



**AGENDA
CITY OF WINDCREST, TEXAS
PLANNING AND ZONING COMMISSION**

December 5, 2016

5:00 P.M.

NOTICE IS HEREBY GIVEN THAT A MEETING OF THE WINDCREST PLANNING AND ZONING COMMISSION WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 5th DAY OF DECEMBER 2016 STARTING AT 5:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE COMMISSION MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE PLANNING AND ZONING COMMISSION RESERVES THE OPTION TO RECESS THE MEETING OF DECEMBER 5, 2016 AND TO RECONVENE THE MEETING ON DECEMBER 6, 2016 AT 9:00 A.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.

IT IS ANTICIPATED THAT MEMBERS OF OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY ATTEND THE MEETING IN NUMBERS THAT MAY CONSTITUTE A QUORUM OF SUCH OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES, SO THAT NOTICE IS HEREBY GIVEN THAT THE MEETING IS ALSO A MEETING OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE. THE MEMBERS OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY PARTICIPATE IN DISCUSSIONS WHICH OCCUR AT THE MEETING, BUT NO ACTION WILL BE TAKEN BY THE OTHER COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE.

Ordinance No. 2016-618B(O) establishes certain protocols for City Council meetings. At all City Council, City Commission or City Board meetings, the agenda shall include a "citizens to be heard" item. It is suggested that Citizens wishing to speak during this item sign in on the sign up roster prior to the meeting. During "Citizens to be Heard", citizens may address the City Council on topics not on the agenda for no more than three (3) minutes. In addition to the foregoing, citizens shall also have the opportunity to address the City Council during consideration of posted agenda items for no more than six (6) minutes. Each citizen shall therefore have the opportunity to address the City Council for a total of nine (9) minutes. This does not include any responses from the body. The six (6) minutes time limit authorized herein may not be transferred to another speaker in whole or in part. The presiding Officer or his/her designee will assign a Time Keeper to each meeting. The Time Keeper will maintain strict compliance of the six (6) minute rule, stopping speakers who exceed the allotted time. As authorized by Section 551.042 of the Texas Government Code, a city official may make a statement of specific factual information in response to an inquiry made by a member of the public or a recitation of existing city policy. Any deliberation of or decision

about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting. Any question posed by a Citizen, Council Member, Board Member or Commission Member for which an answer is not available at a meeting shall be answered by a member of the staff or Presiding Officer at the next regular meeting of the Body, if an answer is reasonably available and prudent. If the information is sensitive, staff will seek advice from the City Attorney.

REQUEST ALL PAGERS AND CELL PHONES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL. CITIZENS ARE ASKED TO REFRAIN FROM TALKING DURING COUNCIL PROCEEDINGS.

Meeting Chair: please remind each participant in your meeting that they must speak into a microphone; the recording is the Official Minutes of your meeting and all who speak must be recorded. All guest speakers and citizens to be heard must speak from podium. Please interrupt speakers during meeting if you recognize that they are not speaking into microphone and have them do so.

I. Call to Order

II. Citizens to be Heard on Subsequent and Non-Subsequent Agenda Items

1. A member of the public will have three (3) minutes to discuss non-subsequent agenda items.
2. A member of the public will have six (6) minutes to discuss subsequent agenda items.
3. The Planning and Zoning Commission may discuss and respond to current and past agendas on subsequent and non-subsequent agenda items by citizens to be heard.

III. Public Hearing

The Windcrest Planning and Zoning Commission will conduct a public hearing to consider the application of KFW Engineers for approval of preliminary and final plat for a proposed commercial development, consisting of 1.016 acres, located at 8231 Fourwinds Drive, Windcrest, TX 78239.

IV. Discuss and Act

The Windcrest Planning and Zoning Commission will review, discuss and may take action regarding the application of KFW Engineers for approval of preliminary and final plat for a proposed commercial development, consisting of 1.016 acres, located at 8231 Fourwinds Drive, Windcrest, TX 78239.

V. General Announcements & Future Agenda Items Requested

Per Ordinance No. 618, repealing Ordinance No. 593; Section 9: Every agenda shall include an item entry granting a member the opportunity to propose an item for consideration of future agendas for Regular or Special Meetings. Any member may request the inclusion of such items at any meeting.

VI. Adjournment

The Planning and Zoning Commission reserves the right to retire into executive session whenever it is considered necessary and legally justified under the Texas Government Code, Subchapter D, Sections 551.071 et. seq. including, but not limited to, consultation with attorney, real property, prospective gifts, personnel matters, exclusion of witness, security devices, and economic development matters.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall of said City in a convenient place to the public and said Notice was posted more than seventy-two hours prior to the meeting on December 5, 2016.

By:  , City Secretary

In compliance with the Americans With Disabilities Act, the City of Windcrest Council Chambers are wheelchair accessible, and accessible parking spaces are available. The City of Windcrest will provide for reasonable accommodations for persons attending Planning & Zoning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Kelly Rodriguez, City Secretary, at 210-655-0022 ext. 2150 or Fax 210-655-8776.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the ____ December, 2016.

____ Title: _____



WINDCREST

TEXAS

Universal Development Application

(Please use separate application for each submittal)

- | | | |
|---|--|--|
| ☐ Land Use Amendment | ☐ Land Study | ☐ Replat |
| ☐ Thoroughfare Amendment | ☒ Final Plat | ☐ Amending Plat |
| ☐ Zoning Change (choose one) | ☒ Preliminary Plat | ☐ Minor Plat |
| ☐ Straight Zoning | ☐ Specific Use Permit | ☐ Vacating Plat |
| ☐ PUD (Planned Unit Development) | ☐ Conditional Use Permit | ☐ Site Plan |
| ☐ Variance | ☐ Exception | ☐ Tree Removal Permit |

Project Name: Fourwinds Commercial
Total Acres: 1.016 Survey Name: Gertrude Rodriguez Survey No. 132 Abstract No.: 610 (CB 5077)
Project Location (address): 8231 Fourwinds Drive, Windcrest, TX 78239

Current Zoning: B1 Current Use: Vacant/undeveloped # of Lots/Units: 1 For Commercial Industrial:
Proposed Zoning: N/A Proposed Use: Commercial Please Circle One: SF MF COMM IND OTHER
Total Proposed Sq. Ft. _____

Applicant Information: Michael Schoenbrun, Vice President / NEQ 35/Walzem, Ltd., A Texas Limited Partnership; By:
Property Owner Name: NEQ 35/Walzem One, LLC, A Texas Limited Liability Company, It's Sole General Partner

Address: 701 NE Loop 410, Suite 450 City: San Antonio St/Zip: TX / 78216
Phone: (210) 366-3500 Fax: _____ E-Mail: _____

Applicant (if different than Owner): Same as owner

Address: _____ City: _____ St/Zip: _____
Phone: _____ Fax: _____ E-Mail: _____

Representative: Juan Rodriguez, KFW Engineers

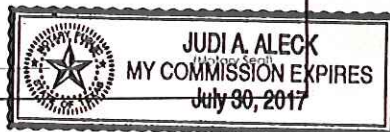
Address: 3421 Paesanos Parkway, Suite 200 City: San Antonio St/Zip: TX / 78231
Phone: 210-979-8444 Fax: _____ E-Mail: jrodriguez@kfwengineers.com

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application. Also, you waive the statutory time limits in accordance with Section 211, 212 and 245 of the Texas Local Government Code.

Owner's Signature: _____
Michael Schoenbrun, Vice President
Typed/Printed Name: _____

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity herein stated. Given under my hand and seal on this 12th day of October, 20 16.

Notary Public



City of Windcrest Use Only

Project No.: _____

Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted by: _____

1058

CENCOR REALTY SERVICES, INC.
SAN ANTONIO CITY OFFICE IMPREST ACCOUNT

32-61
1110-184

DATE

10/12/16

PAY
TO THE
ORDER OF

City of Windcrest
Five Hundred + no/100

\$ 500.00

DOLLARS

Security Features
Included on Back

CHASE

JPMorgan Chase Bank, N.A.
Dallas, Texas 75201
www.Chase.com

FOR

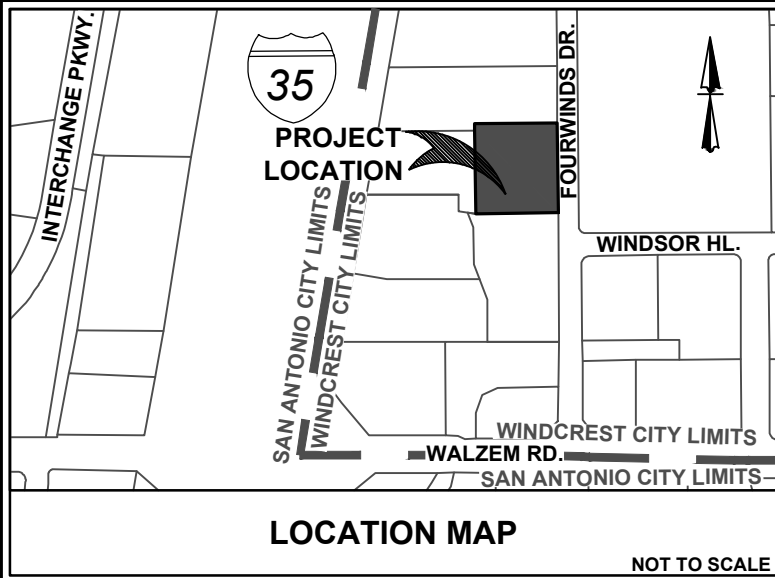
Re-plat Application

[Signature]

707545794

⑈001058⑈ ⑆110000614⑆

MP



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
○ S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
X F.X.C. = FOUND "X" IN CONCRETE
⊗ S.P.K. = SET PK NAIL WITH WASHER
⊗ F.P.K. = FOUND PK NAIL
R.O.W. = RIGHT-OF-WAY
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE

SURVEYOR NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 270 OF 785, COMMUNITY PANEL NO. 48029/0270G, DATED SEPTEMBER 29, 2010.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).

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 WINDCREST PLANNING COMMISSION.

STEVEN D. KRAUSKOPF
LICENSED PROFESSIONAL ENGINEER NO. 96525
KFW ENGINEERS, LLC
SKRAUSKOPF@KFWENGINEERS.COM
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. _____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
KFW SURVEYING, LLC
KPRESSLER@KFWENGINEERS.COM
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. _____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

GENERAL NOTES:

- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL OR COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

C.P.S. NOTES:

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

PLAT ESTABLISHING FOURWINDS COMMERCIAL

BEING A 1.016 ACRE TRACT SITUATED IN THE CITY OF WINDCREST, BEXAR COUNTY, TEXAS OF A PORTION OF A TRACT CONVEYED FROM A CALLED 1.11 ACRE TRACT OF LAND AS CONVEYED TO NEQ 35/WALZEM, LTD., OF RECORD IN VOLUME 17779, PAGE 1664 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE : 1"= 50'
0' 50' 100'

KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy., Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/AGENT: MICHAEL SCHOENBRUN, VICE PRESIDENT
OWNER/DEVELOPER: NEQ 35/WALZEM, LTD., A TEXAS LIMITED PARTNERSHIP
BY: NEQ 35/WALZEM ONE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE GENERAL PARTNER
70 NE LOOP 410, SUITE 450
SAN ANTONIO, TEXAS 78216

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 WINDCREST, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MICHAEL SCHOENBRUN, VICE PRESIDENT
NEQ 35/WALZEM, LTD., A TEXAS LIMITED PARTNERSHIP
BY: NEQ 35/WALZEM ONE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE GENERAL PARTNER
70 NE LOOP 410, SUITE 450
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. _____.

NOTARY PUBLIC BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE CITY ENGINEER OF THE CITY OF WINDCREST HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER
LEONARD D. YOUNG, P.E.

THIS PLAT OF FOURWINDS COMMERCIAL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

BY: _____
MAYOR

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____, A.D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

PAGE 1 OF 1

DRAWN BY: WCG

Date: Nov 02, 2016, 4:52pm User ID: wgunter
File: N:\419\03\01\Design\Civil\PLAT\PL4190301.dwg



YOUNG PROFESSIONAL RESOURCES – 8209 ROUGHRIDER DR. STE. 101 WINDCREST, TX. 78239
FIRM F-8635 TELE: 210-590-9215 CELL: 210-373-3204 FAX: 210-590-9346

October 28, 2016

Kelly Rodriguez
City Secretary
City of Windcrest
8601 Midcrown Drive
Windcrest, TX 78239

Re: City of Windcrest – Fourwinds Commercial
(1.016 Acres – Commercial)
Preliminary Subdivision Plat Review

Dear Ms. Rodriguez,

Young Professional Resources has reviewed the Preliminary Subdivision Plat for the above referenced project as submitted by KFW Engineers. We had the following comments:

- 1) Please correct the name of the Subdivision Plat on the signature block for the City Engineer.
- 2) Please clarify the shared access note.
- 3) Please assign lot number on the plat.
- 4) Please verify the direction of the metes & bounds shown on the plat.
- 5) Please add the Engineer's name that will be signing & sealing the plat.
- 6) Please provide Tax Certificates from the City, School District and County with the final plat.
- 7) Please provide signatures of certification by the proper authorized officials of each public utility company or board with the final plat.
- 8) Per section Sec. 111-35. - Final plat, form accompanying data and fees of the City of Windcrest Municode, please revise the following:

A. Owner's acknowledgement.

"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 Windcrest, Texas, for the use of the public forever all streets, alleys, parks, water courses, drains, easements, and the water and sewer lines in all of the aforesaid public places and all other public places thereon shown for the purpose and consideration therein expressed.

	_____ Owner
--	----------------

STATE OF TEXAS)	§
COUNTY OF BEXAR)	§

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that hi 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 _____.

Notary Public
Bexar County, Texas"

B. Certification of the surveyor responsible for surveying the subdivision, attesting to its accuracy.

"STATE OF TEXAS)	§
COUNTY OF BEXAR)	§

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

	_____ Registered Public Surveyor
(Surveyor's Seal)	

Sworn to and subscribed before me this the _____ day of _____, A.D. _____.

Notary Public
Bexar County, Texas"

YPR forwarded the comments to KFW Engineers. We find that the Preliminary Subdivision Plat is complete and conforms to City of Windcrest's Ordinances. These revisions shall be reflected on the final plat submittal.

We are recommending that the Preliminary Plat be approved and forwarded to the Planning and Zoning Commission for review and consideration.

If you have comments or questions please contact me or Mr. Young at (210) 590-9215.

Sincerely,
Young Professional Resources



Jaime Noriega, PE
Senior Project Manager

Cc: KFW Engineers



11/1/2016

KFW Engineers
Attn: Gretchen Sellard
3421 Paesanos Pkwy
San Antonio, TX 78231

Re: Letter of Certification Recommending Approval

Plat No: Fourwinds Commercial

Plat Date: 10/27/2016

To Whom It May Concern:

Please accept this Letter of Certification for approval of the above mentioned plat. CPS Energy has no objection to the filing of this plat for consideration by the appropriate governmental entity.

The installation of electric and natural gas (if applicable) facilities is subject to conformance with all legal regulations and requirements relating to platting, subdividing, governmental approvals and permits incidental to installing and maintaining the facilities as planned.

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid and the updated plat will have to follow the plat review and approval process.

If you should have any questions or concerns regarding this Letter of Certification, please contact our office at (210) 353-4050.

Sincerely,

Gregory Lee

Gregory Lee
Customer Service Supervisor
Customer Engineering Department



Bexar County Water Control and Improvement District #10

*8601 Midcrown Drive
Windcrest TX 78239
(210) 655-2888*

November 4, 2016

Gretchen Heldenfels Sellard
Project Coordinator
KFW Engineers & Surveying
3421 Paesanos Parkway, Suite 200
San Antonio, TX 78231

Re: Fourwinds Commercial Plat Submittal

Dear Ms. Sellard:

Please be advised that Bexar County Water Control & Improvement District #10 (W.C.I.D.) has water and sewer service available to the commercial property on Fourwinds Drive. This commercial property has never received water or sewer service from, Bexar County W.C.I.D. #10. The owner will have to pay for all installation of water and sewer service to our service lines and payment fees accordingly.

If you have any questions, please give me a call (210) 655-2888.

Sincerely,

David Wallace
General Manager
Bexar County W.C.I.D. #10



City of San Antonio
Development Services
Subdivision Section

REQUEST FOR REVIEW

TO: KFW Engineers Date: 10/20/2016

FROM: Time Warner Cable

PHONE NUMBER: (972)537-5323 FILE#

ITEM NAME: Fourwinds Commercial

RE: Plat Approval

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **ENGINEER OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: ASAP, 2016

- ☒ Minor Plat-10 days ☐ Major Plat-50 days ☐ Amending Plats – 10 days
☐ Plat deferral-30 days ☐ Variance-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On 10/20/2016, I notified _____ the subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Lisa N. Law
Signature

Data Operation Mgr
Title

Date