

**MINUTES
CITY OF HELOTES
PLANNING AND ZONING COMMISSION**

The City of Helotes Planning and Zoning Commission met for a regular meeting on November 6, 2018 at 7:00 p.m. in City Hall Council Chambers, 12951 Bandera Road, Helotes Texas. This was an open meeting subject to the open meeting laws of the State of Texas.

Commission Members

Present: Gregg Michel, Chair
Jason Wightman, Vice Chair
Ron Hozza, Secretary
Joe Edmond
Mario Rios
Richard Hawk
Jeff Wade

Absent: Mike McGlothing

Council members/staff present: Rick Schroder, City Administrator
Susan Darst, Assistant to City Administrator
Alex Blue, Council Member

1. Call to order.

Chair Michel called the meeting to order at 7:01 p.m.

2. Roll call.

Commissioner Hozza called roll. See above for members present.

PUBLIC HEARING:

3. Public Hearing to give all interested persons the right to appear and be heard on a request by Crown Castle for a Specific City Council Approved Use Permit to authorize the installation / co-location of T-Mobile equipment within an existing cellular tower and enclosure located on property zoned Office and Professional District (B-1) on the City of Helotes Municipal Complex located at 12951 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 240065.

Chair Michel opened the public hearing at 7:04 p.m. No one signed up to speak on this item. Chair Michel closed the public hearing at 7:05 p.m.

4. **Public Hearing to give all interested persons the right to appear and be heard on a request by Kherington-Hadley Investments, LTD to rescind Ordinance No. 337 regulating site vegetation and grading; removing site zoning designation Townhouse Single Family Residential District (R-TH); and establishing a Planned Unit Development (PUD) zoning designation for a townhome development for 4.844 acres of land generally located on Iron Horse Way near its intersection with Antonio Drive, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 240904.**

Chair Michel opened the public hearing at 7:05 p.m.

The following individuals registered to speak in opposition to this item: Darren Bishop, Judith Hurst, Wayne Blough, Paula Shaw, Phil Crumpton, Claire Morgan, Amelia Potter, Craig Sanders, Ana L. Ojeda and Rich Whitehead. Reasons for opposing this item included safety issues from increased traffic and congestion on both Antonio Drive and Iron Horse Way, loss of native habitat and concerns that a high density development would cause a negative impact on surrounding property values.

Chair Michel closed the public hearing at 7:50 p.m.

5. **Public Hearing to give all interested persons the right to appear and be heard on a request by Bandera Road Cafe for a Specific City Council Approved Use Permit for a restaurant with drive-thru facility at Helotes Point Retail Center, a multi-tenant shopping center on property zoned Overlay District (B3-OD), located at 12510 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 1274715.**

Chair Michel opened the public hearing at 7:51 p.m. Speaking in favor of this item was the applicant, Pedro Pompa. Chair Michel closed the public hearing at 7:52 p.m.

OPEN SESSION:

6. **Citizens to be heard.**

No one signed up to speak on this item.

ITEMS FOR INDIVIDUAL CONSIDERATION (7 - 10):

7. **Approval of the minutes of the Regular Meeting of the Planning and Zoning Commission dated October 2, 2018. (Approval Item; Staff)**

Motion was made by Commissioner Wightman, second by Commissioner Rios, to approve the minutes as submitted. Motion to approve carried unanimously.

8. **Discussion of and action on a request by Crown Castle for a Specific City Council Approved Use Permit to authorize the installation / co-location of T-Mobile equipment within an existing cellular tower and enclosure located on property zoned Office and Professional District (B-1) on the City of Helotes Municipal Complex located at 12951 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 240065. (Recommendation Item; Applicant)**

Motion was made by Commissioner Wade, second by Commissioner Rios, to recommend approval of this item as written. Motion to recommend approval carried unanimously.

9. **Discussion of and action on a request by Kherington-Hadley Investments, LTD to rescind Ordinance No. 337 regulating site vegetation and grading; removing site zoning designation Townhouse Single Family Residential District (R-TH); and establishing a Planned Unit Development (PUD) zoning designation for a townhome development for 4.844 acres of land generally located on Iron Horse Way near its intersection with Antonio Drive, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 240904. (Recommendation Item; Applicant)**

Rick Schroder, City Administrator, gave a presentation on the history of the subject tract. On October 28, 2004 the zoning designation Townhouse Single Family Residential District (R-TH) was approved and on May 10, 2007, Ordinance No. 337 was adopted. The ordinance placed grading and vegetation removal restrictions. On March 10, 2016, the Commission and Council approved a final plat for ten townhome lots (Exhibit A). Due to the vegetation and grading restrictions placed by Ordinance No. 337, the ten townhome lots were situated towards the front of the parcel, with two large estate lots to the rear of the parcel. At present day, the developer is requesting to rescind Ordinance No. 337 to allow for forty-six townhome lots, two green space lots for tree preservation and storm water management, and one lot for utility rights of way (Exhibit B). Simultaneously, the zoning designation would be changed to Planned Unit Development (PUD). A PUD is a negotiated agreement between the Developer and the City that is reviewed and approved by the Commission and Council. For clarification, a PUD does not dictate whether the street(s) in a development are private or public. Street dedications, building setbacks, tree preservation and storm water management are determined during the platting process. It was reiterated that the subject tract is zoned for townhomes and has been since 2004. If the present day request is not approved, the developer can still build townhomes pursuant to the plat approved in 2016.

The Commission believed that rescinding Ordinance No. 337 and establishing a PUD was not in the best interest of the City and agreed with many of the reasons raised by citizens in the Public Hearing.

Motion was made by Commissioner Wade, second by Commissioner Hawk, to recommend denial of this item as written. Motion to recommend approval failed unanimously.

To allow the public to exit the Council Chambers, Chairman Michel called for a recess. The meeting recessed at 8:40 p.m. and reconvened at 8:50 p.m.

10. **Discussion of and action on a request by Bandera Road Cafe for a Specific City Council Approved Use Permit for a restaurant with drive-thru facility at Helotes Point Retail Center, a multi-tenant shopping center on property zoned Overlay District (B3-OD), located at 12510 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 1274715. (Recommendation Item; Applicant)**

Motion was made by Commissioner Rios, second by Commissioner Wade, to recommend approval of this item as written. Motion to recommend approval carried unanimously.

11. **Discussion of and action on a request by C&S Wired Up Electric for approval of a variance to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-51 *Commercial Signs: Projecting, Wall and Hanging, or In or On Windows* authorizing wall signage for El Rodeo Mexican Grill located at 12932 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Property ID No. 242797. (Recommendation Item; Applicant)**

Discussion included that Code allows for one square foot per linear foot of the building or unit façade. The applicant unit façade is 53 linear feet. The proposed sign is 88 square feet, exceeding Code by 35 square feet.

Motion was made by Commissioner Wightman, second by Commissioner Hawk, to recommend approval of a variance, as allowed by Code, for a change of up to 25% of the sign area, allowing for the sign to have a maximum sign area of approximately 66 square feet. Motion to recommend approval of the variance carried unanimously.

12. **Discussion of and action on a request by Robert James for approval of wall signage pursuant to Municipal Code of Ordinances Chapter 98 *Zoning*, Section 98-72 *Old Town Helotes Special District*, Subparagraph (g)(6)(b)(2) *Commercial Signs – Projecting, Wall, Hanging, or In/On Windows*, for Cheetahlish Direct From the Mines store located at 14436 Old Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 242097. (Recommendation Item; Applicant)**

Motion was made by Commissioner Wightman, second by Commissioner Hozza, to recommend approval of this item as written. Motion to recommend approval carried unanimously.

Adjourn.

Motion was made by Commissioner Hozza, second by Commissioner Wightman, to adjourn the meeting at 9:19 pm. Motion to approve carried unanimously.

Respectfully submitted,



Gregg Michel, Chair

ATTEST:



Ron Hozza, Secretary





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

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF HELOTES, TEXAS, THE USE OF THE PUBLIC FOREVER ALL STREETS (OTHER THAN PRIVATE STREETS), ALLEYS, PARKS, WOODCOURSES, DRAINAGE EASEMENTS, A WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THERE ON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

DRAWN:
LANNON KANE
JOERINGTON-HADLEY INVESTMENTS, LTD.
18618 TUSCANY STONE, SUITE 210
SAN ANTONIO, TX 78256
(210)-438-7775

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF IRON HORSE TOWNSHIP SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL

DATED THIS _____ DAY OF _____ 20____

BY: _____ MAYOR

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF IRON HORSE TOWNSHIP SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

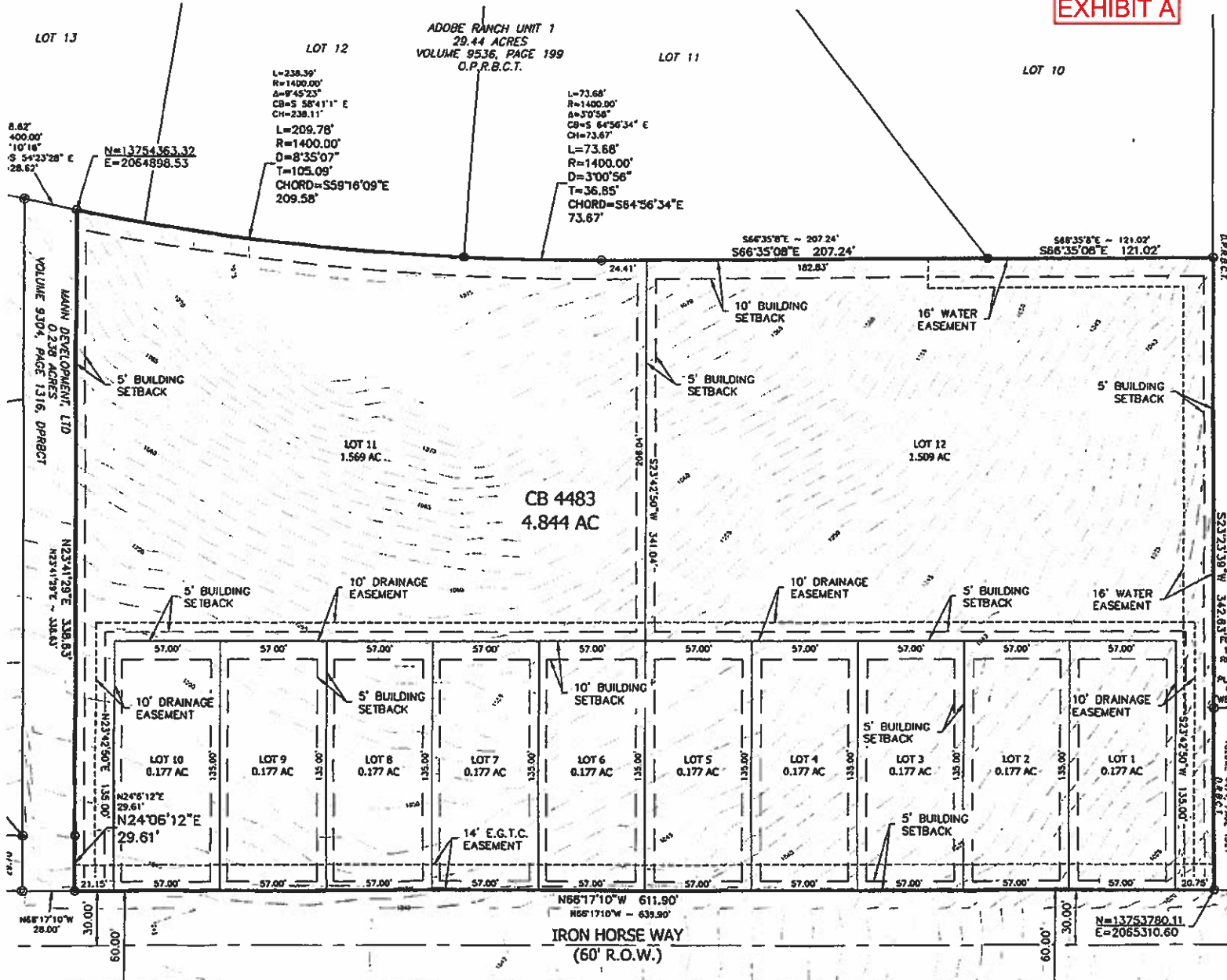
DATED THIS _____ DAY OF _____ 20____

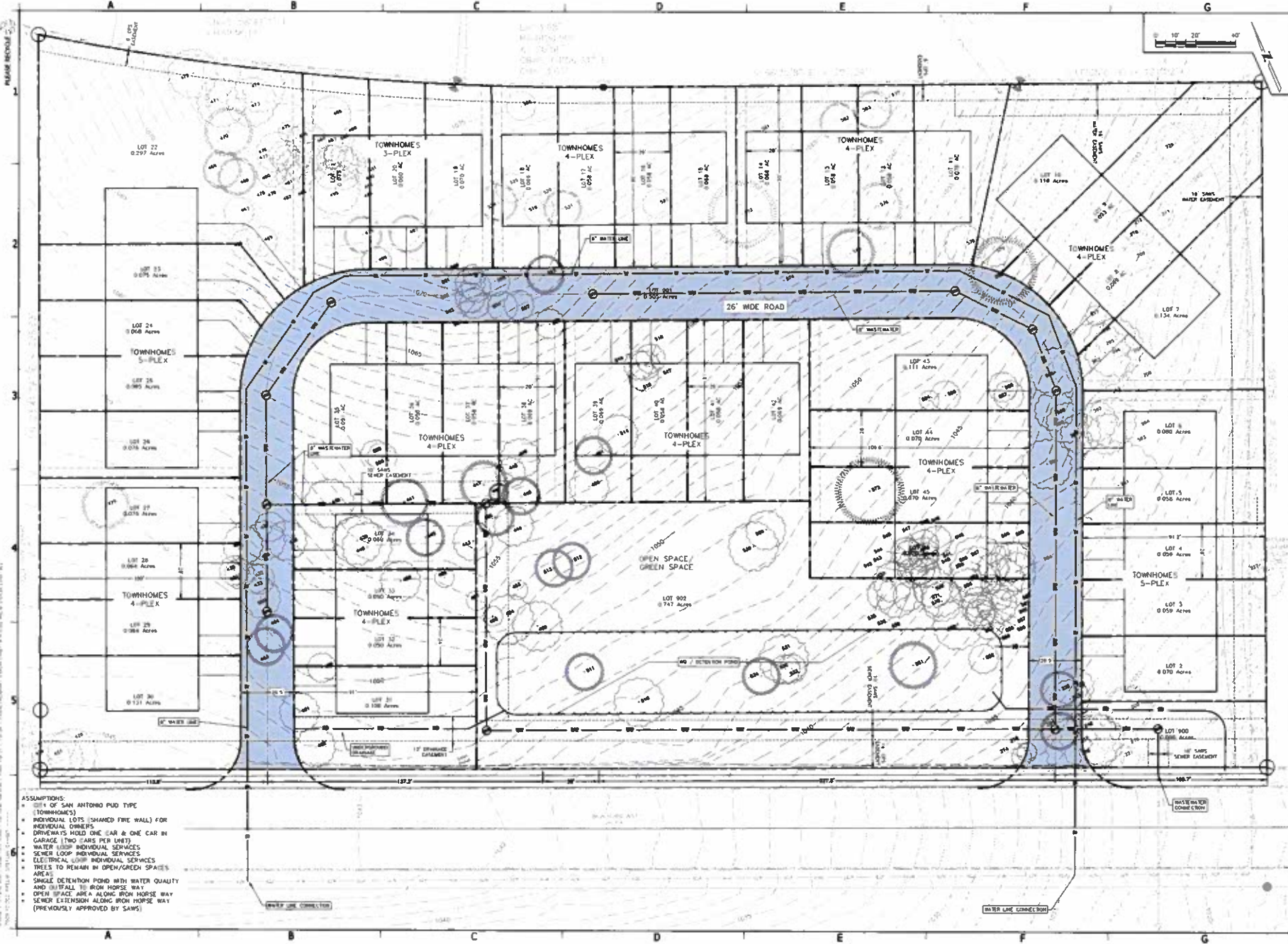
BY: _____ CHURPERSON OF THE PLANNING AND ZONING COMMISSION

BY: _____ SECRETARY OF THE PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20____ AT _____ AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____





- ASSUMPTIONS:
- CITY OF SAN ANTONIO PUD TYPE (TOWNHOMES)
 - INDIVIDUAL LOTS (SHARED FIRE WALL) FOR INDIVIDUAL OWNERS
 - DRIVEWAYS HOLD ONE (CAR & ONE CAR IN GARAGE (TWO CARS PER UNIT))
 - WATER (WSP) INDIVIDUAL SERVICES
 - SEWER LOOP INDIVIDUAL SERVICES
 - ELECTRICAL (ESP) INDIVIDUAL SERVICES
 - TREES TO REMAIN IN OPEN/GREEN SPACES AREAS
 - SINGLE DETENTION POND WITH WATER QUALITY AND OUTFALL TO IRON HORSE WAY
 - OPEN SPACE AREA ALONG IRON HORSE WAY
 - SEWER EXTENSION ALONG IRON HORSE WAY (PREVIOUSLY APPROVED BY SANS)

210.886.8324
WWW.BIGREDDOG.COM

BIG RED DOG
ENGINEERING | CONSULTING
210.886.8324
3400 W. UNIVERSITY BLVD., SUITE 200, AUSTIN, TEXAS 78746

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

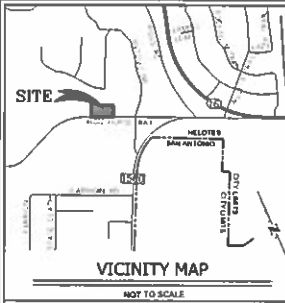
PREPARED UNDER THE
SUPERVISION OF
JEREMY BARNES
P.E. LICENSE NO. 100000

PROJECT:
NOT FOR CONSTRUCTION
IRON HORSE TOWNHOMES
IRON HORSE WAY
HELOTES, TEXAS 78023

SHEET TITLE:
PROPOSED TOWNHOME LAYOUT

DATE	JOB	BY	APP
10/20/2023	2400000000	JMB	JMB
10/20/2023		JMB	JMB
10/20/2023		JMB	JMB

SHEET
EXHIBIT
01 OF 01



210.860.9224 www.bigrddog.com

BIG RED DOG
ENGINEERING | CONSULTING
4714 W. HIGHLAND ROAD, SUITE 118
SAN ANTONIO, TEXAS 78249-1610

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF **IRON HORSE TOWNHOMES SUBDIVISION** HAS BEEN SUBMITTED TO AND CONTROLLED BY THE CITY CLERK OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SAID CITY COUNCIL.

DATED THIS _____ DAY OF _____ 2018

BY _____ MAYOR

BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF **IRON HORSE TOWNHOMES SUBDIVISION** HAS BEEN SUBMITTED TO AND CONTROLLED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SAID PLANNING AND ZONING COMMISSION.

DATED THIS _____ DAY OF _____ 2018

BY _____ MAYOR

BY _____ CHAIRPERSON PLANNING AND ZONING COMMISSION

BY _____ SECRETARY OF THE PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BEXAR

_____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2018, AT _____ M AND ONLY RECORDED THE _____ DAY OF _____ A.D. 2018 IN THE RECORDS OF DEEDS AND PLATS OF BEXAR COUNTY IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2018.

_____, COUNTY CLERK BEXAR COUNTY TEXAS

BY _____ DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

THE _____ MEMBER OF THE CITY OF HELOTES HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY OF HELOTES ENGINEER _____ DATE _____

STATE OF TEXAS
COUNTY OF BEXAR

PRELIMINARY
NOT FOR CONSTRUCTION,
ZONING, OR PERMIT PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
JEREMY DOEGE,
P.E. #97269 ON

PRELIMINARY - NOT FOR RECORDATION

JEREMY DOEGE
LICENSED PROFESSIONAL ENGINEER NO. 97269

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY D.A. MAWYER LAND SURVEYING, INC.

PRELIMINARY - NOT FOR RECORDATION

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
D.A. MAWYER LAND SURVEYING, INC.
5151 W. S.H. 46
NEW BRUNNELS, TEXAS 78132
PH: 337-730-4449

- OPS NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND PUBLIC SERVICE BONDING IN HEAVILY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, PATROLLING AND SURVEYING CONDUITS OR PIPES, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE NECESSARY APPEARANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 - ANY OPI INCURRY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPI EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- GREY FOREST NOTE:**
- THE CITY OF HELOTES AND GREY FOREST UTILITIES (GFA) ARE HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT," "SERVICE EASEMENT," AND "UTILITY EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, PATROLLING AND SURVEYING CONDUITS OR PIPES, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE NECESSARY APPEARANCES AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 - ANY OPI INCURRY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPI EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

SAWS AQUIFER NOTE:

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

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCE, WALL OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AN APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. CITY OF HELOTES SHALL HAVE THE RIGHT TO IMPROVE AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMEDY ANY IMPROPER OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH-CENTRAL ZONE, (FEDERAL ROAD) (FORS).

MAINTENANCE NOTE:

THE IMPORTANCE OF DRAINAGE EASEMENTS, GROUNDWATER, AND OTHER NEARBY FACILITIES BEING HEREBY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF BEXAR COUNTY, OR CITY OF HELOTES.

- LEGEND**
- PLATTED BOUNDARY
 - - - EXISTING BOUNDARY
 - CENTERLINE
 - ⊕ FOUND 1/2" REBAR STAMPED "JOHN HOWARD SURVEY"
 - ⊕ FOUND 1/2" REBAR WITH NO IDENTIFICATION (UNLESS NOTED)
 - ⊕ FOUND 1XDOT CONCRETE MONUMENT
 - ⊕ SET 1/2" IRON ROD W/ PLASTIC CAP STAMPED "DAM R3348 PROP. COB"
 - ⊕ UNLESS OTHERWISE NOTED.
 - E.G.T.C. = ELECTRIC, GAS, TELE. & CABLE TV
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
 - D.B.R.C.T. = DEED RECORDS OF BEXAR COUNTY TEXAS
 - B.S.L. = BUILDING SETBACK LINE
 - EXISTING CONTOUR
 - EASEMENT (ESMT)

SAWS NOTES:

- THE NUMBER OF WATERMETER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- SAWS IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
- SAWS ACCESS NOTE: THE SAN ANTONIO WATER SYSTEM HEREBY GRANTED THE RIGHT OF ACCESS AND EGRESS ACROSS GRANTEE'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENTS SHOWN IN THIS PLAT.
- THE DEVELOPER DEDICATED THE SANITARY SEWER AND WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SUBDIVISION PLAT ESTABLISHING
IRON HORSE TOWNHOMES
BEING A TOTAL OF 4,844 ACRES, ESTABLISHING LOTS 1-46, LOT 900, 901 & 902 CB 4483, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DELEGATED AGENT, DESIGNATES TO THE USE OF THE PUBLIC, EXCEPT WHERE IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS ALLEYS, PUBLIC WALKWAYS, DRIVEWAYS, LAWN AREAS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONVEYANCE THEREOF EXPRESSED.

OWNER DEVELOPER
IRON HORSE TOWNHOMES INVESTMENTS LTD. 671 DALLAS ROAD
1884 PUNJARY BOND, SUITE 216
SAN ANTONIO, TX 78249
0716 488 7774

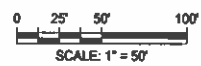
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DALE SAGE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HE HAS EXPRESSED AND IN THE CAPACITY THEREIN SET FORTH.

OVER IN WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018.

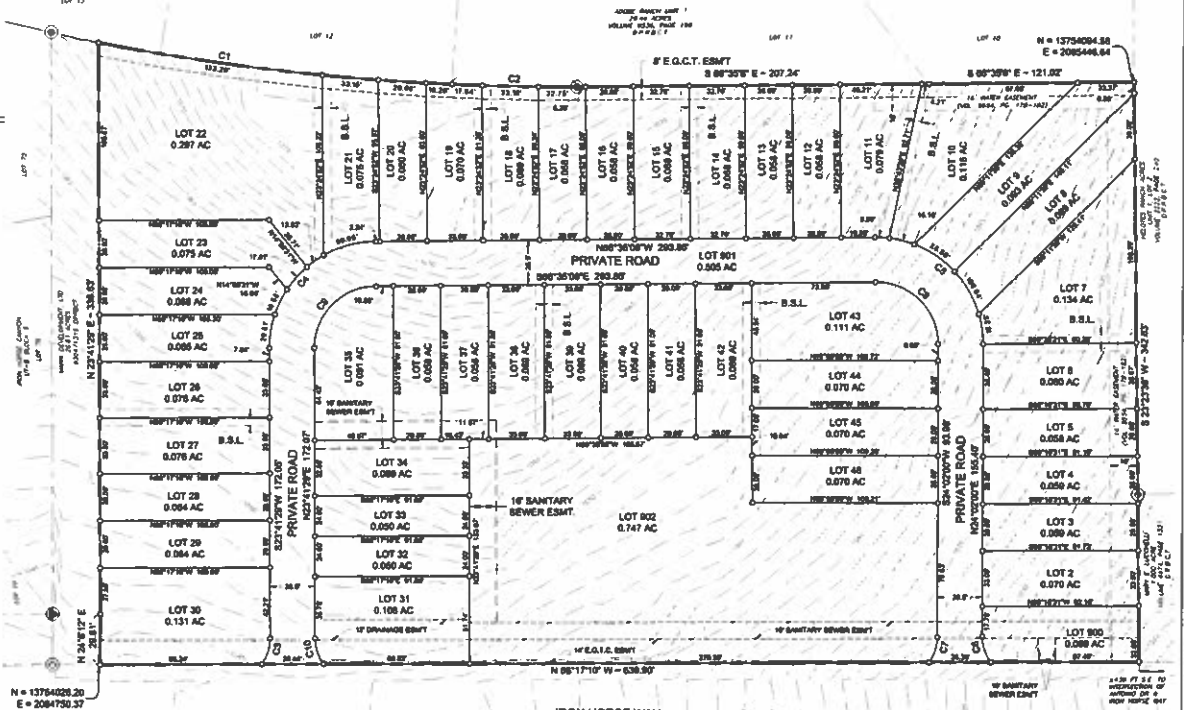
NOTARY PUBLIC BEXAR COUNTY TEXAS _____

MY COMMISSION EXPIRES _____



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	1400.00'	208.78'	8°30'00"	105.00'	S59°18'00"E	208.50'
C2	1400.00'	73.89'	3°00'00"	38.80'	S84°58'34"E	73.67'
C3	23.00'	16.04'	36°45'00"	8.31'	S42°04'28"W	16.77'
C4	83.29'	96.05'	89°43'22"	82.84'	S89°33'11"W	89.23'
C5	83.29'	100.04'	90°37'00"	83.94'	N21°16'34"W	89.82'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C6	26.00'	18.11'	36°56'00"	8.30'	N03°34'26"E	15.83'
C7	26.00'	15.82'	36°19'53"	8.19'	S42°08'57"W	15.68'
C8	38.75'	58.12'	90°37'00"	37.18'	S21°18'03"E	52.20'
C9	38.75'	57.50'	89°43'22"	36.87'	N66°20'11"E	51.80'
C10	26.00'	16.04'	36°45'00"	8.30'	N61°16'37"E	15.78'



PRELIMINARY
NOT FOR CONSTRUCTION,
ZONING, OR PERMIT PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
JEREMY DOEGE,
P.E. #97269 ON

