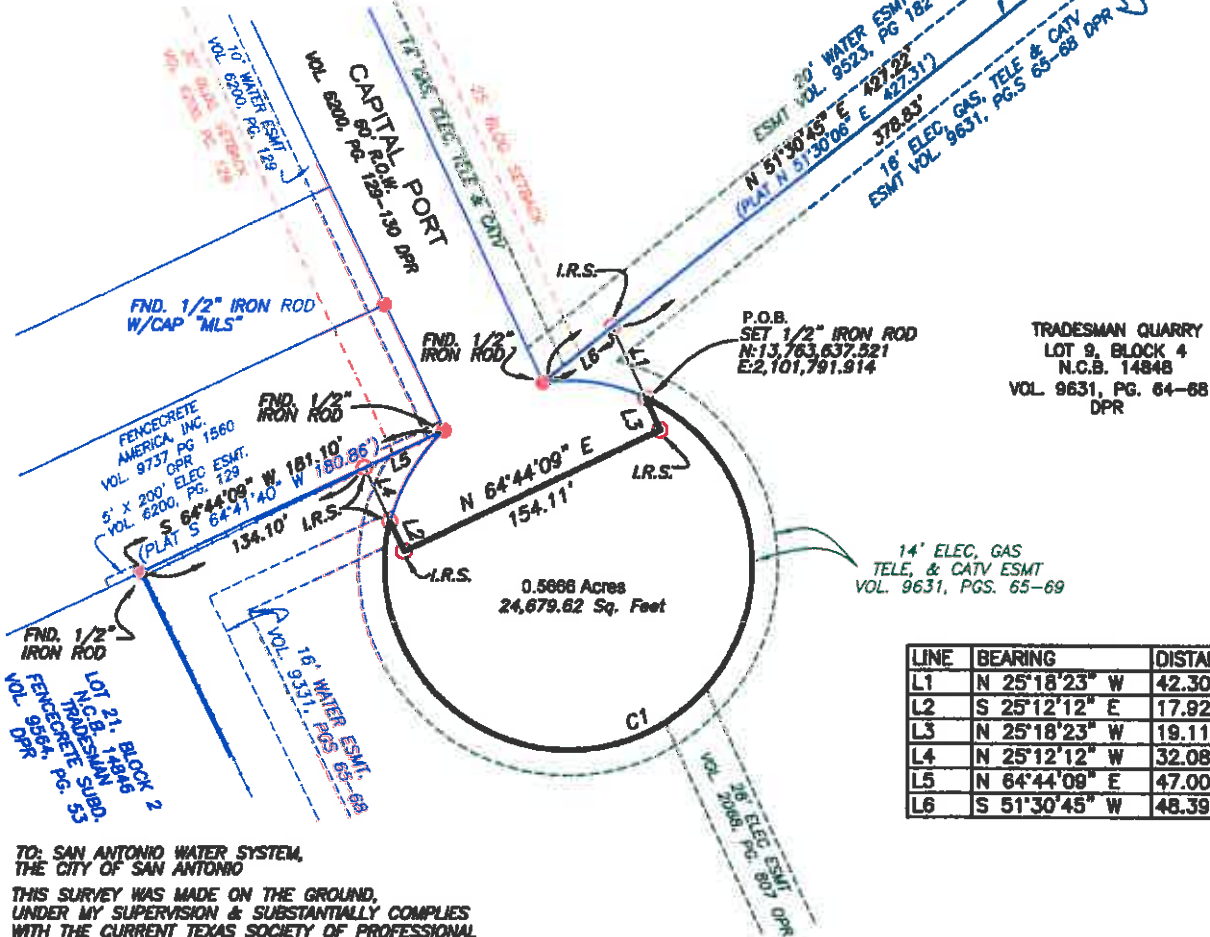
BEARING AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE, SOUTH CENTRAL ZONE NAD 83/83; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017

CADENA SUBDIVISION
LOT 18, BLOCK 4
N.C.B. 14848
VOL. 9523, PG. 182
DPR

FND. 1/2" IRON ROD
NEXT TO 4" CEDAR F.C.
N:13783911.5286
E:2102070.3582

THE KELLER MARTIN
ORGANIZATION, INC.
1.795 ACRES
VOL. 7126, PG. 1922

UNIVERSITY OAKS
BLOCK 102
PG. 46-49



LINE	BEARING	DISTANCE
L1	N 25°18'23" W	42.30'
L2	S 25°12'12" E	17.92'
L3	N 25°18'23" W	19.11'
L4	N 25°12'12" W	32.08'
L5	N 64°44'09" E	47.00'
L6	S 51°30'45" W	48.39'

TO: SAN ANTONIO WATER SYSTEM,
THE CITY OF SAN ANTONIO

THIS SURVEY WAS MADE ON THE GROUND,
UNDER MY SUPERVISION & SUBSTANTIALLY COMPLIES
WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL
SURVEYORS STANDARDS AND SPECIFICATIONS FOR
A CATEGORY 1B, CONDITION 2 SURVEY EXCEPT
AS SHOWN HEREON THERE ARE NO APPARENT
EASEMENTS OR ENCROACHMENTS AFFECTING
THIS PROPERTY.

[Signature]
REX L. HACKETT
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5573
DATE: 11-10-2014
PROJECT NO. 1800.3910



PLAT SHOWING
VACATE & ABANDONMENT OF INTEREST
0.5868 AC. (24,679.62 Sq. Ft.)

BEING A PORTION OF THE CUL-DE-SAC OF
CAPITAL PORT DRIVE, AS SHOWN ON A PLAT
TRADESMAN NORTH INDUSTRIAL, UNIT 1
RECORDED IN VOL. 6200, PG. 130 OF THE DEED
AND PLAT RECORDS, ALSO SHOWN ON THE
RE-PLAT OF TRADESMAN QUARRY
RECORDED IN VOL. 9631, PGS. 64-68
OF THE DEED & PLAT RECORDS OF
BEXAR COUNTY, TEXAS



10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
www.fordengineering.com



TBPE NO. F-1162
TBPLS NO. 100184-00



FORD ENGINEERING, INC.

Date: November 10, 2014
Project No: 1800.3910

Page 1 of 2

FIELD NOTES DESCRIPTION
0.5666 ACRES (24,679.62 sq. ft.)
Vacate and Abandonment of Interest

A 0.5666 acre (24,679.62 sq. ft.) tract of land, being portion of the Cul-De-Sac of Capital Port Drive as shown on a plat of Tradesman North Industrial, Unit 1 in Volume 6200, Page 130 of the Deed and Plat Records, also shown on the Re-Plat of Tradesman Quarry recorded in Volume 9631, Pages 64-68 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (N = 13,763,637.521, E = 2,101,791.914) set on a line of the said Cul-De-Sac of Capital Port Drive, a line of Lot 9, Block 4, Tradesman Quarry, N.C.B. 14848 as shown on said plat recorded in Volume 9631, Pages 64-68, from which a ½ inch iron rod (N = 13,763,911.5266, E = 2,102,070.3582) found next to a 4 inch cedar fence corner for the Northeastern corner of Lot 9, Block 4, Tradesman Quarry, the same being the Southeastern corner of the Cadena Subdivision as shown on a plat recorded in Volume 9523, Page 182 of the Deed and Plat Records bears N 25°18'23" W – 42.30 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Northern line of said Lot 9, Block 4, the Southern line of the said Cadena Subdivision and thence N 51°30'45" E – 378.83 feet along said line to ½ inch iron rod found;

THENCE: Along said Cul-De-Sac, a line of said Lot 9, Block 4, a curve to the right (Westerly) having a Delta angle of 259°13'07", a Radius of 100.00 feet, an Arc length of 452.42 feet and a Chord bearing of S 64°17'44" W – 154.08 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of this tract, from which a ½ inch iron rod found for the Northwestern corner of said Lot 9, Block 4 bears N 25°12'12" W – 32.08 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on a Northern line of said Lot 9, Block 4, the Southern line of that certain tract of land conveyed to Fencrete America, Inc. recorded in Volume 9737, Page 1562 of the Official Public Records of Real Property of Bexar County, Texas and thence S 64°44'09" W – 134.10 feet along said line to ½ inch iron rod found;

THENCE: S 25°12'12" E – 17.92 feet across the said Cul-De-Sac to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of this tract;

THENCE: N 64°44'09" E – 154.11 feet across the said Cul-De-Sac to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of this tract;



FORD ENGINEERING, INC.

Page 2 of 2

THENCE: N 25°18'23" W – 19.11 feet continuing across the said Cul-De-Sac to the **POINT OF BEGINNING** and containing 0.5666 acres (24,679.62 sq. ft.) of land, *according to a survey made on the ground under my supervision;*

Corresponding plat prepared.
1800.3910 Vacate and Abandonment.docx

**BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS
STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93;
COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE
FACTOR OF 1.00017.**




Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573



CITY OF SAN ANTONIO

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

December 15, 2014

San Antonio Water System
2800 Hwy. 281 North
San Antonio, Texas 78212

Attn: Bruce Haby, Real Estate Manager

[Via Email: Bruce.Haby@SAWS.org]

Re: S.P. 1835 SAWS request to close, vacate and abandon an unimproved portion of a cul-de-sac located at the end of Capital Port Drive

Dear Mr. Haby,

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:

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>

TCI – Storm Water: Prior to any construction and/or improvements to the property, all required studies, permits and fees must be submitted to and approved by all applicable local (city and/or county), state and federal governing bodies. Furthermore, all local (city and/or county), state and federal regulations must be complied with. **Traffic:** The Fire Code does allow for other dead-end fire apparatus access road turnaround (i.e. Hammer head) (Fire Code Appendix D). Submit plans for review and approval to TCI Traffic to assure compliance with City code for geometry, striping, signage and markings. **Right of Way:** Contact and confirm with all utilities that there are no conflicts.

CPS Energy – Overhead Engineering: Needs to be done in conjunction with the overhead distribution re-route. **ROW Management:** SAWS has agreed to pay for the relocation of the overhead line and plans to reroute within a variable width electric easement along the property.

EastPoint & Real Estate: The closure, vacation and abandonment of these Public Rights 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.

Total closure fee:

Processing Fee: \$815.00 **PAID**

Cost of Appraisal \$1,800.00.

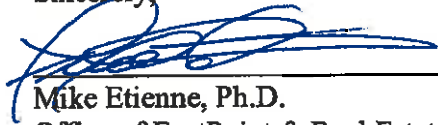
Fair Market Value of Capital Port Dr. cul-de-sac to be closed: \$86,000.00

Total Amount: \$87,800.00

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 _____

_____ Title

_____ Print Name

_____ Date

RESOLUTION # _____

**A RESOLUTION SUPPORTING THE CLOSURE, VACATION
AND ABANDONMENT OF AN UNIMPROVED CUL-DE-SAC OF
CAPITAL PORT DRIVE**

*** * * * ***

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, Petitioner has filed an application requesting the city close, vacate and abandon its interest in an unimproved cul-de-sac of Capital Port Drive; 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 city close, vacate and abandon its interest in an unimproved cul-de-sac of Capital Port Drive.

SIGNED this 14th day of January, 2015

Attest:

Executive Secretary
San Antonio Planning Commission



City of San Antonio

Agenda Memorandum

File Number:15-1012

Agenda Item Number: 15.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Environmental Variance from UDC 35-523(h) for Oaks at Fox Grove Units 1 and 2

SUMMARY:

Request by Kara Heasley, Vickrey & Associates on behalf of Joe Hernandez, KB Home Lone Star, Inc. for the Oaks at Fox Grove, Units 1 and 2 approval of a variance request from the Unified Development Code 35-523 (h), "Heritage trees shall be preserved at one hundred (100) percent within both the 100-year floodplains and environmentally sensitive areas." Mitigation for The Oaks at Fox Grove, Units 1 and 2, will be met with excess preservation in the floodplain. The minimum preservation for significant trees in the floodplain is 80%. A total of 96% of the significant trees in the floodplain will be preserved to mitigate for the removal of 4 heritage trees.

BACKGROUND INFORMATION:

Council District: ETJ
Tract Size: 79 acres
Staff Coordinator: Mark C Bird, City Arborist, (210) 207-0278

ANALYSIS:

The Development Services Department (DSD) has reviewed the information presented in Ms. Kara Heasley's letter submitted December 29, 2014.

The proposed Oaks at Fox Grove, Units 1 and 2, project includes construction of an off-site sanitary sewer main. This sanitary sewer main will provide services to 190 residential lots.

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

The applicant wishes to remove heritage trees in excess of the 100% preservation requirements for environmentally sensitive areas. DSD staff does agree with the applicant's request to mitigate for falling below 100% preservation of heritage trees in the environmentally sensitive areas for the following reasons:

1. Under the 2010 Tree Preservation Ordinance, "mitigation shall be prohibited in floodplains and environmentally sensitive areas except when a variance is granted by the planning commission." The proposed development

requires 200 inches of mitigation for removal of four (4) heritage trees in the floodplain (50 inches at 3:1 = 150 inches, 50 inches at 1:1). Mitigation will be met by preserving 95% of the significant trees in the floodplain. Minimum preservation of significant trees in the floodplain is 80%. The excess preservation equals approximately 3038 inches of excess preservation of significant trees.

2. In addition to excess tree preservation in the floodplain there is 98% preservation of significant trees and 100% preservation of heritage trees in the sixty (60) foot riparian buffer required in environmentally sensitive areas
3. There is 46.45% preservation of significant trees in the developable non-floodplain areas. This includes approximately 11.8 acres of contiguous tree canopy in Units 1 & 2 and approximately 6 acres of contiguous tree canopy in Units 3 & 4.
4. The Oaks at Fox Grove exceeds the 38% residential tree canopy requirement by providing 44.81% final tree canopy through tree preservation and planting 2 native large species shade trees per lot on 174 residential lots for a total of 348 trees.

RECOMMENDATION:

Approval of the environmental variance from UDC 35-523 (h) to allow for mitigation below 100% preservation of heritage trees in the floodplain for development of **the Oaks at Fox Grove, Units 1 & 2.**

ATTACHMENT(S):

1. Variance Request Application
2. Variance Request Analysis
3. Exhibit 1: Tree Preservation Plan



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	Oaks at Fox Grove
A/P # /PPR # / Plat #	1937250
Date:	November 17, 2014
Code Issue:	Conditional approval received to remove heritage trees located in 100-year floodplain.
Code Sections:	UDC §35-523(h)

Submitted By:	☒ Owner	☐ Owners Agent * (Requires notarized Letter of Agent)
Owners Name:	Joe Hernandez	
Company:	KB Home Lone Star, Inc.	
Address:	4800 Fredericksburg Rd., San Antonio, Texas	Zip Code: 78229
Tel #:	210-301-2886	Fax #: 210-885-1143 E-Mail: jchernandez@kbhome.com
Consultant:	Kara Heasley	
Company:	Vickrey & Associates, Inc.	
Address:	12940 Country Parkway, San Antonio, Texas	Zip Code: 78216
Tel #:	(210) 349-3271	Fax #: (210) 349-2561 E-Mail: kheasley@vickreyinc.com
Signature:		

Additional Information – Subdivision Plat Variances & Time Extensions				
1.	☐ Time Extension	☐ Sidewalk	☐ Floodplain Permit	☐ Completeness Appeal
	☒ Other <u>Environmental Trees</u>			
2.	City Council District <u>N/A</u>	Ferguson Map Grid <u>484E7</u>	Zoning District <u>OCL</u>	
3.	San Antonio City Limits	☐ Yes	☒ No	
4.	Edward's Aquifer Recharge Zone?	☒ Yes	☐ No	
5.	Previous/existing landfill?	☐ Yes	☒ No	
6.	Parkland Greenbelts or open space? Floodplain?	☒ Yes	☐ No	

November 17, 2014
Revised January 5, 2015



Variance Request Review
c/o Mark Bird
Development Services Department-Trees
City of San Antonio
1901 S. Alamo Street
San Antonio, TX 78204

Re: Oaks at Fox Grove 1 & 2
AP # 1937250, Plat No. 140174
35-523(h) Tree Preservation
Environmental Variance

Dear Mr. Bird,

The Oaks at Fox Grove Subdivision Unit 1 & 2, ID 140174 was approved on May 14, 2014, by the San Antonio Planning commission and is now recorded in Volume 9669, Pages 193-196 Plat Records of Bexar County, Texas.

We have received a Conditional Approval for site clearing regarding off-site sewer main construction, which included some heritage trees. Where at all possible, our intent is to preserve as many heritage trees as possible, even if they were accounted to be removed. However, it has come to our attention that some heritage trees may need to be removed within the floodplain as part of the off-site sanitary sewer main construction.

We are requesting a Variance to the 100% Heritage Tree Preservation requirement in the floodplain [UDC Section 35-523(h)] in connection with this construction and would like to point out that:

- We are preserving in the floodplain 96% of trees and tree canopy while the minimum by ordinance is 80%;
- We are preserving an additional area consisting of 11.8 acres west of the floodplain in Units 1 & 2;
- We are also preserving an additional area of trees in the Oaks at Fox Grove Units 3 & 4 amounting to six acres.

Your consideration in this matter is appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Hernandez".

Joe Hernandez

Cc: Eric Rodriguez



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

Project:	Oaks at Fox Grove Units 1 & 2
Address:	Evans Road & Dusty Canyon, East of Semora Oak & Dusty Canyon
A/P #/PPR #/Plat#:	A/P# 2019041 (PLAT 140497)
VR Submittal Date:	11/27/2014
VR Submitted by:	Ms. Kara Heasley, Vickrey & Associates, Inc.
Issue:	Below 100% preservation of Heritage trees in the 100-year floodplain
Code Sections:	Unified Development Code (UDC), Section 35-523 (h) (2010 Tree Preservation Ordinance)
By:	Mark C Bird, City Arborist

The Development Services Department (DSD) has reviewed the information presented in Ms. Kara Heasley's letter submitted November 27, 2014.

The Oaks at Fox Grove subdivision Units 1 & 2, Plat 140174, was approved on May 14, 2014 by the San Antonio Planning Commission. The subdivision will develop 174 residential lots and require the construction of an off-site sewer main in the floodplain.

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

The applicant wishes to remove heritage trees in excess of the 100% preservation requirements for the 100-year floodplain. DSD staff does agree with the applicant's request to mitigate for below 100% preservation of heritage trees in the 100-year floodplain for the following reasons:

1. Under the 2010 Tree Preservation Ordinance, "mitigation shall be prohibited in floodplains and environmentally sensitive areas except when a variance is granted by the planning commission." The proposed development requires 200 inches of mitigation for removal of four (4) heritage trees in the floodplain (50 inches at 3:1 = 150 inches, 50 inches at 1:1). Mitigation will be met by preserving 95% of the significant trees in the floodplain. Minimum preservation of significant trees in the floodplain is 80%. The excess preservation equals approximately 3038 inches of excess preservation of significant trees.

2. In addition to excess tree preservation in the floodplain there is 98% preservation of significant trees and 100% preservation of heritage trees in the sixty (60) foot riparian buffer required in environmentally sensitive areas
3. There is 46.45% preservation of significant trees in the developable non-floodplain areas. This includes approximately 11.8 acres of contiguous tree canopy in Units 1 & 2 and approximately 6 acres of contiguous tree canopy in Units 3 & 4.
4. The Oaks at Fox Grove exceeds the 38% residential tree canopy requirement by providing 44.81% final tree canopy through tree preservation and planting 2 native large species shade trees per lot on 174 residential lots for a total of 348 trees.

DSD staff agrees with the applicants' request to mitigate for the removal of heritage trees in environmentally sensitive areas. The Variance Request does meet the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

RECOMMENDATION: Variance Approval



Mark C Bird
City Arborist
DSD –Environmental

11/5/2015

Date

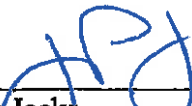


Pablo G. Martinez, P.E.
Development Services Engineer
DSD – Land Development Engineering

1/7/15

Date

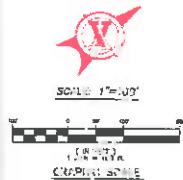
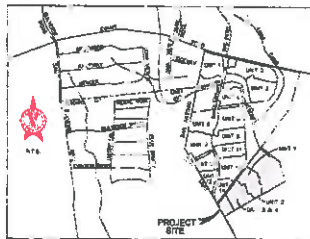
I have reviewed the Variance Analysis and concur with the recommendation.



John Jacks
Assistant Director
DSD

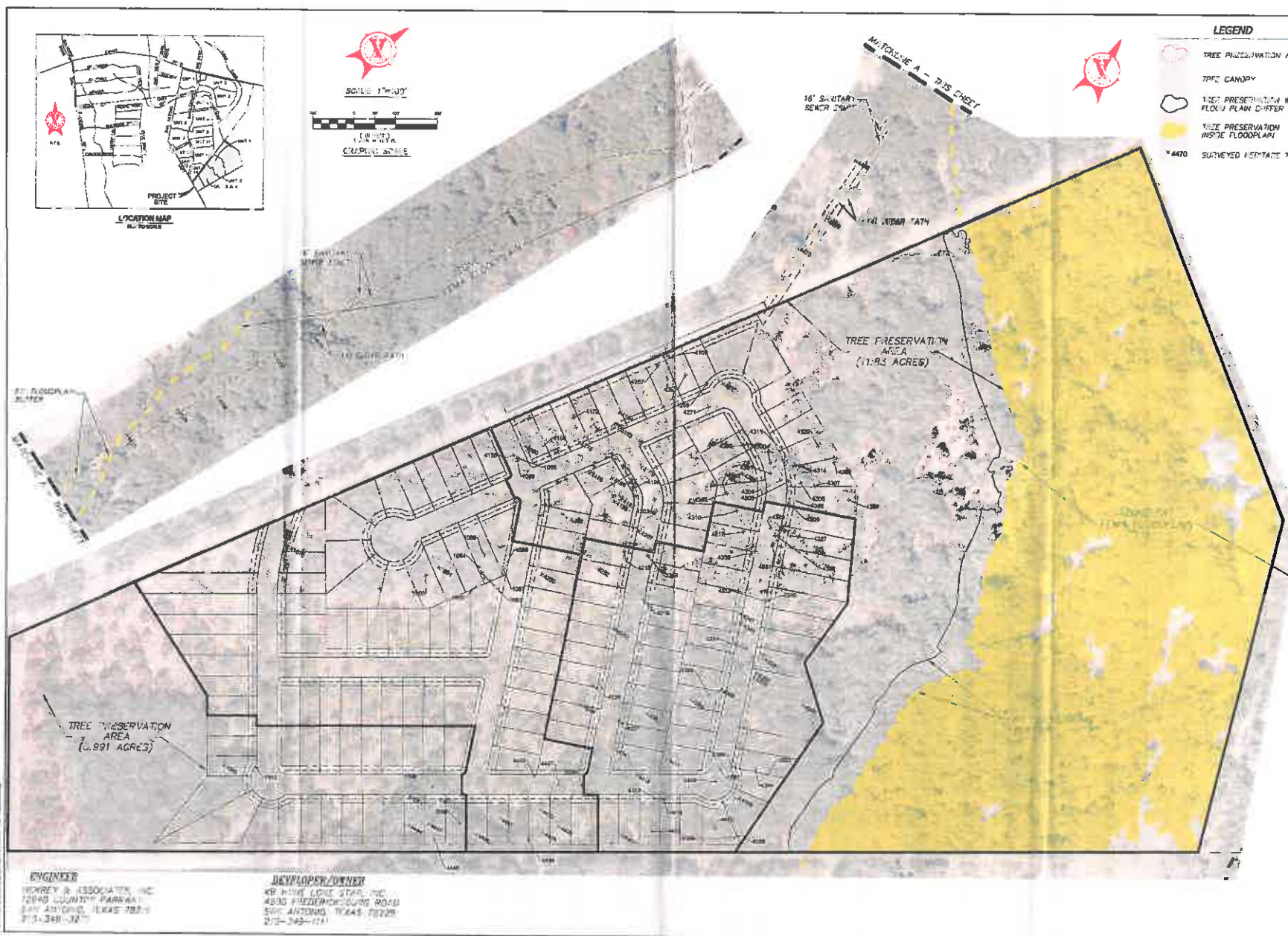
1-7-15

Date



LEGEND

- TREE PRESERVATION AREA
- TREE CANOPY
- 1:127' PRESERVATION WITHIN FLOOD PLAIN CENTER
- TREE PRESERVATION INSIDE FLOODPLAIN
- SURVEYED HISTORIC TREE



REVISIONS	DATE	BY	CHKD
1. BASED ON P&P CITY COMMISSION	07/20/14		
2. BASED ON P&P CITY COMMISSION	08/20/14		
3. BASED ON P&P CITY COMMISSION	09/20/14		
4. BASED ON P&P CITY COMMISSION	10/20/14		
5. BASED ON P&P CITY COMMISSION	11/20/14		

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS



TREE PRESERVATION PLAN THE OAKS AT FOX GROVE

NO.	DATE	BY	CHKD
1	07/20/14		
2	08/20/14		

PROJECT NO. 1516-1-10

ENGINEER
VICKREY & ASSOCIATES, INC.
12840 COUNTRY PARKWAY
DALLAS, TEXAS 75244
214-348-1122

DEVELOPER/OWNER
KB HOME LOAN STAR, INC.
4800 FREDERICKSBURG ROAD
SUITE 200, DALLAS, TEXAS 75226
214-348-1122

DRAWN BY: DATE: APPROVED BY:



City of San Antonio

Agenda Memorandum

File Number:15-1008

Agenda Item Number: 16.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Plan Amendment 15008

(Associated Zoning Case Number Z2015063)

SUMMARY:

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Current Land Use Category: Community Commercial

Proposed Land Use Category: Light Industrial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 14, 2015

This is the first public hearing of this case.

Case Manager: Robert C. Acosta, Planner

Property Owner: Bradford D. and Susan S. Beldon

Applicant: Kaufman & Killen, Inc.

Representative: Kaufman & Killen, Inc.

Location: Approximately 1.03 acres of land in NCB 11687 generally located at 5100 block of West Avenue

Total Acreage: 1.03 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Greater Dellview Area NA

Applicable Agencies: None

Transportation

Thoroughfare: West Avenue

Existing Character: Secondary Arterial Type B.

Proposed Changes: None

Thoroughfare: Jackson Keller Road

Existing Character: Secondary Arterial Type B.

Proposed Changes: None

Thoroughfare: Loop 410

Existing Character: Freeway

Proposed Changes: None

Public Transit:

There is a VIA bus stop one block east at the corner of West Avenue and Jackson Keller.

ISSUE:

Plan Adoption Date: September 29, 2005

Update History: None

Goal 3: Commercial Development: Type, Form and Appearance

Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses

Comprehensive Land Use Categories

Community Commercial: This category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, the intersection of two arterials, or along arterials where already established. Examples of community commercial land uses include convenience stores with gasoline, car washes, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers.

Example Zoning Districts

NC, C-1, C-2P, C-2, O-1, O-2

Comprehensive Land Use Categories

Light Industrial: This classification includes a mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones. Sites developed in this category should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor's suppliers and warehousing.

Example Zoning Districts

O-2, C-3, BP, L, I-1, MI-1

Land Use Overview

Subject Property

Future Land Use Classification

Community Commercial

Current Use

Vacant Lots

North

Future Land Use Classification

Community Commercial

Current Use

Commercial Uses

East

Future Land Use Classification

Community Commercial

Current Use

Commercial Uses

South

Future Land Use Classification

Parks Open Space, Public Institutional, and Light Industrial

Current Use

Drainage easement, Public Utilities Facility, and Industrial Uses

West

Future Land Use Classification

Community Commercial

Current Use

Commercial Uses

LAND USE ANALYSIS:

The subject property is located along the west side of West Avenue just south of the intersection of West Avenue and Jackson Keller Road, within the Greater Dellview Area Community Plan. The subject property consists of two vacant lots with a vacant single family residence and has abutting commercial uses to the north, east and west and a drainage easement and industrial uses to the south.

The applicant requests this plan amendment and associated zoning change in order to construct a Contractors Facility and office building on the subject property. The subject property's location in an area to the rear of existing commercial uses with limited accessibility, along with the general surrounding conditions which include a drainage easement to the south and its close proximity to Jackson Keller Road and Loop 410, make it appropriate for the Light Industrial classification. While the subject property is designated as Community Commercial its location does not allow for an economically viable commercial use, consequently, a change in land use would be acceptable. The proposed amendment to Light Industrial classification for the subject property will provide consistency with the adjacent Light Industrial uses to the south.

ALTERNATIVES:

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

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The subject property's location in an area to the rear of existing commercial uses with limited accessibility, along with the general surrounding conditions which include a drainage easement to the south and its close proximity to Jackson Keller Road and Loop 410, make it appropriate for the Light Industrial classification.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015063

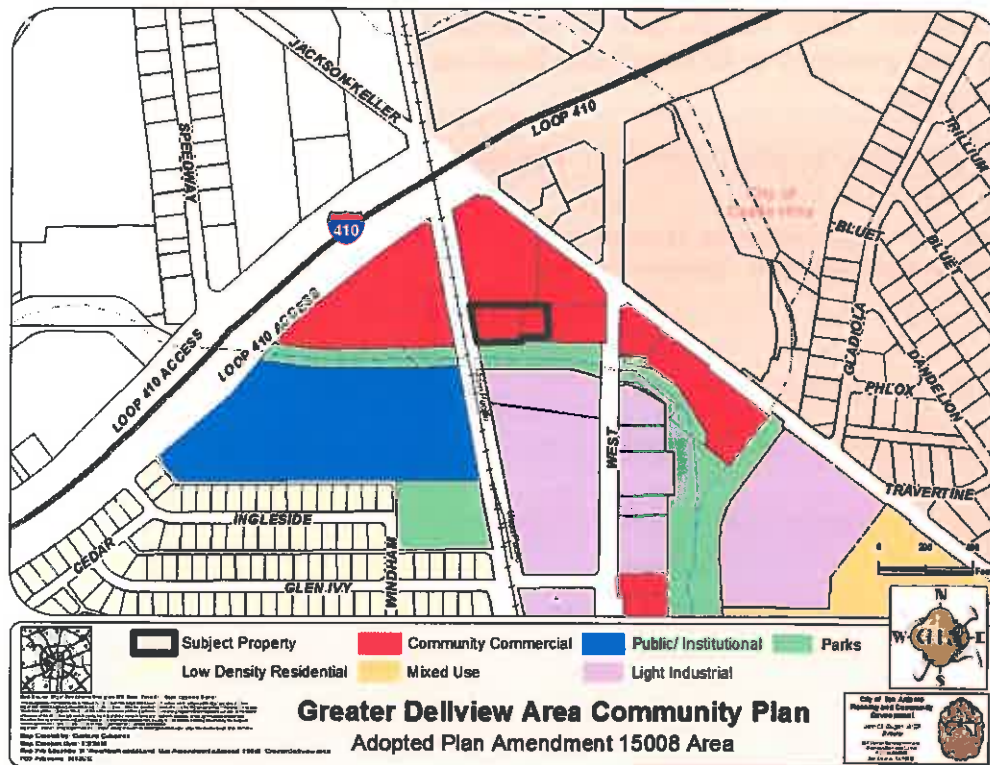
Current Zoning: "MF-33" Multi-Family District

Proposed Zoning: "L" Light Industrial District

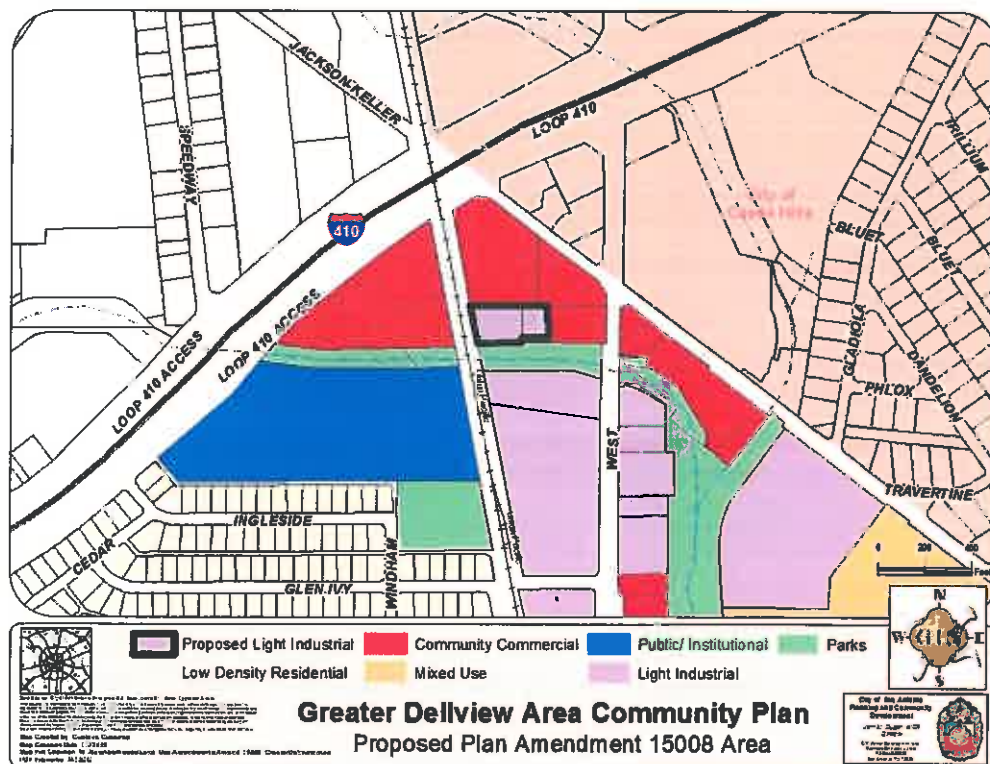
Zoning Commission Hearing Date: January 20, 2015

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2013 Aerial



Subject Property



VIA Bus Stops



VIA Bus Routes



Greater Dellview Community Plan Proposed Plan Amendment 15008 Area



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE GREATER DELLVIEW AREA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL LAND USE TO LIGHT INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 1.03 ACRES OF LAND IN NCB 11687 GENERALLY LOCATED AT 5100 BLOCK OF WEST AVENUE.

WHEREAS, City Council approved the Greater Dellview Area Community Plan as an addendum to the Comprehensive Master Plan on September 29, 2005; 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 January 14, 2015 and **APPROVED** the amendment on January 14, 2015; 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 Greater Dellview Area 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 14th DAY OF JANUARY 2015.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Marcello Diego Martinez, Chair
San Antonio Planning Commission



City of San Antonio

Agenda Memorandum

File Number:15-1010

Agenda Item Number: 17.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA 15009 (No Associated Zoning Case)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2003

Plan Update History: December 4, 2008

Current Land Use Category: Medium Density Residential

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 14, 2015

This is the first public hearing of this case.

Case Manager: Ernest Brown, Planner

Property Owner/Applicant/ Representative: Jose Alfred Cubillos

Location: 1222 South Hackberry Street

Total Acreage: 0.215 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Hackberry Street

Existing Character: Secondary Arterial, Type B; two lane in each direction with sidewalks both sides

Proposed Changes: None known

Public Transit: Several VIA bus stops are located in the same block as the subject property is served by route 28 and 230.

ISSUE:

Plan Adoption Date: December 4, 2003

Update History: December 4, 2008

Goal - Land Use Plan

Retail nodes are reinforced at cross streets to continue the legacy of neighborhood shopping destinations. Develop commercial / retail nodes that are adjacent and convenient to residential neighborhoods.

Comprehensive Land Use Categories

MEDIUM DENSITY RESIDENTIAL: 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. (single family, accessory dwellings, cottage houses duplexes, triplexes, fourplexes, townhomes)

Example Zoning Districts

R-3, R-4, 'R-5, R-6, RM-4, RM-5, RM-6

Comprehensive Land Use Categories

COMMUNITY COMMERCIAL: Community Commercial development includes medium to high-density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant nurseries, exterminators, printers, sign shops, paint and wall paper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.

Example Zoning Districts

NC, C-1, C-2, O-1

Land Use Overview

Subject Property

Future Land Use Classification

Medium Density Residential

Current Use

Vacant lot used for Vehicle Storage

North

Future Land Use Classification

Medium Density Residential

Current Use

Vacant lot

East

Future Land Use Classification

Medium Density Residential

Current Use

Single-Family Homes

South

Future Land Use Classification

Medium Density Residential

Current Use

Convenience Store with Gas and Single-Family Home

West

Future Land Use Classification

Medium Density Residential

Current Use

Single-Family Homes, Vacant lot, Auto Repair and Convenience Store with Gas

LAND USE ANALYSIS: The subject property is located between Florida Street to the north and approximately one lot from the intersection of Aransas Avenue and South Hackberry Street to the South. The Medium Density Residential land use classification includes small lot single-family developments, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. The Medium Density Residential land use classification 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 uses being located at the edges of the neighborhood. Existing surrounding land uses are all classified as Medium Density Residential and is the predominant land use classification.

The applicant is requesting that the land use classification for the subject property be amended to Community Commercial to develop an auto sales lot. The Arena District/Eastside Community Plan future land use designation of Community Commercial development includes medium to high-density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. The proposed Community Commercial will be consistent with the existing use of the property and the established commercial node formed at the intersection of South Hackberry Street and Aransas Avenue. It will not negatively affect any of the surrounding low density residential lots fronting South Hackberry.

ALTERNATIVES:

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.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The proposed amendment to the plan reinforces the development of a strong commercial / retail node that is adjacent and convenient to residential neighborhoods in accordance with the Arena District/Eastside Community Plan goals.

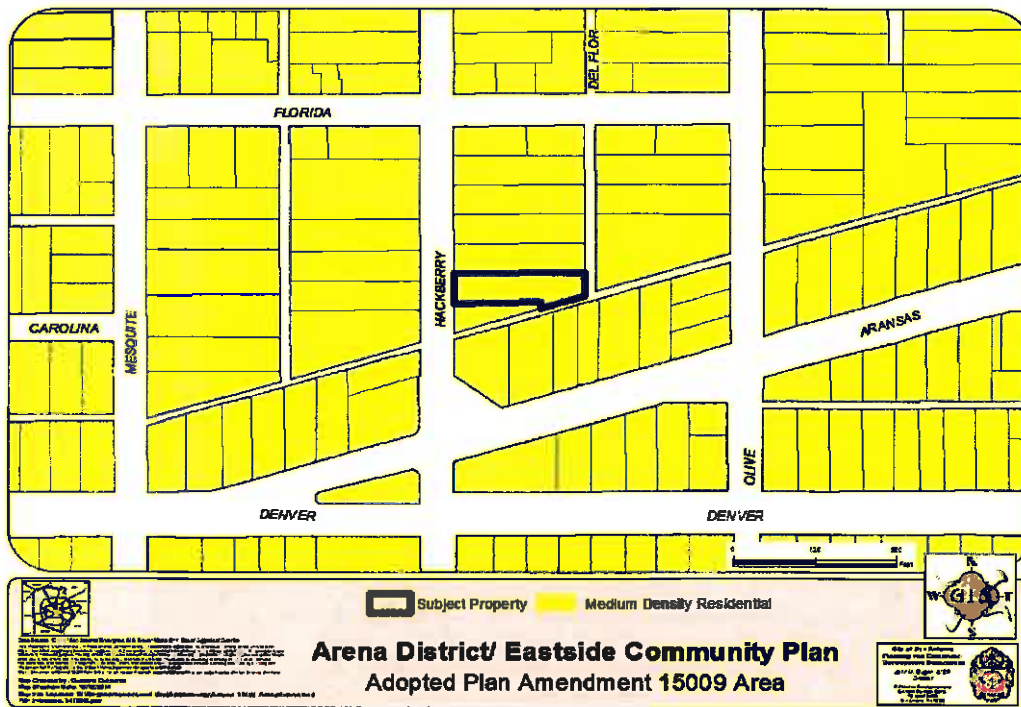
ZONING COMMISSION SUPPLEMENTAL INFORMATION: No Associated Zoning Case

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

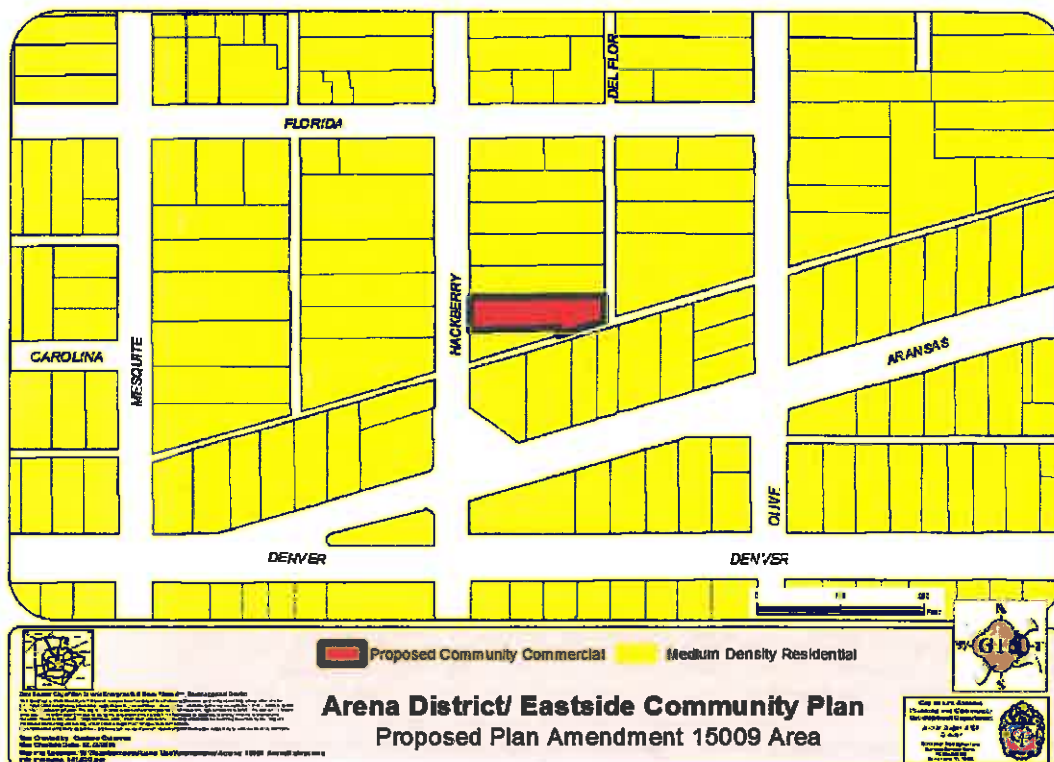
Proposed Zoning: "C-2 CD AHOD" General Commercial Airport Hazard Overlay District with use permitted for Vehicle Sales

Zoning Commission Hearing Date: None

Land Use Plan as adopted:



Proposed Amendment:





2013 Aerial



Subject Property



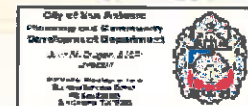
VIA Bus Stops



VIA Bus Routes



Arena District/ Eastside Community Plan **Community Facilities**



Map created by: Gerdine D. Torres
 Date: 1/15/2014
 Title: Arena District/ Eastside Community Plan
 File: Arena District/ Eastside Community Plan
 Path: C:\Users\Gerdine\Documents\Arena District/ Eastside Community Plan
 Scale: 1 inch = 100 feet
 Projection: NAD 83
 Units: Feet
 Color: True Color
 Font: Arial, 10pt
 Legend: See Legend
 Notes: See Notes
 Status: Draft
 Version: 1.0
 Author: Gerdine D. Torres
 Reviewer: [Name]
 Approved: [Name]
 Date: 1/15/2014
 File: Arena District/ Eastside Community Plan
 Path: C:\Users\Gerdine\Documents\Arena District/ Eastside Community Plan
 Scale: 1 inch = 100 feet
 Projection: NAD 83
 Units: Feet
 Color: True Color
 Font: Arial, 10pt
 Legend: See Legend
 Notes: See Notes
 Status: Draft
 Version: 1.0
 Author: Gerdine D. Torres
 Reviewer: [Name]
 Approved: [Name]
 Date: 1/15/2014

RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE ARENA DISTRICT/EASTSIDE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR APPROXIMATELY 0.215 ACRES LOCATED 1222 SOUTH HACKBERRY STREET.

WHEREAS, City Council approved the Arena District/Eastside Community Plan as an addendum to the Comprehensive Master Plan on December 4, 2003 and updated on December 4, 2008; 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 January 14, 2015 and recommended **Approval** of the proposed amendment on January 14, 2015; 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 Arena District/Eastside 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 14th DAY OF January, 2015.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Marcello Diego Martinez, Chair
San Antonio Planning Commission



City of San Antonio

Agenda Memorandum

File Number:15-1011

Agenda Item Number: 18.

Agenda Date: 1/14/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA 15010

(Associated Zoning Case Number Z2015070 CD)

SUMMARY:

Comprehensive Plan Component: Arena/Eastside District Community Plan

Plan Adoption Date: December 4, 2003

Plan Update History: December 4, 2008

Current Land Use Category: Medium Density Residential

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 14, 2015

This is the first public hearing of this case.

Case Manager: Ernest Brown, Planner

Property Owner: Dante Lopez and Nestor Lopez

Applicant/Representative: Brown and Ortiz, P.C. (by James McKnight)

Location: 332 South New Braunfels Avenue

Total Acreage: 0.706 acres

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: South New Braunfels Avenue

Existing Character: Primary Arterial, Type B; two lanes each direction with sidewalks both sides

Proposed Changes: None known

Thoroughfare: Porter Street

Existing Character: Local Street, Type B; two lanes in each direction, sidewalk on both sides.

Proposed Changes: None known

Public Transit: Several VIA bus stops are located immediately across the street from the subject property and on the south side of subject property fronting Porter Street. Bus route 20 operates along New Braunfels Avenue and route 28 operates along Porter Street.

ISSUE:

Plan Adoption Date: December 4, 2003

Update History: December 4, 2008

Goal - Land Use Plan

Develop commercial / retail nodes that are adjacent and convenient to residential neighborhoods.

Comprehensive Land Use Categories

MEDIUM DENSITY RESIDENTIAL: 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. (single family, accessory dwellings, cottage houses duplexes, triplexes, fourplexes, townhomes)

Example Zoning Districts

R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

Comprehensive Land Use Categories

COMMUNITY COMMERCIAL: Community Commercial development includes medium to high-density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant nurseries, exterminators, printers, sign shops, paint and wall paper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.

Example Zoning Districts R-3, R-4,

R-5, R-6, RM-4, RM-5, RM-6

Land Use Overview

Subject Property

Future Land Use Classification

Medium Density Residential

Current Use

Automotive Tire shop, Single-Family Homes and vacant land

North

Future Land Use Classification

Medium Density Residential

Current Use

Carwash, Single-Family Homes

East

Future Land Use Classification

Medium Density Residential

Current Use

Single-Family Homes

South

Future Land Use Classification

Medium Density Residential

Current Use

Restaurant and retail center, Pawn Shop

West

Future Land Use Classification

Medium Density Residential

Current Use

Single-Family Homes

LAND USE ANALYSIS: The subject property is located northeast and northwest intersection of New Braunfels Avenue and Porter Street. The Arena District/Eastside Community Plan designates the land use for the subject property as Medium Density Residential land use. The Medium Density Residential land use classification includes small lot single-family developments, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. The Medium Density Residential land use classification 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 uses being located at the edges of the neighborhood. Existing surrounding land uses are classified as Medium Density Residential and is the predominant land use classification. One block north of subject property at the northwest intersection of New Braunfels and Delmar, the Arena District/Eastside Community Plan designates the future land use classification as Neighborhood Commercial.

The applicant is requesting that the land use classification for the subject property be amended to Community Commercial to develop a Vehicle Sales and Repair. The Arena District/Eastside Community Plan future land use designation of Community Commercial development includes medium to high-density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. The proposed Community Commercial will be

consistent with the existing use of the property and the established commercial node formed at the intersection of South New Braunfels Avenue and Porter Street. Although Porter Street is not on the MTP, it is a Local, Type B Street that functions as a collector street. Community Commercial land uses have established the existing commercial node at the intersection. It will not negatively affect any of the surrounding low density residential lots fronting New Braunfels Avenue or Porter Street. The Major Thoroughfare Plan does not encourage residential lots fronting major thoroughfares.

ALTERNATIVES:

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.

FISCAL IMPACT:

None

RECOMMENDATION: Staff recommends approval. The proposed amendment to the plan reinforces the development of a strong commercial / retail node that are adjacent and convenient to residential neighborhoods as protect the neighborhood in accordance to the Arena District/Eastside Community Plan goals. In addition, the proposed amendment being along a major thoroughfare and three blocks south of the subject property is suitable for its proposed amended designation to Community Commercial land use

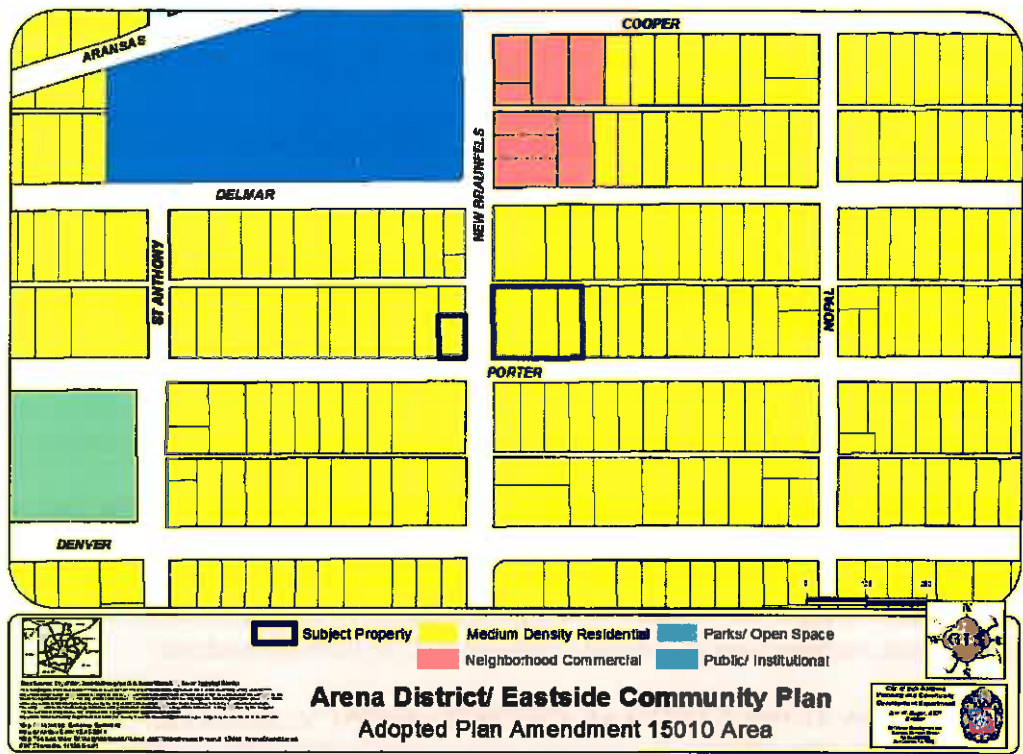
ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z201570 CD

Current Zoning: "C-2 NA CD AHOD", Commercial Nonalcoholic Sales Airport Hazard Overlay District with use permitted for Tire Sales, "C-2 AHOD" Commercial Airport Hazard Overlay District, "RM-4 AHOD" Residential Mix Use Airport Hazard Overlay District, and "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District

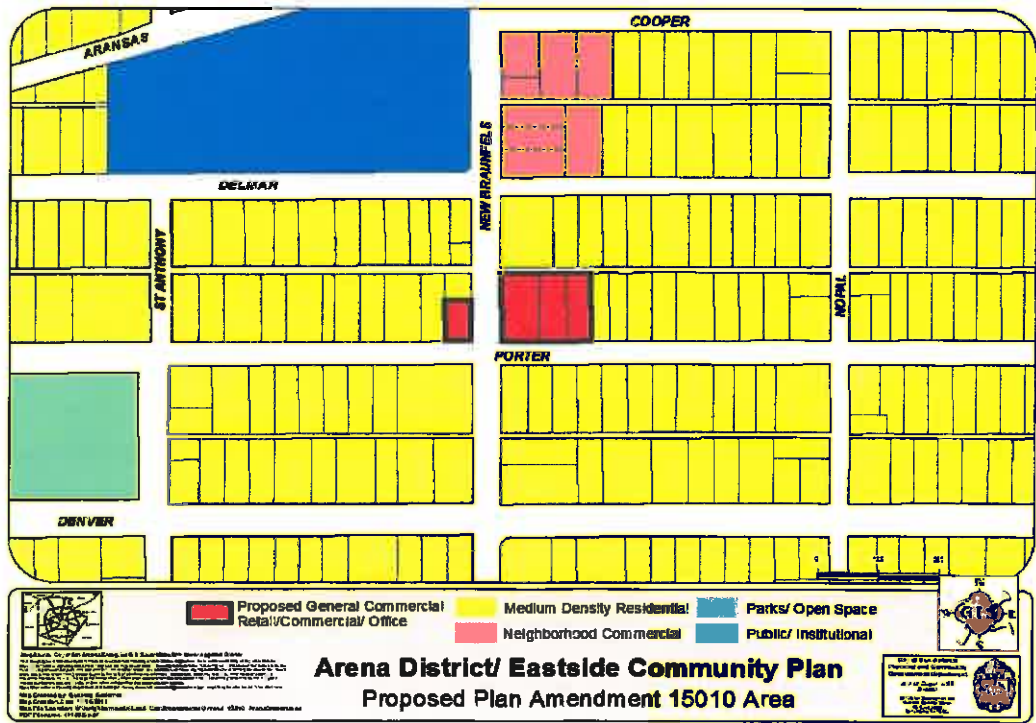
Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with use permitted for Motor Vehicle Sales {full service}

Zoning Commission Hearing Date: January 20, 2015

Land Use Plan as adopted:



Proposed Amendment:





2013 Aerial

[illegible]

Subject Property

 **VIA Bus Stops**

VIA Bus Routes



Arena District/ Eastside Community Plan
Proposed Plan Amendment 15010 Area

City of St. Louis
Department of Public Works
Office of the Director
200 N. 3rd St. 3rd Fl.
St. Louis, MO 63102
Phone: 314.241.4000
Fax: 314.241.4001

RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE ARENA DISTRICT/EASTSIDE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR APPROXIMATELY 0.706 ACRES LOCATED 1317 AND 1332 SOUTH NEW BRAUNFELS AVENUE; 505 AND 511 PORTER STREET.

WHEREAS, City Council approved the Arena District/Eastside Community Plan as an addendum to the Comprehensive Master Plan on December 4, 2003 and updated on December 4, 2008; 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 January 14, 2015 and recommended **Approval** of the proposed amendment on January 14, 2015; 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 Arena District/Eastside 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 14th DAY OF January, 2015.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Marcello Diego Martinez, Chair
San Antonio Planning Commission