

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
May 4, 2022**

6:30 P.M.

This notice is posted pursuant to the Texas Open Meetings Act. Notice hereby given that the Planning & Zoning Commission of the City of Shavano Park, Texas will conduct a Regular Meeting on Wednesday, May 4, 2022 6:30 p.m. at 900 Saddletree Court, Shavano Park City Council Chambers.

The meeting agenda and agenda packet are posted online at www.shavanopark.org.

AGENDA

1. Call to order
2. Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.
3. The Planning and Zoning Commission welcomes “Citizens to be Heard.” If you wish to speak, you must follow these guidelines. **As a courtesy to your fellow citizens and out of respect to our fellow citizens, we request that if you wish to speak that you follow these guidelines.**
 - Pursuant to Resolution No. R-2019-011 citizens are given three minutes (3:00) to speak during “Citizens to be Heard.”
 - Members of the public may only speak once and cannot pass the individual’s time allotment to someone else
 - Direct your comments to the entire Commission, not to an individual member
 - Show the Commission members the same respect and courtesy that you expect to be shown to you

The Chairman will rule any disruptive behavior, including shouting or derogatory statements or comments, out of order. Continuation of this type of behavior could result in a request by the Mayor that the individual leave the meeting, and if refused, an order of removal. In compliance with the Texas Open Meetings Act, no member of the Commission may deliberate on citizen comments for items not on the agenda. (Attorney General Opinion – JC 0169)
4. Consent Agenda:
 - A. Approval - Planning & Zoning Commission minutes, April 6, 2022
5. Discussion / action - Re-submittal of Final Plat of Pond Hill Garden Villas Unit 2 subdivision being a total of 8.641 acre tract of land out of a 46.94 acre tract described as Tract 3 in a deed to Rogers Shavano Park Unit 18/19. LTD. - City Manager

6. Discussion / action - Re-submittal of Final Plat of Shavano Park Unit 19C Phase V (Huntington A-1 PUD) being a 38.668 acre tract of land, establishing Lots 2120-2133 & 2142-2143, Block 34 and Lots 2176-2190, Block 36, out of the 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD. - City Manager
7. Report / update - City Council items considered at previous City Council meetings and discussion concerning the same - City Manager
8. **Chairman Announcements:**
 - A. Advise members to contact City staff to add new or old agenda items.
 - B. Advise members of pending agenda items:
 - i. Ordinance to fix the mistaken 2017 B-2 PUD re-zoning of Lots 1701 & 1702 in Block 21, CB 4782E (Lynd Building / Pond Hill Restaurant) by formally re-zoning the lots back to MXD
 - ii. Ordinance to remove *Mobile Food Courts* as an allowed use in Zoning Tables after adoption of Ordinance O-2021-011 which expressly prohibit *Mobile Food Courts*
9. **Adjournment**

Accessibility Statement:

The City of Shavano Park City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in the front and sides of the building. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-447-5400 or TDD 1-800-735-2989.

Decorum Required:

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Commission Authorized:

The Planning and Zoning Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter

551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of City Council or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Planning and Zoning Commission is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin boards, of the City Hall of said City Shavano Park, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on this the 29th of April 2022 at 11:40 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Bill Hill
City Manager

1. **Call to order**

Chairman Laws called the meeting to order at 6:30 p.m.

PRESENT:

Carla Laws
Lori Fanning
Shawn Fitzpatrick
Vickey Maisel
Bill Simmons
William Stipek

ABSENT:

Michael Janssen
Cindy Teske
Song Tan

2. **Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.**

Upon a motion made by Commissioner Fanning, and a second made by Commissioner Fitzpatrick, the Planning & Zoning Commission voted five (5) for and none (0) opposed to approve the agenda as it was provided as Planning & Zoning Commission issues. The motion carried.

3. **Citizens to be Heard.**

No one signed up to address the Planning & Zoning Commission.

4. **Presentation / Public Hearing - Street Maintenance Program and the \$10 million Bond Election.**

The Public Hearing opened at 6:36 p.m.

City Manager Hill made a presentation regarding the Street Maintenance Program and the \$10 Million Bond Election.

The Public Hearing closed at 7:31 p.m.

No action was taken on this item.

5. **Report / update - NW Military Highway Improvements - Public Works Director**

Brandon Peterson Public Works Director provided an overview of the NW Military Highway Improvements.

6. **Report / update - City Council items considered at previous City Council meetings and discussion concerning the same - City Manager.**

City Manager Hill provided an overview of items considered at the previous City Council Meeting.

7. **Chairman Announcements:**

- A. Advise members to contact City staff to add new or old agenda items.
- B. Advise members of pending agenda items:
 - i. Ordinance to fix the mistaken 2017 B-2 PUD re-zoning of Lots 1701 & 1702 in Block 21, CB 4782E (Lynd Building / Pond Hill Restaurant) by formally re-zoning the lots back to MXD
 - ii. Ordinance to remove *Mobile Food Courts* as an allowed use in Zoning Tables after adoption of Ordinance O-2021-011 which expressly prohibit *Mobile Food Courts*

8. **Adjournment**

Upon a motion made by Commissioner Fanning, and a second made by Commissioner Fitzpatrick, the Planning & Zoning Commission voted five (5) for and none (0) opposed to adjourn the meeting at 7:58 p.m. The motion carried.

Carla Laws, Chairman

Trish Nichols, City Secretary

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: May 4, 2022

Agenda item: 5

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

Discussion / action - Re-submittal of Final Plat of Pond Hill Garden Villas Unit 2 subdivision being a total of 8.641 acre tract of land out of a 46.94 acre tract described as Tract 3 in a deed to Rogers Shavano Park Unit 18/19. LTD. – Asst. to the City Manager

X

Attachments for Reference:

- 1) 5a Re-submittal Letter
- 2) 5b Redline Final Plat
- 3) 5c Final Plat Checklist
- 3) 5d MXD Site Plan Map
- 4) 5e City Engineer Review Letter

BACKGROUND / HISTORY: At the June 2, 2021 meeting the Planning & Zoning Commission approved the Final Plat of Pond Hill Garden Villas Unit 2. The plat was not recorded by Pape-Dawson Engineering and site development of the subdivision began. During site development and utility coordination several minor modifications were discovered to be required, see list of modifications in attachment 6a - Re-submittal Letter.

As the Plat has not been recorded officially the plat cannot be amended. Instead staff consider this a re-submittal of the Final Plat for Planning & Zoning consideration. The re-submittal application was received by City Staff on April 26, 2022. On April 29, 2022 the City Engineer completed review.

DISCUSSION: This plat creates the second subdivision of Pond Hill Garden Villas. The property is currently zoned a Mixed Use District (MXD). This plat would establish 19 new residential lots in Pond Hill Garden Villas.

COURSES OF ACTION: Approve Final Plat as re-submitted, approve conditionally or decline approval and provide further guidance to City Staff.

REMINDER: The Planning & Zoning Commission is the final approval authority for all plats in the City of Shavano Park per Ordinance O-2019-012 approved by City Council at the September 23, 2019 meeting. The plat is presented to City Council for review and comment.

FINANCIAL IMPACT: Revenues of \$800 for final plat re-submittal.

MOTION REQUESTED: Approve re-submittal of Final Plat of Pond Hill Garden Villas Unit 2.

April 26, 2022

Mr. Curtis Leeth
City of Shavano Park
900 Saddletree Court
Shavano Park, TX 78231

Re: Pond Hill Garden Villas, Unit 2
Final Plat Resubmittal

Dear Mr. Leeth:

Pond Hill Garden Villas, Unit 2 plat was previously approved by the City of Shavano Park Planning and Zoning on June 2, 2021. Please consider this plat for reapproval at the next Planning and Zoning meeting. Below is a summary of changes to the plat since the previous approval.

1. Street name changed to Pond Bluff
2. A 10' gas, electric, telephone, cable tv, and water easement was added to lot 1702
3. A 10' water easement was added to 1713.
4. Back of Lots 1709-1711 were modified to accommodate a clear vision easement.
5. A chamfer was added to lot 1707 for additional landscape and signage.

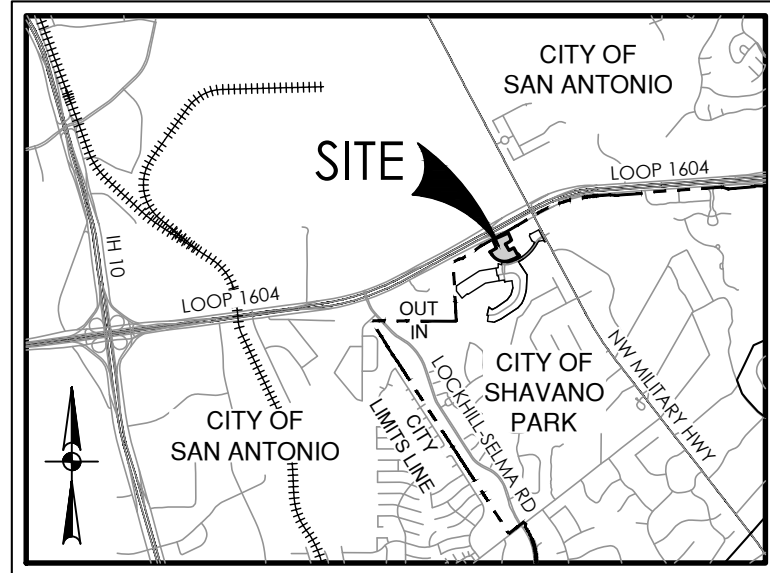
If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
Pape-Dawson Engineers, Inc.



Brooke Lindholm, P.E.
Senior Project Manager

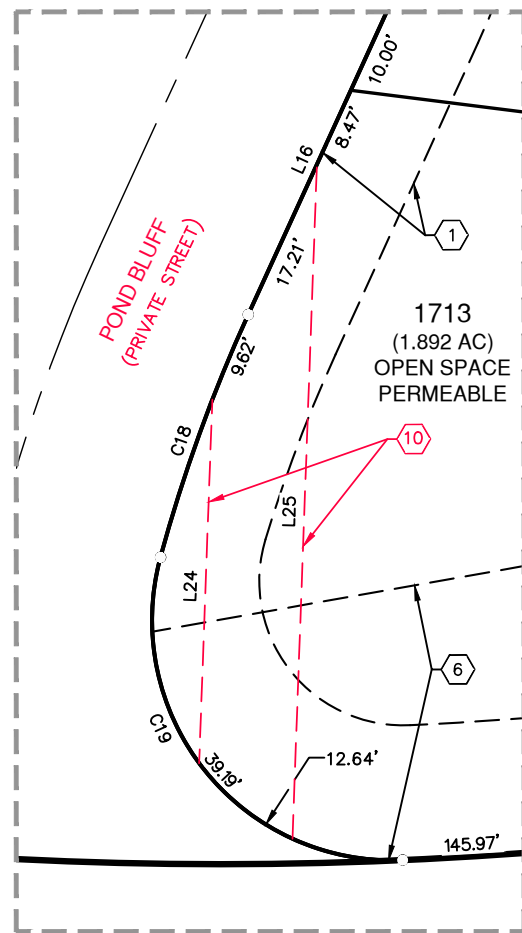
Attachments



LOCATION MAP
NOT-TO-SCALE

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND R.O.W. AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



DETAIL "C"
SCALE: 1" = 20'

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

SAWS IMPACT FEE:

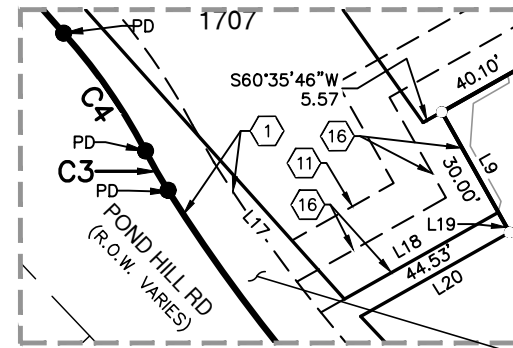
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

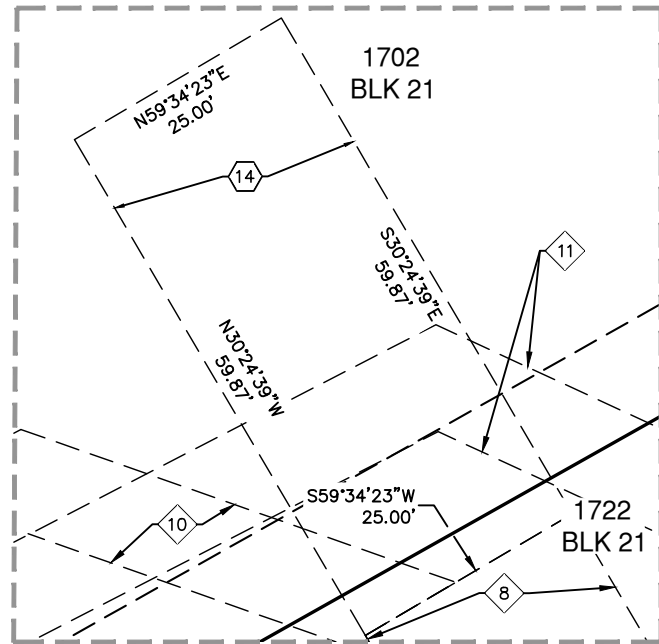
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.



DETAIL "A"
SCALE: 1" = 20'



CITY OF SHAVANO PARK

Final Plat Submittal Checklist

This checklist is to be completed by the developer or his representative and submitted with the final plat and accompanying data. If any areas are incomplete, the plat will not be accepted. Any items labeled N/A must be explained in writing. Shavano Park City Council has asked that all plats be submitted to the City with a brief description of the purpose of the plat or re-plat. Also requested is that an electronic version be sent to the City Secretary at citysecretary@shavanopark.org. This checklist does not supersede the City of Shavano Park Development Ordinances.

Name of Subdivision:	Pond Hill Garden Villas Unit 2
Proposed Use of Property:	Residential
Property Description: (Lot & block, address or location)	Approximately 0.25 miles west of NW Military Highway and Pond Hill Road intersection.

Owner		Engineer	
Name:	Rogers Shavano Park, Unit 18/19 Ltd.	Name:	Pape-Dawson Engineers, Inc.
Address:	11 Lynn Bats Lane, Suite 100 San Antonio, TX 78218	Address:	2000 NW Loop 410 San Antonio, TX 78213
Phone:	210-828-6131	Phone:	210-375-9000
Fax:	210-828-6137	Fax:	210-375-9010
Email:	laddiedenton@bitterblue.com	Email:	blindholm@pape-dawson.com

Current Zoning:	MXD	Total Acreage:	8.641
Total Platting Fees:		Developable Acreage:	6.466
(Coordinate with Staff)		Greenbelts & Drainage Acreage:	2.175

S.A.W.S. Sewer	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Septic System	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
S.A.W.S. Water	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Shavano Park Water	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

	Yes	No	N/A
1. The preliminary plat was approved by the City of Shavano Park less than one year ago	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The final plat has not been altered in any way from the preliminary plat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. If item 2 was answered "No" indicating that the plat has been altered, a redline plat is attached showing every change made since preliminary plat approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. 15 folded copies of the final plat are attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The plat is drawn on an 18"x 24" sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The preliminary plat checklist is attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The final plat shows all acknowledgements and certifications as required by Article 2, Section 3 of the City's Subdivision Ordinance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Is a digital copy of plans, plat, forms, or letters included in the submittal? x

The following items pertain to the proposed final drawing: Yes No N/A

9.	Included with this submittal are three copies of the following plans:	<u> x </u>	<u> </u>	<u> </u>
a.	Streets, alleys, sidewalks, crosswalks, and other public improvement plans	<u> x </u>	<u> </u>	<u> </u>
b.	Sanitary sewer collection system plans	<u> x </u>	<u> </u>	<u> </u>
c.	Septic system plans	<u> </u>	<u> </u>	<u> </u>
d.	Water Pollution Abatement Plan (WPAP)	<u> x </u>	<u> </u>	<u> </u>
e.	Water line and hydrant plan	<u> x </u>	<u> </u>	<u> </u>
f.	Storm Drainage plans	<u> x </u>	<u> </u>	<u> </u>
g.	Site plan (commercial only)	<u> </u>	<u> </u>	<u> x </u>
h.	Grading plan	<u> x </u>	<u> </u>	<u> </u>
10.	Tax certificate from the City, County, and School District are attached	<u> x </u>	<u> </u>	<u> </u>
11.	S.A.W.S. letter of certification is attached	<u> x </u>	<u> </u>	<u> </u>
12.	County Septic approval letter is attached	<u> </u>	<u> </u>	<u> x </u>
13.	C.P.S. letter certification is attached	<u> x </u>	<u> </u>	<u> </u>
14.	Water Pollution Abatement Plan (WPAP) approval from TCEQ is attached	<u> x </u>	<u> </u>	<u> </u>
15.	Sewage Collection System approval from TCEQ is attached	<u> x </u>	<u> </u>	<u> </u>
16.	TxDOT letter of approval is attached	<u> x </u>	<u> </u>	<u> </u>
17.	Cable Television letter approval attached	<u> x </u>	<u> </u>	<u> </u>
18.	The proposed platted property is compliant with current zoning regulations	<u> x </u>	<u> </u>	<u> </u>

I certify that the above statements are true to the best of my knowledge and I further certify that I have read the City of Shavano Park Development Ordinances and this plat meets said ordinances except as notes.

Submitted by: Brooke Lindholm, PE Date: 4/26/2022

Accepted by:  Date: 4/26/2022

City Staff Reviewed

City Secretary: _____ Date: _____

Fire Marshal: _____ Date: _____

Public Works / Water Director: _____ Date: _____

April 29, 2022

City of Shavano Park
Attn: Curtis Leeth
900 Saddletree Ct
San Antonio, TX 78231



Re: Final Plat Review Letter
Pond Hill Garden Villas Unit 2

Dear Mr. Leeth,

KFW Engineers has completed its review of the referenced Final Plat as submitted by Pape-Dawson Engineers and has no further comments.

Our review of the plat does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andy Carruth', is shown on a light blue background.

Andy Carruth, P.E.
Plat Reviewer for the City of Shavano Park

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: May 4, 2021

Agenda item: 6

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

Discussion / action - Re-submittal of Final Plat of Shavano Park Unit 19C Phase V (Huntington A-1 PUD) being a 38.668 acre tract of land, establishing Lots 2120-2133 & 2142-2143, Block 34 and Lots 2176-2190, Block 36, out of the 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD. – Asst. to the City Manager

X

Attachments for Reference:

- 1) 6a Re-submittal Letter
- 2) 6b Redline Final Plat
- 3) 6c Final Plat Checklist
- 4) 6d Huntington PUD Map
- 5) 6e City Engineer Review Letter

BACKGROUND / HISTORY: At the April 7, 2021 meeting the Planning & Zoning Commission approved the Final Plat of Shavano Park Unit 19C Phase V (Huntington). The plat was not recorded by Pape-Dawson Engineering and site development of the subdivision began. During site development and utility coordination several minor modifications were discovered to be required, see list of modifications in attachment 6a - Re-submittal Letter.

As the Plat has not been officially recorded the plat cannot be amended. Instead, staff consider this a re-submittal of the Final Plat for Planning & Zoning consideration. The re-submittal application was received by City Staff on April 26, 2022. On April 29, 2022 the City Engineer completed review.

DISCUSSION: This plat is the fifth and final plat in the Huntington subdivision. The property is currently zoned a PUD with an A-1 base zoning district. This plat establishes 29 new residential lots in Huntington.

COURSES OF ACTION: Approve Final Plat as re-submitted, approve conditionally or decline approval and provide further guidance to City Staff.

REMINDER: The Planning & Zoning Commission is the final approval authority for all plats in the City of Shavano Park per Ordinance O-2019-012 approved by City Council at the September 23, 2019 meeting. The plat is presented to City Council for review and comment.

FINANCIAL IMPACT: \$800.00 in platting fees assessed & collected.

MOTION REQUESTED: Approve re-submittal of Final Plat of Shavano Park Unit 19C Phase V (Huntington A-1 PUD).

April 25, 2022

Mr. Curtis Leeth
City of Shavano Park
900 Saddletree Court
Shavano Park, TX 78231

Re: Shavano Park, Unit-19C Phase V
Final Plat Resubmittal

Dear Mr. Leeth:

Shavano Park, Unit-19C Phase V (PUD) plat was previously approved by the City of Shavano Park Planning and Zoning on April 7, 2021. Please consider this plat for reapproval at the next Planning and Zoning meeting. Below is a summary of changes to the plat since the previous approval.

1. The 15' Drainage Easements (key note 12) previously shown on Lots 2129 and 2125, Block 34 have been removed. The drainage infrastructure will be located within open space Lot 2142, Block 34. The lot acreages for 2129, 2125, and 2142 were revised to reflect this change.
2. Per SAWS request, the SAWS Dedication note has been added to the revised plat. The Fire Flow Demand Note (SAWS Note) has been revised to reflect a higher fire flow demand.

If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

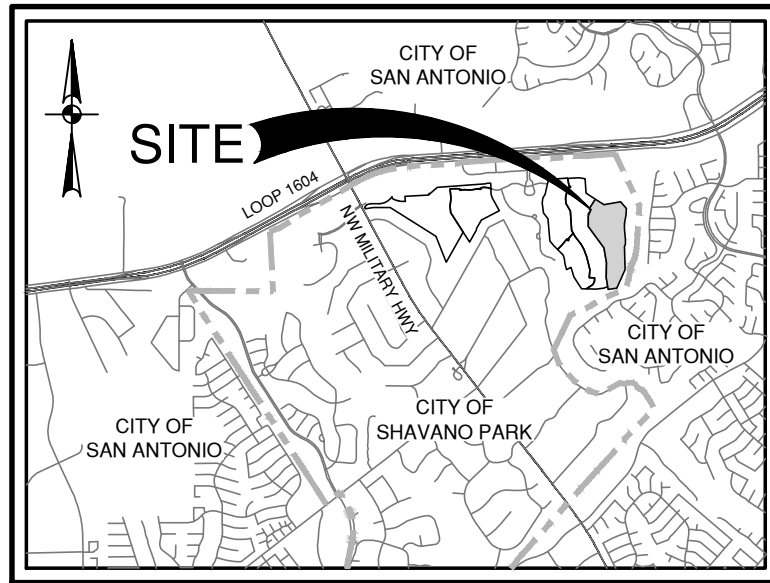
Sincerely,
Pape-Dawson Engineers, Inc.



Allison Wood, P.E.
Project Manager

Attachments

P:\87\96\19\Word\Letters\210425 Final Plat Resubmittal (Leeth).docx



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

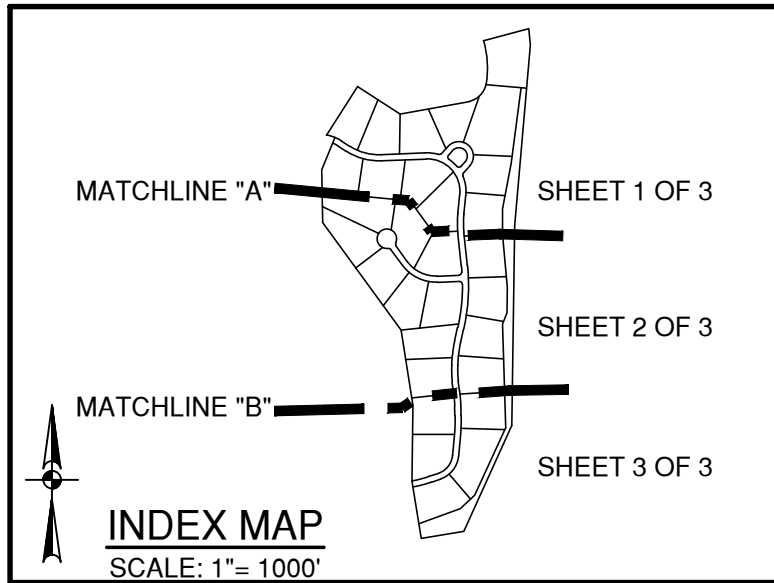
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SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU/S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL PG	VOLUME PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	(PUD)	PLANNED UNIT DEVELOPMENT
● (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	1234.56	MINIMUM FINISHED FLOOR ELEVATION
○	SET 1/2" IRON ROD (PD)		
○	SET 1/2" IRON ROD (PD)-ROW		
---	EXISTING CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN CENTERLINE		
10	10' WATER AND DRAINAGE EASEMENT	1	10' WATER EASEMENT (VOL 20001, PG 335-338, DPR)
11	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 335-338, DPR)
		3	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 7906 PG 45-46, DPR)



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 25, 2022

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: ROGERS SHAVANO PARK UNIT 18/19, LTD.
LLOYD A. DENTON, JR.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SHAVANO PARK, UNIT 19C PHASE V (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

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

BY: _____ CHAIRMAN

BY: _____ CITY CLERK

THIS PLAT OF SHAVANO PARK, UNIT-19C, PHASE V (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

BY: _____ MAYOR

BY: _____ CITY CLERK

CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

SHAVANO PARK, UNIT-19C
PHASE IV (PUD)
(VOLUME 20001, PAGE 335-338, DPR)

NISD SHAVANO PARK
ELEMENTARY SUBDIVISION
(VOLUME 9554, PAGE 52 DPR)

SURVEYOR'S NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

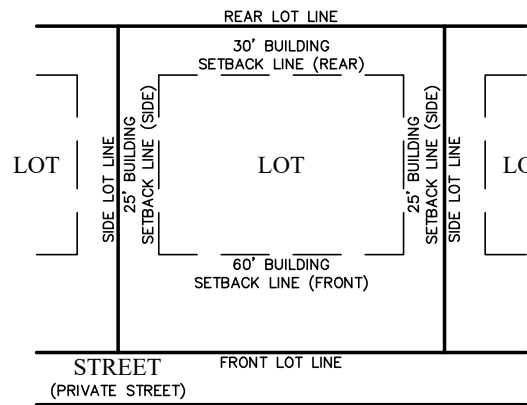
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SHAVANO PARK PLANNING & ZONING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

STATE OF TEXAS
COUNTY OF BEXAR

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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR



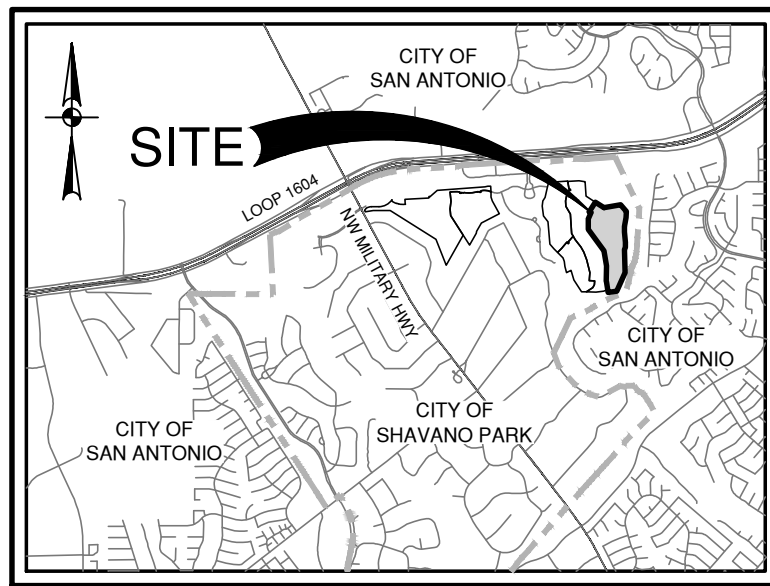
TYPICAL LOT SETBACKS

NOT-TO-SCALE
(SEE BASE ZONING EXCEPTION NOTE ON SHEET 3 OF 3)

SEE SHEET 2 OF 3

SEE SHEET 3 OF 3 FOR PLAT NOTES,
LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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SAWS IMPACT FEE:

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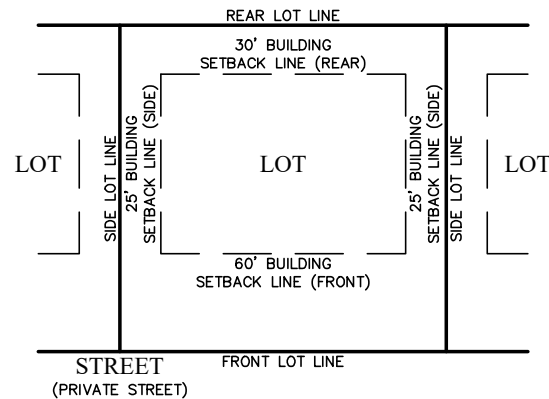
LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
		(PUD)	PLANNED UNIT DEVELOPMENT
		1234.56	MINIMUM FINISHED FLOOR ELEVATION
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)		
○	SET 1/2" IRON ROD (PD)		
○	SET 1/2" IRON ROD (PD)-ROW		

1140-	EXISTING CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN CENTERLINE		

10	10' WATER AND DRAINAGE EASEMENT	1	10' WATER EASEMENT (VOL 2000.1, PG 335-338, DPR)
11	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 2000.1, PG 335-338, DPR)
		3	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 7906 PG 45-46, DPR)

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TYPICAL LOT SETBACKS

NOT-TO-SCALE
(SEE BASE ZONING EXCEPTION NOTE ON SHEET 3 OF 3)



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 25, 2022

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: ROGERS SHAVANO PARK UNIT 18/19, LTD.
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11 LYNN BATTS LANE, SUITE 100
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STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SHAVANO PARK, UNIT 19C PHASE V (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

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

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BY: _____ CITY CLERK

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

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BY: _____ CITY CLERK

CERTIFICATION OF CITY'S ENGINEER

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CITY ENGINEER

SURVEYOR'S NOTES:

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STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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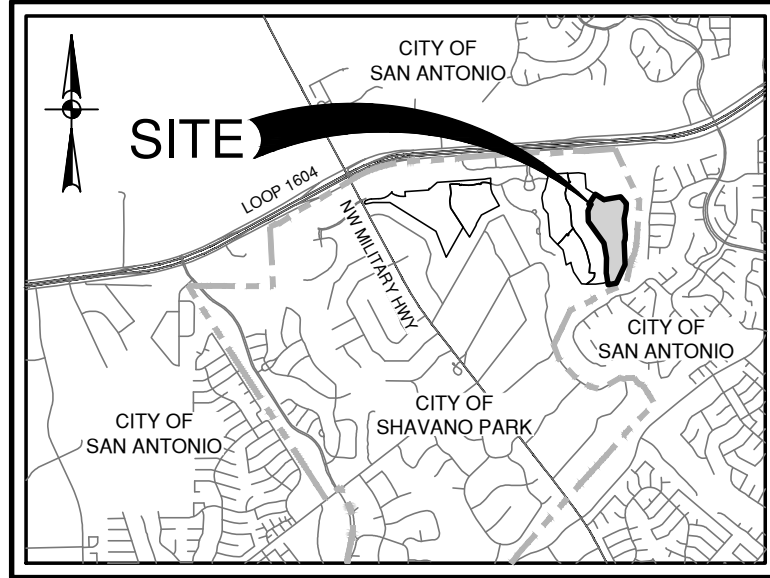
REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE "B"

SEE SHEET 3 OF 3

SEE SHEET 3 OF 3 FOR PLAT NOTES,
LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3



LOCATION MAP

NOT-TO-SCALE

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL PG (PUD)	VOLUME PAGE(S) PLANNED UNIT DEVELOPMENT
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1140	EXISTING CONTOURS		
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		3	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 7906 PG 45-46, DPR)

BASE ZONING EXCEPTION NOTE:

THIS PLAT IS PART OF THE "SHAVANO PARK UNIT 19" PUD AND HAS BEEN GRANTED THE FOLLOWING EXCEPTIONS FROM THE BASE ZONING DISTRICT OF A-1. SETBACK LINES FOR A-1 PUD (HUNTINGTON) SINGLE FAMILY DWELLING PLANNED UNIT DEVELOPMENT DISTRICT (ESTABLISHED BY ORDINANCE 100-03-02):

- FRONT SETBACKS - 60 FEET. THE FRONT SETBACK ON CORNER LOTS SHALL BE MEASURED FROM AND APPLY ONLY TO THE STREET FROM WHICH THE RESIDENCE ADDRESS IS ASSIGNED.
- SIDE SETBACKS - 25 FEET.
- REAR SETBACKS - 30 FEET.

DEVELOPMENT STANDARDS	A-1	PROVIDED
MINIMUM FRONT SETBACK	80'-0"	60'-0"
MINIMUM SIDE SETBACK	30'-0"	25'-0"
MINIMUM REAR SETBACK	30'-0"	30'-0"

CERTIFICATION OF CITY'S ENGINEER

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CITY ENGINEER

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STATE OF TEXAS
COUNTY OF BEXAR

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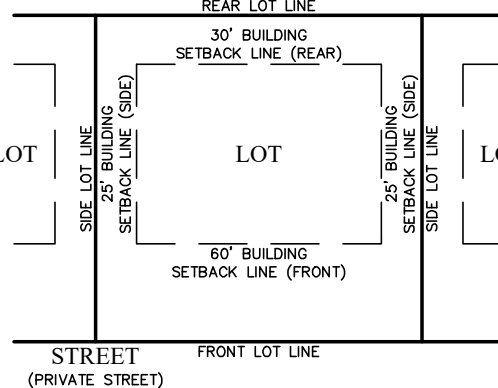
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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

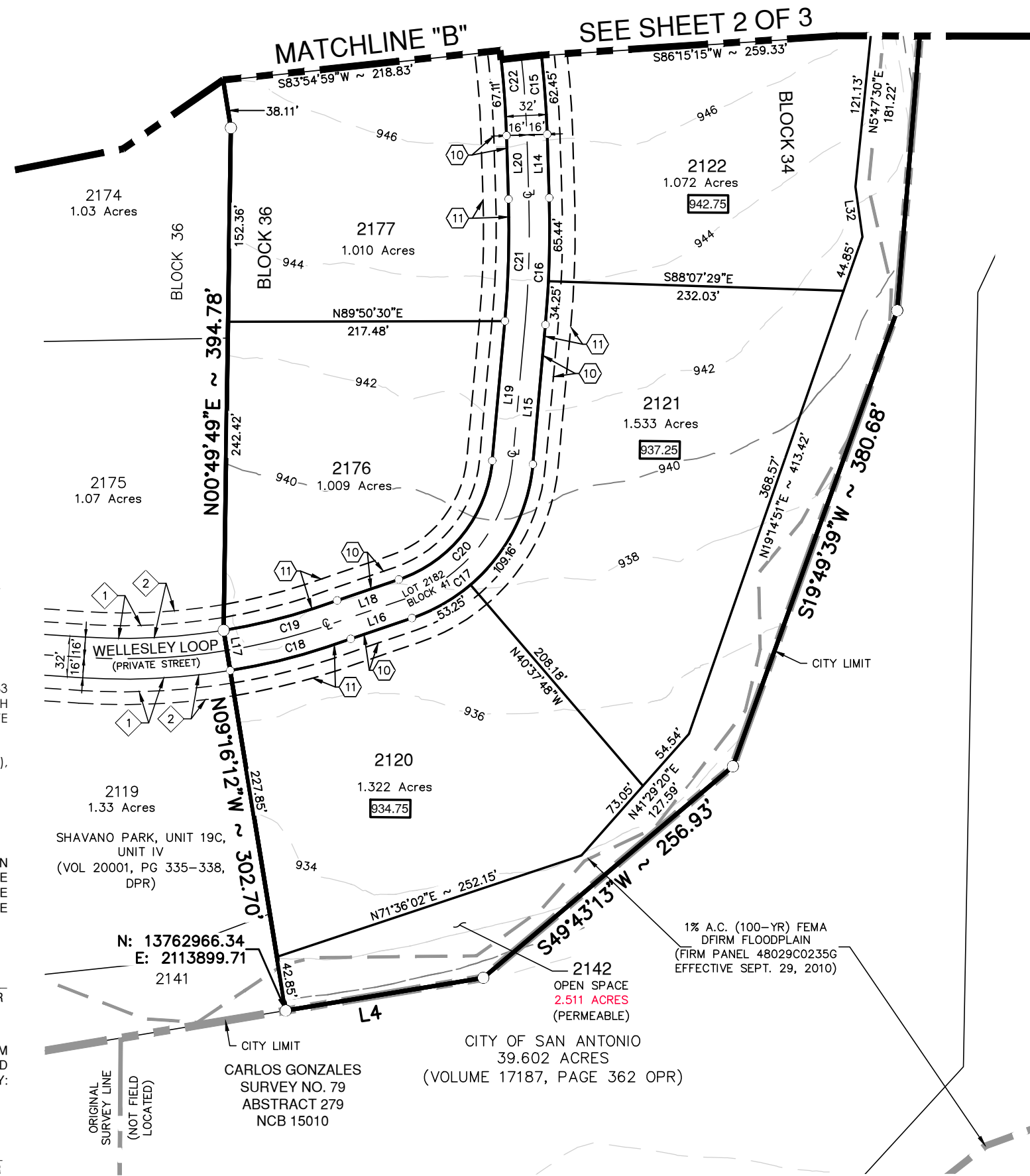
OPEN SPACE NOTE:

LOT 2142, (2.338 ACRES) & LOT 2143, (0.979 ACRE), BLOCK 34, (PERMEABLE) ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE) AND A ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER AND WATER EASEMENT.



TYPICAL LOT SETBACKS

NOT-TO-SCALE



SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

AQUIFER NOTE:

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

PUBLIC WORKS STORM WATER:

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

FIRE FLOW DEMAND NOTE (SAWS NOTE):

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SHAVANO PARK PERMIT OFFICE AND THE SHAVANO PARK FIRE DEPARTMENT FIRE MARSHAL.

PRIVATE STREET NOTE:

LOT 2182, BLOCK 41, (WELLESLEY LOOP & WELLESLEY KEY) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER, PEDESTRIAN AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

SAWS DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

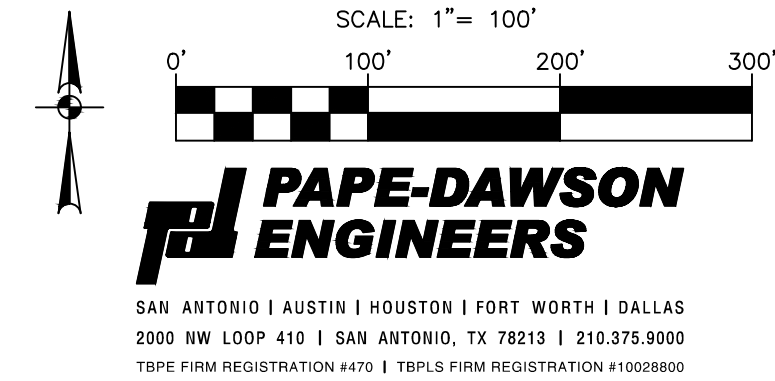
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	160.00'	70°23'25"	N44°38'29"E	184.44'	196.57'
C2	350.00'	25°33'34"	N3°20'01"W	154.84'	156.13'
C3	216.00'	12°24'23"	N73°27'55"W	46.68'	46.77'
C4	216.00'	9°57'52"	S62°16'47"E	37.52'	37.57'
C5	279.00'	35°00'00"	S74°47'51"E	167.79'	170.43'
C6	201.00'	19°04'05"	S82°45'48"E	66.58'	66.89'
C7	15.00'	65°05'01"	N74°13'44"E	16.14'	17.04'
C8	76.00'	180°00'00"	S48°18'47"E	152.00'	238.76'
C9	15.00'	65°05'01"	S9°08'43"W	16.14'	17.04'
C10	201.00'	29°04'05"	S8°51'45"E	100.88'	101.97'
C11	484.00'	11°35'42"	S0°07'34"E	97.78'	97.95'
C12	1016.00'	18°43'03"	S3°26'07"W	330.43'	331.91'
C13	484.00'	8°27'37"	S8°33'50"W	71.40'	71.47'
C14	384.00'	11°59'47"	S1°39'53"E	80.25'	80.40'
C15	816.00'	5°51'14"	S4°44'09"E	83.34'	83.37'
C16	816.00'	7°00'00"	S1°41'28"W	99.63'	99.69'
C17	141.00'	65°59'49"	S38°11'22"W	153.58'	162.41'
C18	516.00'	10°53'08"	S75°17'13"W	97.89'	98.04'
C19	484.00'	10°55'46"	N75°15'55"E	92.18'	92.32'
C20	109.00'	65°59'49"	N38°11'22"E	118.73'	125.55'
C21	784.00'	7°00'00"	N1°41'28"E	95.72'	95.78'
C22	784.00'	5°51'14"	N4°44'09"W	80.07'	80.10'
C23	416.00'	11°59'47"	N1°39'53"W	86.94'	87.10'
C24	516.00'	8°27'37"	N8°33'50"E	76.12'	76.19'
C25	984.00'	13°15'15"	N6°10'01"E	227.12'	227.63'
C26	15.00'	91°50'00"	N46°22'37"W	21.55'	24.04'
C27	216.00'	56°17'12"	N64°09'01"W	203.77'	212.20'
C28	15.00'	61°59'07"	N66°58'58"W	15.45'	16.23'
C29	51.00'	303°58'15"	N53°59'35"E	47.91'	270.57'
C30	15.00'	61°59'07"	S5°00'51"E	15.45'	16.23'
C31	184.00'	56°17'12"	S64°09'01"E	173.58'	180.76'
C32	15.00'	91°50'00"	N41°47'23"E	21.55'	24.04'
C33	984.00'	1°47'48"	N5°01'31"W	30.86'	30.86'
C34	516.00'	11°35'42"	N0°07'34"W	104.25'	104.42'
C35	169.00'	97°58'08"	N43°18'47"W	255.03'	288.97'
C36	311.00'	35°00'00"	N74°47'51"W	187.04'	189.98'
C37	184.00'	9°57'52"	N62°16'47"W	31.96'	32.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N9°28'46"E	51.13'
L2	N75°02'56"E	165.38'
L3	S5°07'00"E	57.51'
L4	S80°34'35"W	157.39'
L5	N22°44'17"E	180.92'
L6	S57°17'51"E	51.15'
L7	N41°41'13"E	49.10'
L8	S41°41'13"W	49.10'
L9	S5°40'17"W	98.40'
L10	S5°55'25"E	171.70'
L11	S12°47'38"W	70.31'
L12	S4°20'01"W	50.00'
L13	S7°39'46"E	50.00'
L14	S1°48'32"E	50.00'
L15	S5°11'28"W	110.17'
L16	S71°11'16"W	50.82'
L17	N9°16'12"W	32.00'
L18	N71°11'16"E	51.20'
L19	N5°11'28"E	110.17'
L20	N1°48'32"W	50.00'
L21	N7°39'46"W	50.00'
L22	N4°20'01"E	50.00'
L23	N12°47'38"E	70.31'
L24	S87°42'23"W	113.34'
L25	N36°00'25"W	100.42'
L26	S36°00'25"E	100.42'
L27	N87°42'23"E	113.34'
L28	N5°55'25"W	171.70'
L29	N5°40'17"E	98.40'
L30	N57°17'51"W	51.15'
L31	N22°44'17"E	32.00'
L32	N7°58'36"W	39.74'
L33	N0°08'44"E	16.88'

SEE THIS SHEET FOR PLAT NOTES, LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SUBDIVISION PLAT OF SHAVANO PARK, UNIT-19C PHASE V (PUD)

BEING A 38.668 ACRE TRACT OF LAND, ESTABLISHING LOTS 2120-2133 & 2142-2143, BLOCK 34 AND LOTS 2176-2190, BLOCK 36, OUT OF THAT 289.5 ACRE TRACT DESCRIBED IN DEED TO ROGERS SHAVANO PARK UNIT 18/19, LTD. RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, 7.946 ACRES OUT OF THE JACOB KLAUS SURVEY NO. 78, ABSTRACT 400 AND 25.49 ACRES OUT OF THE CARLOS GONZALES SURVEY NO. 79, ABSTRACT 279, COUNTY BLOCK 4782, NEW CITY BLOCK 15010, OF THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: April 25, 2022

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: ROGERS SHAVANO PARK UNIT 18/19, LTD.
LLOYD A. DENTON, JR.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ SHAVANO PARK, UNIT 19C PHASE V (PUD) _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

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

BY: _____ CHAIRMAN

BY: _____ CITY CLERK

THIS PLAT OF _____ SHAVANO PARK, UNIT-19C, PHASE V (PUD) _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

BY: _____ MAYOR

BY: _____ CITY CLERK

SHEET 3 OF 3

CITY OF SHAVANO PARK

Final Plat Submittal Checklist

This checklist is to be completed by the developer or his representative and submitted with the final plat and accompanying data. If any areas are incomplete, the plat will not be accepted. Any items labeled N/A must be explained in writing. Shavano Park City Council has asked that all plats be submitted to the City with a brief description of the purpose of the plat or re-plat. Also requested is that an electronic version be sent to the City Secretary at citysecretary@shavanopark.org. This checklist does not supersede the City of Shavano Park Development Ordinances.

Name of Subdivision:	Shavano Park, Unit-19C Phase V (PUD)
Proposed Use of Property:	Residential
Property Description:	Lots 2120-2133, 2142, Block 34, CB 4782 and
(Lot & block, address or location)	Lots 2176-2190, Block 36, CB 4782

Owner		Engineer	
Name:	Rogers Shavano Park, Unit 18/19 Ltd.	Name:	Pape-Dawson Engineers, Inc.
Address:	11 Lynn Bats Lane, Suite 100	Address:	2000 NW Loop 410
	San Antonio, TX 78218		San Antonio, TX 78213
Phone:	210-828-6131	Phone:	210-375-9000
Fax:	210-828-6137	Fax:	210-375-9010
Email:	laddiedenton@bitterblue.com	Email:	awood@Pape-Dawson.com

Current Zoning:	A-1	Total Acreage:	38.668
Total Platting Fees:		Developable Acreage:	35.178
(Coordinate with Staff)		Greenbelts & Drainage Acreage:	3.490

S.A.W.S. Sewer	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Septic System	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
S.A.W.S. Water	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Shavano Park Water	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

	Yes	No	N/A
1. The preliminary plat was approved by the City of Shavano Park less than one year ago	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The final plat has not been altered in any way from the preliminary plat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. If item 2 was answered "No" indicating that the plat has been altered, a redline plat is attached showing every change made since preliminary plat approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. 15 folded copies of the final plat are attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The plat is drawn on an 18"x 24" sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The preliminary plat checklist is attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The final plat shows all acknowledgements and certifications as required by Article 2, Section 3 of the City's Subdivision Ordinance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Is a digital copy of plans, plat, forms, or letters included in the submittal? x

The following items pertain to the proposed final drawing: Yes No N/A

9.	Included with this submittal are three copies of the following plans:	<u> </u>	<u> </u>	<u> x </u>
a.	Streets, alleys, sidewalks, crosswalks, and other public improvement plans	<u> </u>	<u> </u>	<u> x </u>
b.	Sanitary sewer collection system plans	<u> </u>	<u> </u>	<u> x </u>
c.	Septic system plans	<u> </u>	<u> </u>	<u> </u>
d.	Water Pollution Abatement Plan (WPAP)	<u> </u>	<u> </u>	<u> x </u>
e.	Water line and hydrant plan	<u> </u>	<u> </u>	<u> x </u>
f.	Storm Drainage plans	<u> </u>	<u> </u>	<u> x </u>
g.	Site plan (commercial only)	<u> </u>	<u> </u>	<u> x </u>
h.	Grading plan	<u> </u>	<u> </u>	<u> x </u>
10.	Tax certificate from the City, County, and School District are attached	<u> </u>	<u> x </u>	<u> </u>
11.	S.A.W.S. letter of certification is attached	<u> </u>	<u> x </u>	<u> </u>
12.	County Septic approval letter is attached	<u> </u>	<u> </u>	<u> x </u>
13.	C.P.S. letter certification is attached	<u> </u>	<u> x </u>	<u> </u>
14.	Water Pollution Abatement Plan (WPAP) approval from TCEQ is attached	<u> x </u>	<u> </u>	<u> </u>
15.	Sewage Collection System approval from TCEQ is attached	<u> </u>	<u> x </u>	<u> </u>
16.	TxDOT letter of approval is attached	<u> </u>	<u> </u>	<u> x </u>
17.	Cable Television letter approval attached	<u> </u>	<u> x </u>	<u> </u>
18.	The proposed platted property is compliant with current zoning regulations	<u> x </u>	<u> </u>	<u> </u>

I certify that the above statements are true to the best of my knowledge and I further certify that I have read the City of Shavano Park Development Ordinances and this plat meets said ordinances except as notes.

Submitted by: Alvin Wood Date: 4/25/22

Accepted by: _____ Date: _____

City Staff Reviewed

City Secretary: _____ Date: _____

Fire Marshal: _____ Date: _____

Public Works / Water Director: _____ Date: _____

April 29, 2022

City of Shavano Park
Attn: Curtis Leeth
900 Saddletree Ct
San Antonio, TX 78231



Re: Final Plat Review Letter
Shavano Park U-19C Phase V

Dear Mr. Leeth,

KFW Engineers has completed its review of the referenced Final Plat as submitted by Pape-Dawson Engineers and has no further comments.

Our review of the plat does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andy Carruth', is shown on a light blue background.

Andy Carruth, P.E.
Plat Reviewer for the City of Shavano Park