

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
March 3, 2021**

6:30 P.M.

**SUPPLEMENTAL NOTICE OF MEETING BY LIVESTREAM / TELEPHONE
CONFERENCE:**

**THIS MEETING WILL BE A LIMITED TO APPROXIMATELY 10 IN-PERSON
ATTENDEES IN ORDER TO MAINTAIN SOCIAL DISTANCING.**

In accordance with Order of the Office of the Governor issued March 16th, 2020, the governor has suspended various provisions of the Open Meetings Act pursuant to his state disaster authority, which now authorize the participation of a meeting by live-video stream or telephone. The City of Shavano Park will conduct the Regular Meeting on Wednesday, March 3, 2020 at 6:30 p.m. at 900 Saddletree Court, Shavano Park Council Chambers in part by Livestream / telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) and slow down the spread of the Coronavirus (COVID-19).

Livestream Participation. The livestream available via the YouTube app or website from your computer, tablet or smartphone at: <https://youtu.be/hbDUTwLMthg>

Telephone Participation. The public toll-free dial-in number to participate in the telephonic meeting is 1-888-788-0099 and requires access code 967-9140-3529. The Livestream / telephone conference will be available to join at 6:00 p.m. (30 minutes prior to the meeting). If you have issues accessing Telephone Participation or Livestream, please call City Secretary Trish Nichols at 210-581-1116.

The public will be permitted to offer comments telephonically as provided by the agenda during Citizen’s to be Heard. Citizens who want to speak during this period, should sign up to speak prior to the beginning of the meeting by stating their intent and providing Name, Address, and Topic to be addressed. Follow the guidelines under agenda item 3. If unable to participate in the meeting, you may submit public comments by email to tnichols@shavanopark.org.

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

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

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, February 3, 2021.
5. Discussion / action – Preliminary 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, 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.
6. Report / update - City Council items considered at previous City Council meetings and discussion concerning the same - City Manager
7. **Chairman Announcements:**
 - A. Advise members to contact City staff to add new or old agenda items.
 - B. Advise members of pending agenda items, as follows:
 - i. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances, Chapter 36 regarding MXD & PUD site plan approval to comply with House Bill 3167 from the 86th Texas Legislature
 - ii. Discussion / action - Amendments to Chapter 36 regarding MXD & PUD site plan approval to comply with the 30-day shot clocks from Texas Legislature - City Manager
8. **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 25 of February 2021 at 4:35 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Trish Nichols
City Secretary

Minutes

In accordance with Order of the Office of the Governor issued March 16th, 2020, the governor has suspended various provisions of the Open Meetings Act pursuant to his state disaster authority, which now authorize the participation of a meeting by live-video stream or telephone. The City of Shavano Park will conduct the Regular Meeting on Wednesday, February 3, 2020 at 6:30 p.m. at 900 Saddletree Court, Shavano Park Council Chambers in part by Livestream / telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) and slow down the spread of the Coronavirus (COVID-19).

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Telephone Participation. The public toll-free dial-in number to participate in the telephonic meeting is 1-833-548-0282 and requires access code 913-4733-7879. The Livestream / telephone conference will be available to join at 6:00 p.m. (30 minutes prior to the meeting). If you have issues accessing Telephone Participation or Livestream, please call City Secretary Trish Nichols at 210-581-1116.

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1. **Call to order**

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

PRESENT:

ABSENT:

Albert Aleman

Carla Laws

Kerry Dike

Michael Janssen

Jason Linahan

Bill Simmons

Shawn Fitzpatrick

William Stipek

Damon Perrin

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(1) of the Code or the severance of one or more of such items for an individual vote on such item or items. A motion made by Commissioner Linahan and a second made by Commissioner Stipek, the Planning & Zoning Commission voted eight (8) 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. **Consent Agenda:**

A. Approval - Planning & Zoning Commission minutes, December 2, 2020.

A motion was made by Commissioner Law and a second made by Commissioner Dike, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to approve the Planning & Zoning Commission Meeting Minutes, December 2, 2020 as presented. The motion carried.

5. Presentation / discussion - Shavano Park Commercial and Residential Development Semi-annual Presentation - Bitterblue, Inc. / Denton Communities

Laddie Denton and Darly Lange presented the residential and commercial Residential Development Semi-annual Presentation.

Commissioner Janssen previously sent questions to the presenters Laddie Denton and Darly Lange answers were addressed during the presentation.

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, as follows:
 - i. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances, Chapter 36 regarding MXD & PUD site plan approval to comply with House Bill 3167 from the 86th Texas Legislature
 - ii. Discussion / action - Amendments to Chapter 36 regarding MXD & PUD site plan approval to comply with the 30-day shot clocks from Texas Legislature - City Manager

8. **Adjournment**

Upon a motion made by Commissioner Dike and a second made by Commissioner Janssen, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to adjourn the meeting at 7:21pm.

Albert Aleman
Chairman

Trish Nichols
City Secretary

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: March 3, 2021

Agenda item: 5

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

Discussion / action – Preliminary 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, 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.

X

Attachments for Reference:

- 1) 5a Preliminary Plat
- 2) 5b Preliminary Plat Checklist
- 3) 5c Huntington PUD Map
- 4) 5d Pape-Dawson Response Letter
- 5) 5e City Engineer Review Letter

BACKGROUND / HISTORY: On February 22, 2021 City Staff met with Pape-Dawson Engineering for a plat conference to kick-off the City staff and City Engineer *Administrative Completeness Review*.

On February 25, 2021 the City Engineer completed their administrative completeness review of the preliminary plat and provided 5 comments to be addressed before review by the Planning & Zoning Commission. On February 26, 2021 the City staff completed their administrative completeness review of the preliminary plat with no comments. On February 26, 2021 the Preliminary Plat was officially filed.

Pape-Dawson submitted a response letter and updated Plat that complied with all City Engineer comments. The updated plat is the one included in this P&Z packet.

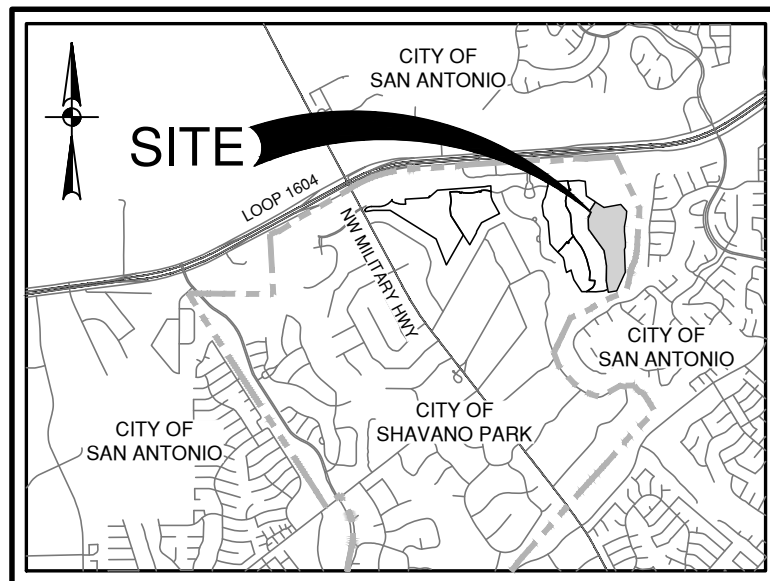
DISCUSSION: This plat is the fifth and final plat in the Huntington A-1 Planned Unit Development (PUD) subdivision. The property is currently zoned a PUD with a A-1 base zoning district. This plat would establish 29 new residential lots in Huntington subdivision.

COURSES OF ACTION: Approve Preliminary Plat as 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: N/A

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



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:

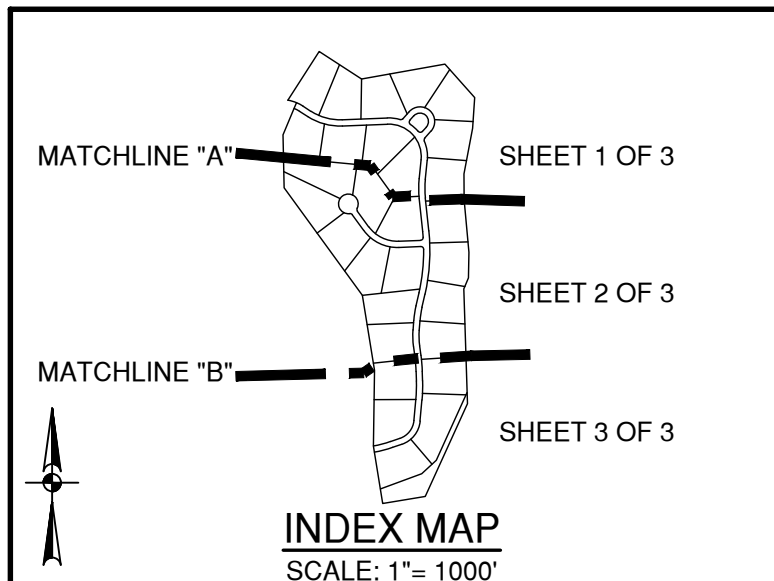
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

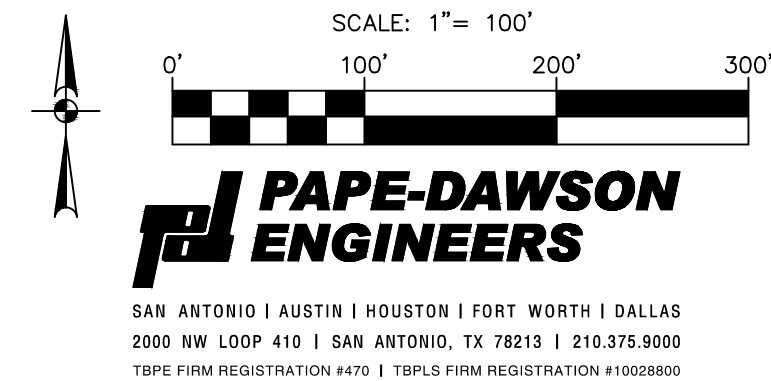
LEGEND

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
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)		
○	SET 1/2" IRON ROD (PD)		
○	SET 1/2" IRON ROD (PD)-ROW		
---	EXISTING CONTOURS		
- - -	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN CENTERLINE		
10	10' WATER 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)
12	15' DRAINAGE EASEMENT	3	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 7906 PG 45-46, DPR)



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 1510, OF THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: 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

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 SAN ANTONIO PLANNING COMMISSION.

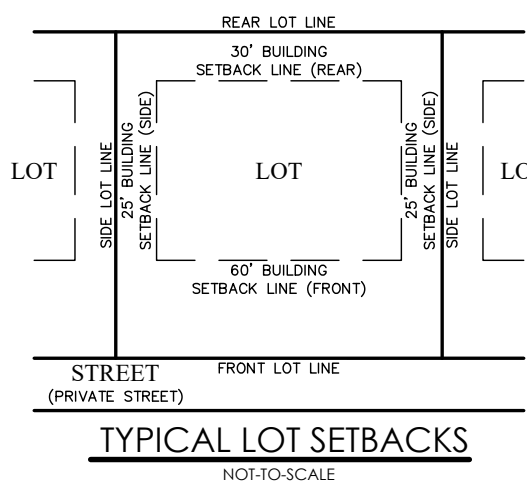
STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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.

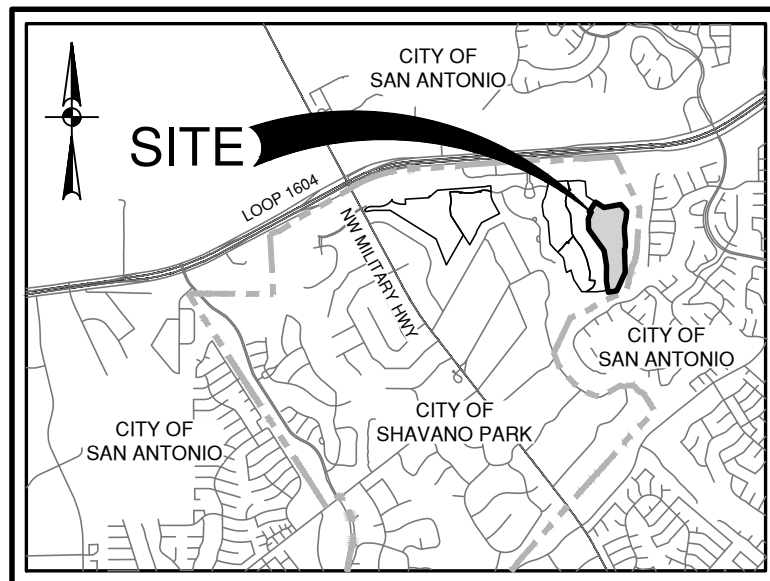
REGISTERED PROFESSIONAL LAND SURVEYOR



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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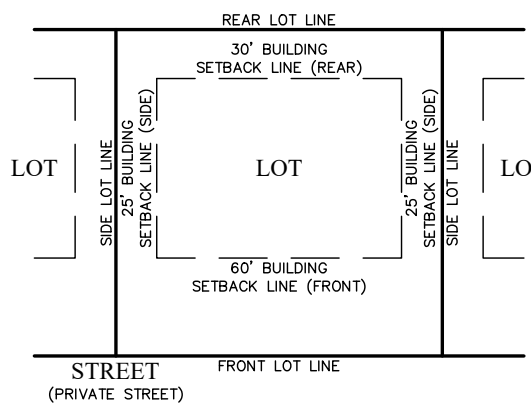
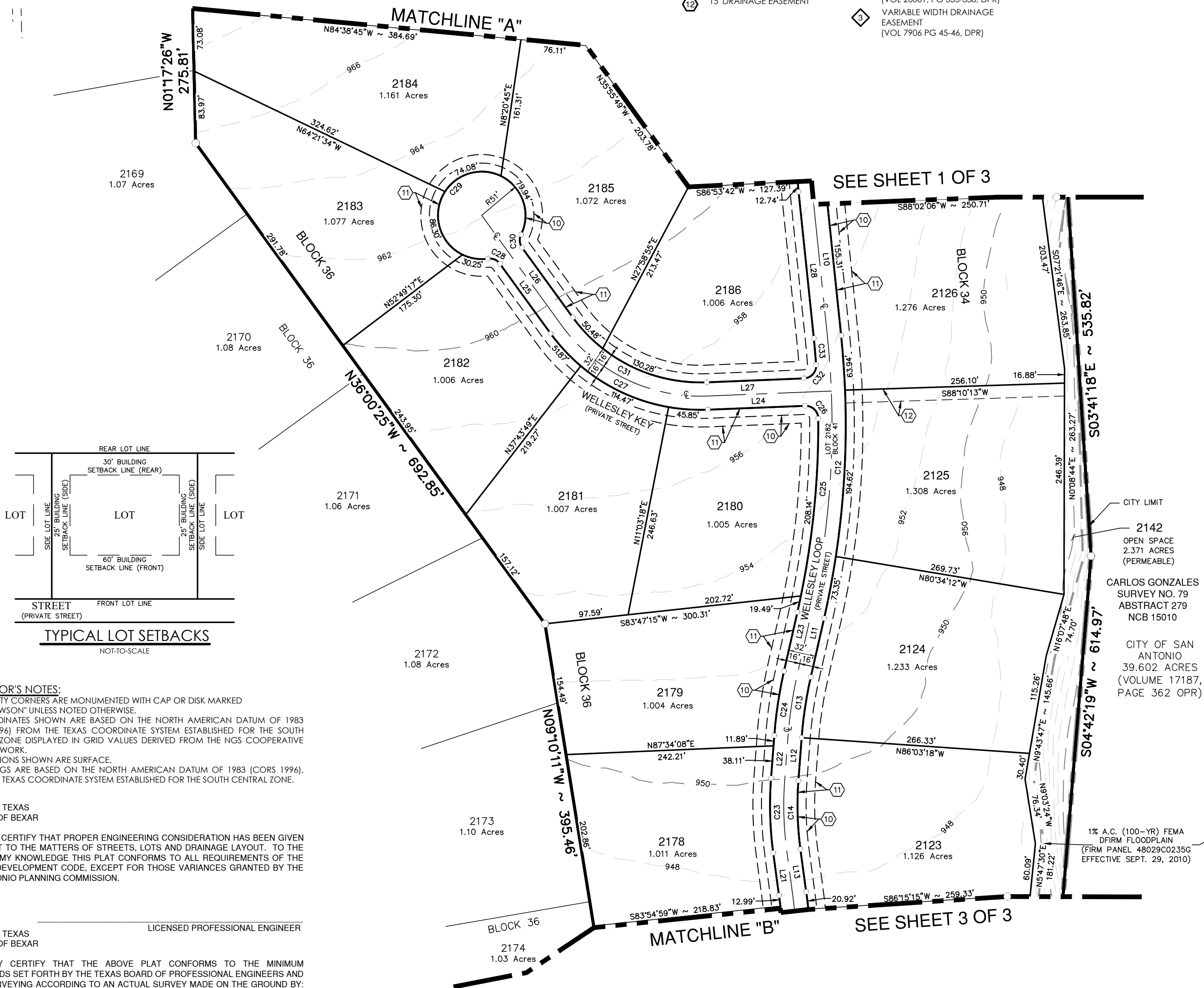
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LEGEND

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
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)		
○	SET 1/2" IRON ROD (PD)		
○	SET 1/2" IRON ROD (PD)-ROW		
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN CENTERLINE		
10'	10' WATER 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)
12'	15' DRAINAGE EASEMENT	3	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 7906 PG 45-46, DPR)



TYPICAL LOT SETBACKS
NOT-TO-SCALE

SURVEYOR'S NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

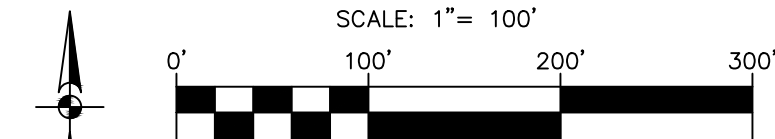
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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

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 1510, OF THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.



**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: February 26, 2021

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 _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ CITY CLERK

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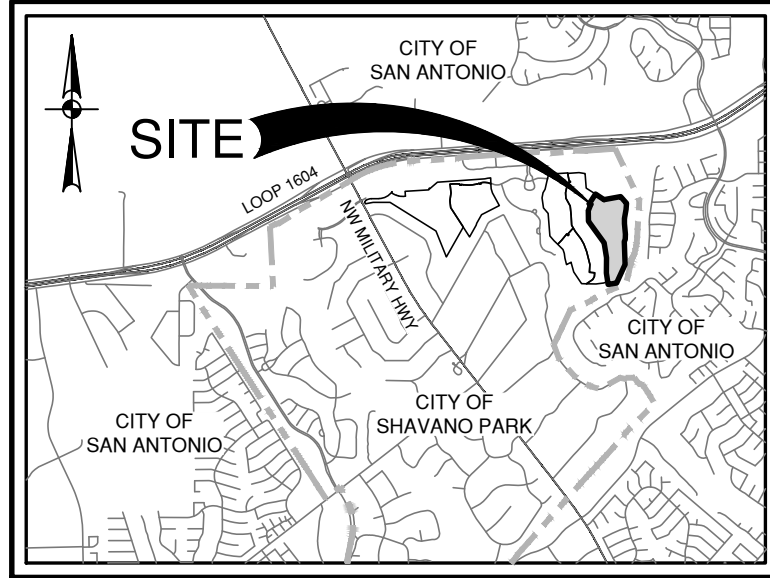
DATED: THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ CITY CLERK

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
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

VOL VOLUME PAGE(S)
PG (PUD)
PLANNED UNIT DEVELOPMENT

● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
○ SET 1/2" IRON ROD (PD)-ROW

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

10' WATER EASEMENT
20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
15' DRAINAGE EASEMENT

1 10' WATER EASEMENT (VOL 20001, PG 335-338, DPR)
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)

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
TYPE		
MINIMUM FRONT SETBACK	80'-0"	60'-0"
MINIMUM SIDE SETBACK	30'-0"	25'-0"
MINIMUM REAR SETBACK	30'-0"	30'-0"

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
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STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
COUNTY OF BEXAR

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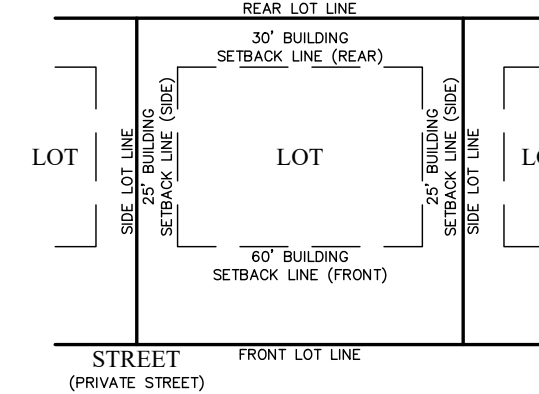
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

- 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.
- 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.
- 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.
- 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.
- 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.

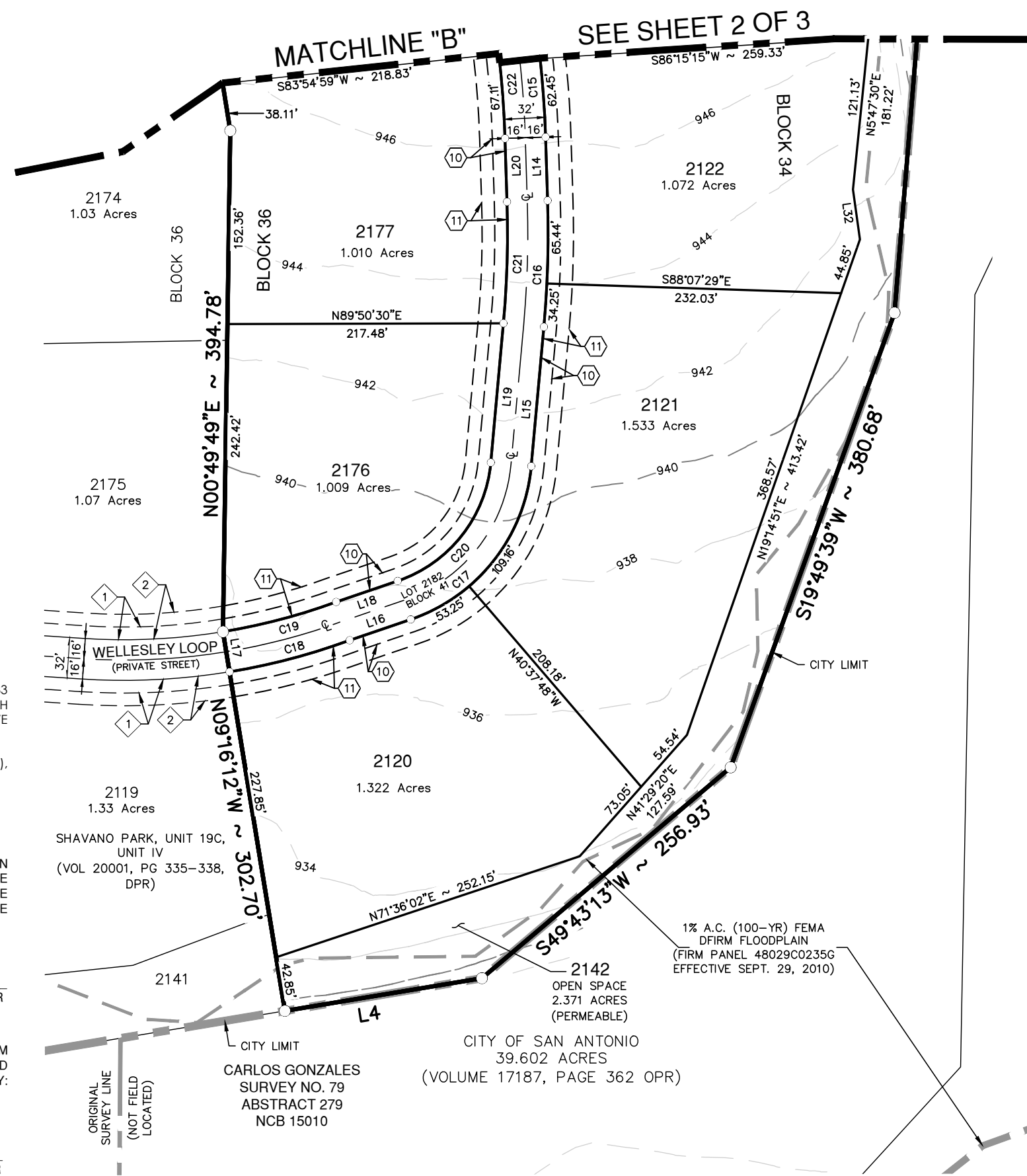
OPEN SPACE NOTE:

LOT 2142, (2.371 ACRES) & LOT 2143, (0.799 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 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO 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.

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°59'58"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°26'46"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'

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 1510, OF THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'
0' 100' 200' 300'

**PAPE-DAWSON
ENGINEERS**

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

DATE OF PREPARATION: February 26, 2021

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

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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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

Preliminary Plat Submittal Checklist

This checklist is to be completed by the developer or his representative and submitted with the preliminary 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:	<u>Shavano Park, Unit-19C Phase V (PUD)</u>
Proposed Use of Property:	<u>Residential</u>
Property Description:	<u>Lots 2120-2133, 2142, Block 34, CB 4782 and</u>
(Lot & block, address or location)	<u>Lots 2176-2190, Block 36, CB 4782</u>

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

Current Zoning:	<u>A-1</u>	Total Acreage:	<u>38.668</u>
Total Platting Fees:	<u></u>	Developable Acreage:	<u>36.220</u>
(Coordinate with Staff)		Greenbelts & Drainage Acreage:	<u>2.448</u>


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. This is an original plat of property	<u>x</u>	<u></u>	<u></u>
2. This is a replat of an existing plat	<u></u>	<u>x</u>	<u></u>
3. If item 1 was answered "No," then:	<u></u>	<u></u>	<u>x</u>
a. this is a vacate and replat	<u></u>	<u></u>	<u>x</u>
b. this is a replat with out vacating	<u></u>	<u></u>	<u>x</u>
c. this is an amending plat	<u></u>	<u></u>	<u>x</u>
d. this is a minor plat	<u></u>	<u></u>	<u>x</u>
4. If item 1 was answered "No," a copy of the original plat is included in the submittal	<u></u>	<u></u>	<u>x</u>
5. The plat is of a Planned Unit Development District (PUD)	<u>x</u>	<u></u>	<u></u>
6. If item 5 was answered "Yes" then include on plat PUD development standards that differ from the base zoning district development standards and include "PUD" in the subdivision name	<u>x</u>	<u></u>	<u></u>

7.	Is a digital copy of plans, plat, forms, and/or letter included in the submittal?	<u>X</u>	<u> </u>	<u> </u>
The following items pertain to the proposed preliminary drawing:		Yes	No	N/A
8.	This subdivision is one phase of a larger development	<u>X</u>	<u> </u>	<u> </u>
9.	If item 5 was answered "Yes," a PUD plan is included in this submittal	<u>x</u>	<u> </u>	<u> </u>
10.	Some portion of this property is located over the Edwards Recharge Zone	<u>X</u>	<u> </u>	<u> </u>
11.	If Item 10 was answered "Yes," a Water Pollution Abatement Plan (WPAP) has been prepared for this site	<u>X</u>	<u> </u>	<u> </u>
12.	This site requires offsite drainage or utility improvements	<u> </u>	<u>X</u>	<u> </u>
13.	If item 12 was answered "Yes," 3 copies of the construction plans are included with cost estimate	<u> </u>	<u> </u>	<u>x</u>
14.	The plat is drawn on an 18"x 24" sheet (not a 24"x 36" sheet as incorrectly stated on City Code)	<u>X</u>	<u> </u>	<u> </u>
15.	15 Folded copies of the plat are included	<u>X</u>	<u> </u>	<u> </u>
16.	The plat contains the names, addresses, and Contact information of the owner and engineer	<u>X</u>	<u> </u>	<u> </u>
17.	The plat shows complete bearings and distances on all lot line and easements	<u>x</u>	<u> </u>	<u> </u>
18.	The plat shows the location of the subject property in relation to an original survey corner or public street intersection	<u>X</u>	<u> </u>	<u> </u>
19.	The plat illustrates and identifies all adjacent properties including recording information	<u>X</u>	<u> </u>	<u> </u>
20.	The plat contains the total acreage being platted and individual lot acreage	<u>X</u>	<u> </u>	<u> </u>
21.	The plat shows location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements, or other public right-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries	<u>X</u>	<u> </u>	<u> </u>
22.	The plat shows location, dimensions, description and name of all existing or recorded residential lots, parks, public areas, and other sites within or contiguous with the subdivision	<u>X</u>	<u> </u>	<u> </u>
23.	The plat shows location, dimensions, description, and name of all proposed streets, alleys, parks, public areas reservations, easements or other rights-of-way, blocks, lots and other sites within the subdivision	<u>X</u>	<u> </u>	<u> </u>

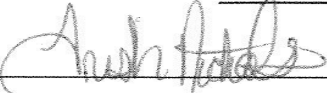
The following items pertain to the proposed preliminary drawing:		Yes	No	N/A
24.	The plat shows the date of preparation, scale of plat and North arrow	<u>X</u>	___	___
25.	The plat shows the topographical information with contour lines on a basis of two (2) vertical feet in terrain with an average slope of five percent (5%)	<u>X</u>	___	___
26.	The plat shows a number or letter to identify each lot or site and each block. Said number shall be coordinated by the developer with the Clerk of Bexar County to prevent duplication	<u>X</u>	___	___
27.	The plat shows front building setback lines on all lots and sites. Side yard building setback lines at street intersection and crosswalk ways and rear building setback lines.	<u>X</u>	___	___
28.	The plat addresses the required landscape buffer in accordance with Table 6 of the Code of Ordinances	<u>X</u>	___	___
29.	The plat shows location map at a scale of not more than 4000 feet to an inch which shall show existing adjacent subdivisions and major streets	<u>X</u>	___	___
30.	The plat shows existing flood plain boundaries	<u>X</u>	___	___
31.	The proposed platted property is compliant with current zoning regulations	<u>x</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:  Date: 2/22/21

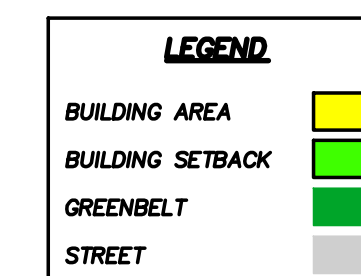
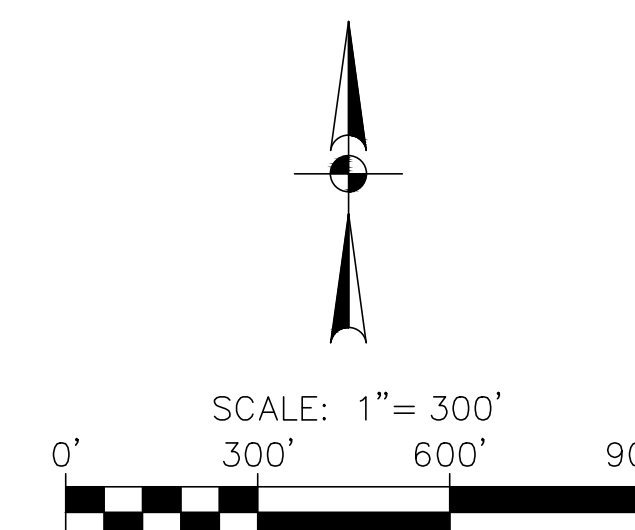
Accepted by:  Date: 2/23/21

City Staff Reviewed

City Secretary:  Date: 02/26/2021

Fire Marshal:  Date: 25 FEB 2021

Public Works / Water Director:  Date: 2/25/21

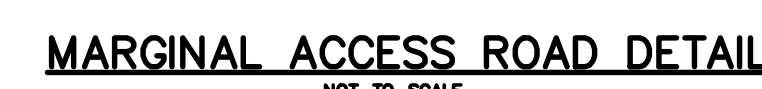


PHASE	NO. LOTS	TOTAL ACREAGE	LOT ACREAGE	STREET ACREAGE	OPEN SPACE (FLOOD/GREEN BELT)
I	30	48.97	38.08	5.42	5.47
II	37	65.04	42.71	5.72	16.61
III	31	40.10	33.34	2.12	4.64
IV	27	34.15	29.80	2.24	2.11
V	28	56.53	30.12	2.42	23.99
TOTAL	153	244.79	174.05	17.92	52.82

- NOTES:
1. WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEMS.
 2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEMS.
 3. GAS AND ELECTRIC TO BE PROVIDED BY CITY PUBLIC SERVICE.
 4. ACREAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL PLATTING.

OWNER/DEVELOPER:
ROGERS SHAVANO PARK UNIT-18/19, LTD.
11 LYNN BATTS LN. SUITE 100
SAN ANTONIO, TX 78218
PHONE: (210) 828-6131
FAX: (210) 828-6137

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
PHONE: (210) 375-9000
FAX: (210) 375-9010



February 26, 2021

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

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

Dear Mr. Leeth:

We have reviewed your preliminary plat review comments dated February 25, 2021 for the above-referenced project and offer the following responses.

1. There is no tie to the original corner of the original survey in accordance with section 28-42(f)(3).

Response: *Tie to nearest intersection has been added to the plat.*

2. There are a couple of locations where the outside line calls interfere with adjacent ownership labels which should be cleaned up on the final plat.

Response: *Plat has been revised to removed overlapping text.*

3. There are no dimensions on the adjacent road ties in accordance with section 28-42(f)(7a).

Response: *Existing road dimensions have been added to the plat.*

4. Confirm the individual lot line lengths sum to the overall line lengths, specifically lots 2178 & 2179.

Response: *Lot line lengths have been verified. Lot dimensions on lots 2178, 2179, and portion of lot 2177 sum to the overall length.*

5. There were no plans associated with this submittal so confirmation of water, sewer, and drainage easements that might be required could not be confirmed at this time.

Response: *Construction plans will be provided at a later date.*

Mr. Curtis Leeth
Shavano Park, Unit-19C Phase V
February 26, 2021
Page 2 of 2

We hope this material adequately responds to your questions and comments. 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.



Andrew Lowry, P.E.
Project Manager

Attachments

P:\87\96\19\Word\Letters\210225 Prelim Plat Review (Leeth).docx

February 25, 2021

City of Shavano Park
Permitting Department
Attn: Marisa Knuffke
900 Saddletree Court
San Antonio, Texas 78231

Re: Preliminary Plat Review Comments
Shavano Park Unit 19C Ph V (PUD)



On behalf of the:



Staff;

We have completed our review of the submittal for the Shavano Park Unit 19C Ph V (PUD) Preliminary Plat as submitted by Mr. Andrew Lowry, P.E. of Pape-Dawson Engineers. We have the following comments:

1. There is no tie to the original corner of the original survey in accordance with section 28-42(f)(3).
2. There are a couple of locations where the outside line calls interfere with adjacent ownership labels which should be cleaned up on the final plat.
3. There are no dimensions on the adjacent road ties in accordance with section 28-42(f)(7a).
4. Confirm the individual lot line lengths sum to the overall line lengths, specifically lots 2178 & 2179.
5. There were no plans associated with this submittal so confirmation of water, sewer and drainage easements that might be required could not be confirmed at this time.

The preliminary plat generally conforms to the City of Shavano Park Code of Ordinances, the minor comments above can be completed at the time of Final Plat submittal.

Our review of the plat does not relieve or release the Engineer, Architect or Surveyor of Record or 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 'Rick Gray', is written over a blue horizontal line.

Rick Gray, P.E., CFM
Plan Reviewer for the City of Shavano Park

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