



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

July 7, 2016

6:00 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 7th DAY OF JULY 2016 STARTING AT 6:00 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 JULY 7, 2016 AND TO RECONVENE THE MEETING ON JULY 8, 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

1. The Windcrest Planning and Zoning Commission will hold a public hearing to receive citizen input regarding the application of KFW Engineers on behalf of Holiday Inn Express for approval of a preliminary and final replat at what was formerly known as the Frost Bank Building at Windsor Hill and Fourwinds. (Att 1)
2. The Windcrest Planning and Zoning Commission will hold a public hearing to receive citizen input regarding the application of EastGroup Properties for approval of a final plat for Tract 5 on Eisenhower Rd. (Att.2)

IV. Discuss and Act

1. The Windcrest Planning and Zoning Commission will review, discuss and may take action on the application of KFW Engineers on behalf of Holiday Inn Express for approval of a preliminary and final replat at what was formerly known as the Frost Bank Building at Windsor Hill and Fourwinds.
2. The Windcrest Planning and Zoning Commission will review, discuss and may take action on the application of EastGroup Properties for approval of a final plat for Tract 5 on Eisenhower Rd.

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 July 7, 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 ____ July, 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: Windcrest Unit 28A (Holiday Inn Express)

Total Acres: 1.691

Survey Name: _____

Abstract No.: _____

Project Location (address): Northwest Corner of Fourwinds Drive and Windsor HL.

Current Zoning: B1

Current Use: N/A

of Lots/Units: 1

For Commercial Industrial:

Proposed Zoning: N/A

Proposed Use: Hotel

Please Circle One:

Total Proposed Sq. Ft. _____

SF MF COMM IND OTHER

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

Property Owner Name: _____

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): 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

Representative: _____

Address: _____

City: _____

St/Zip: _____

Phone: _____

Fax: _____

E-Mail: _____

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.

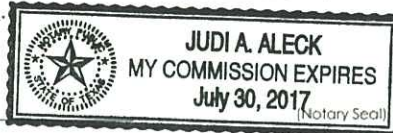
Owner's Signature

MICHAEL SCHOENBRUN

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 14th day of June, 20 16.

Notary Public



City of Windcrest Use Only

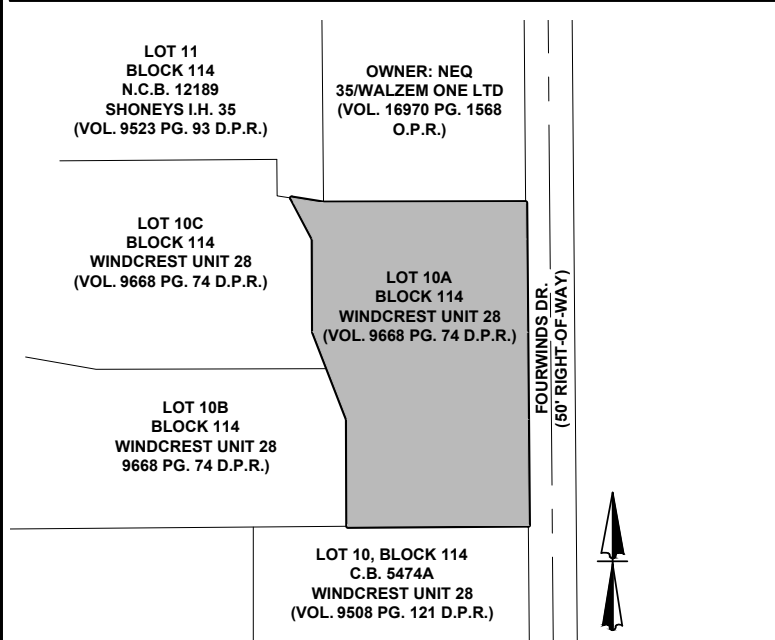
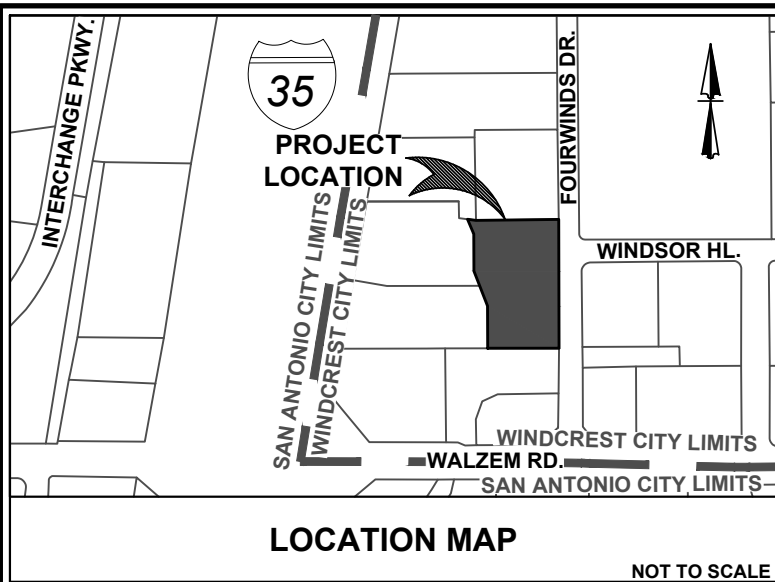
Project No.: _____

Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted by: _____



SCALE: 1" = 200'

AREA BEING REPLATTED

THE AREA BEING REPLATTED IS A 4.289 ACRE TRACT SITUATED IN THE CITY OF WINDCREST, BEXAR COUNTY, TEXAS, BEING LOTS 10A, 10B, 10C, BLOCK 114, WINDCREST UNIT 28, A SUBDIVISION OF RECORD IN VOLUME 9668, PAGE 74 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

F.I.R. = FOUND 1/2" IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS

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. 48029C0270G, 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

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS WINDCREST UNIT 28 WHICH IS RECORDED IN VOLUME 9668, PAGE 74, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNERS(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

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

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.

LICENSED PROFESSIONAL ENGINEER

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
TSEIDEL@KFWENGINEERS.COM
3421 PASADENAS PKWY., SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM.
- COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY KFW ENGINEERS.
- 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.

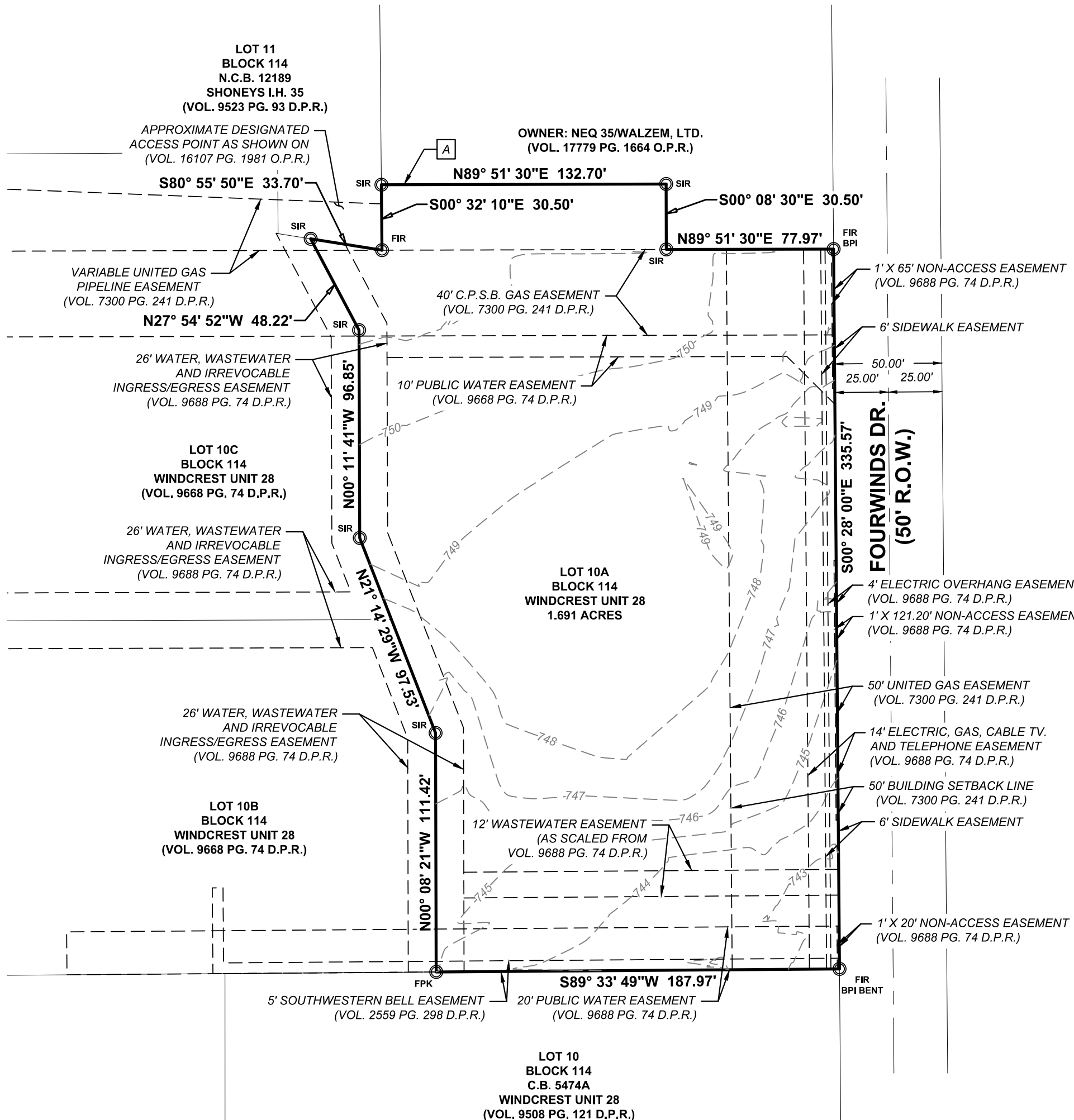
SHARED ACCESS NOTE:

- OWNER SHALL PROVIDE SHARED CROSS ACCESS BETWEEN ALL LOTS WITHIN THIS SUBDIVISION.

A THE PURPOSE OF THIS REPLAT IS TO ADJUST THE NORTH PROPERTY LINE

C.P.S. NOTES:

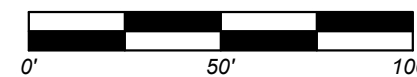
- THE CITY OF WINDCREST AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE 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 APPURTENANCES 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN 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 AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



REPLAT ESTABLISHING WINDCREST UNIT 28A

BEING A 1.691 ACRE TRACT SITUATED IN THE CITY OF WINDCREST, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 10A, BLOCK 114, WINDCREST UNIT 28, A SUBDIVISION OF RECORD IN VOLUME 9668, PAGE 74 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 50'



KFW
ENGINEERS + SURVEYING

3421 Pasadenas 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 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

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 REPLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER _____

THIS PLAT OF WINDCREST UNIT 28A 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. 15 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 15 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. 15.

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

PAGE 1 OF 1



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

Ms. Kelley Rodriguez
City Secretary
City of Windcrest
8601 Midcrown
Windcrest, Texas

June 28, 2016

Re: **SUBDIVISION RE-PLAT WINDCREST UNIT 28 A- Holiday Inn Express (Preliminary and Final)
1.691 Acres Commercial**

Dear Ms. Rodriguez,

Young Professional Resources has completed its review of the preliminary and final re-plat for the referenced development as submitted by KFW Engineers.

We find that the preliminary and final plat conforms to all the requirements set forth in Windcrest City Codes.

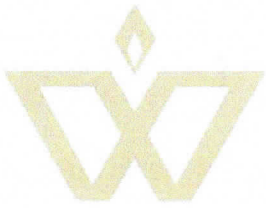
Young Professional Resources is recommending that this preliminary and final plat be submitted to the Planning and Zoning Commission and City Council for review and consideration.

Our review of this plat does not relieve the Engineer of Record from any liabilities or responsibilities it has in ensuring that the plat is in compliance with all local, state and federal rules or laws.

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

Sincerely,

Leonard D. Young, P.E.
President - Young Professional Resources
Cc: Rafael Castillo - City of Windcrest



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: Windcrest Unit 28A (Holiday Inn Express)

Total Acres: 1.691

Survey Name: _____

Abstract No.: _____

Project Location (address): Northwest Corner of Fourwinds Drive and Windsor HL.

Current Zoning: B1

Current Use: N/A

of Lots/Units: 1

For Commercial Industrial:

Proposed Zoning: N/A

Proposed Use: Hotel

Please Circle One:

Total Proposed Sq. Ft. _____

SF MF COMM IND OTHER

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

Property Owner Name: _____

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): 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

Representative: _____

Address: _____

City: _____

St/Zip: _____

Phone: _____

Fax: _____

E-Mail: _____

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

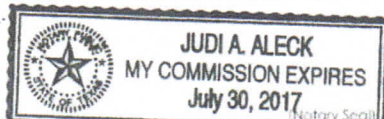
MICHAEL SCHOENBRUN

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 14th day of June, 20 16.

Judi A. Aleck

Notary Public



City of Windcrest Use Only

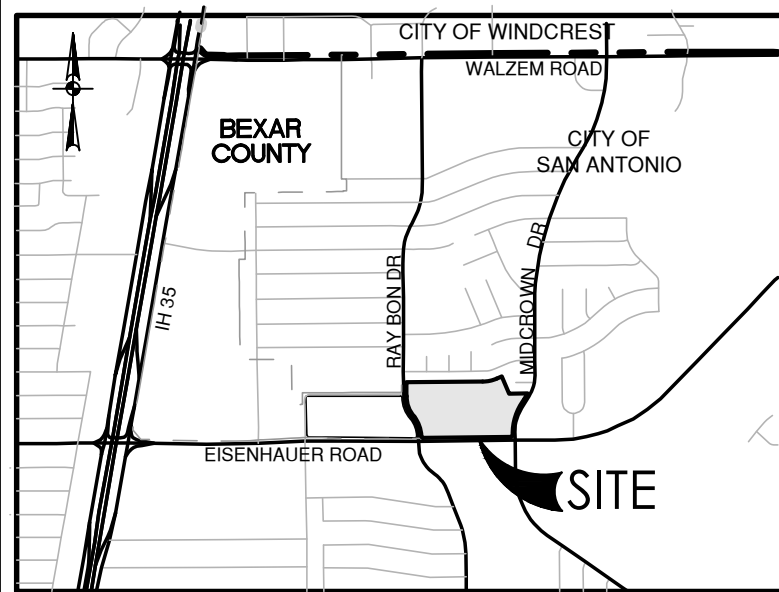
Project No.: _____

Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted by: _____



LOCATION MAP
NOT-TO-SCALE

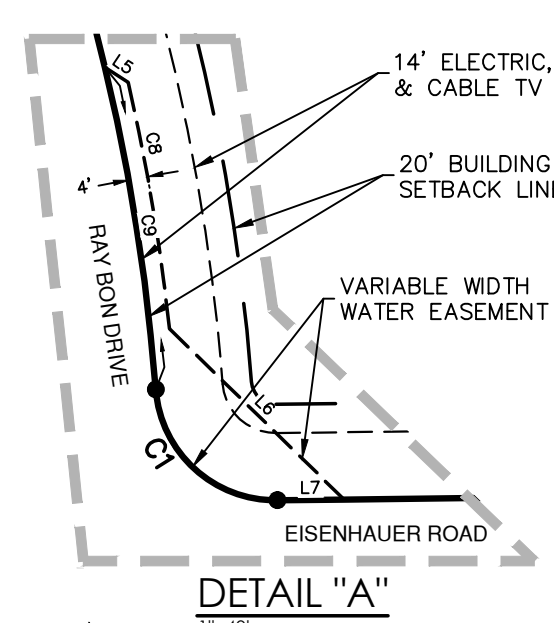
C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR 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, PRELINES 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 APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS ENERGY 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.
3. 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.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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.

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 WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

(PRV'S REQUIRED)
SAWS HIGH PRESSURE NOTE:
CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 745 FEET, 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. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF *PRV IS/ARE REQUIRED FOR SUCH LOT(S). ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).



**SUBDIVISION PLAT
OF
EISENHAUER POINT UNIT 2**

ESTABLISHING LOT 1, BEING A 21.839 ACRE TRACT OF LAND RECORDED IN VOLUME 17182, PAGE 413 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GERTRUDE RODRIGUEZ SURVEY NUMBER 132, ABSTRACT 610, IN NEW CITY BLOCK 15783, IN THE CITY OF WINDCREST, BEXAR COUNTY, TEXAS.

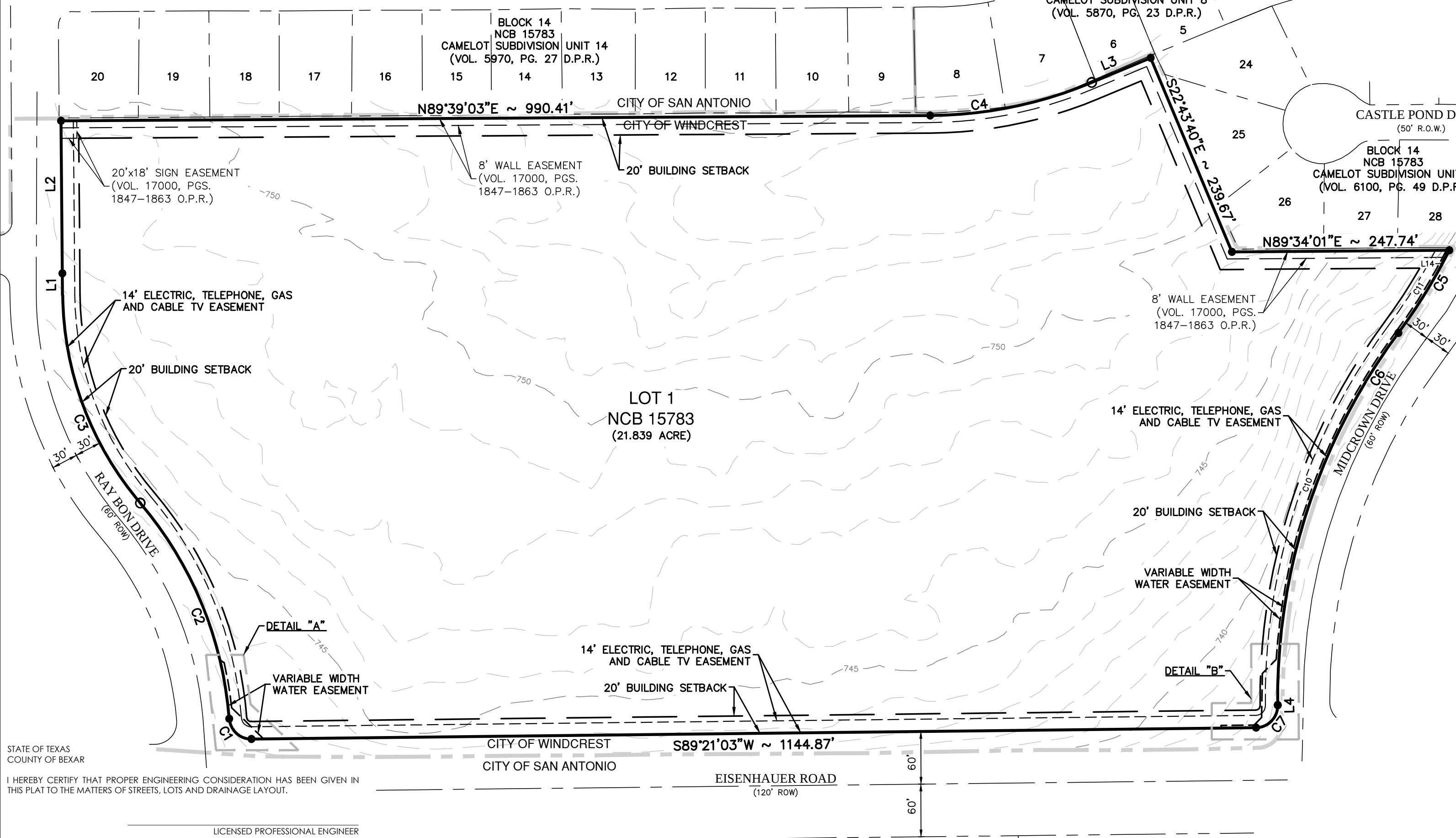
SCALE: 1"=100'

**PAPE-DAWSON
ENGINEERS**
TBPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: May 25, 2016

- LEGEND**
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - NCB NEW CITY BLOCK
 - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
 - VOL VOLUME
 - PG PAGE(S)
 - ROW RIGHT-OF-WAY
 - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON ROD (PD)
 - SET 1/2" IRON ROD (PD)-ROW
 - 745 EXISTING CONTOURS
 - CITY LIMITS LINE



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/DEVELOPER: BRENT WOOD
EASTGROUP PROPERTIES, LP
4220 WORLD HOUSTON PKWY, SUITE 170
HOUSTON, TEXAS 77032

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENT WOOD 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

THE CITY ENGINEER OF THE CITY OF WINDCREST, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER OF THE CITY OF WINDCREST

THIS PLAT OF EISENHAUER POINT UNIT 2 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 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. _____, AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D. _____, AT _____ M., IN THE RECORDS OF DEEDS AND PLATS OF SAID 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

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

LICENSED PROFESSIONAL ENGINEER
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.

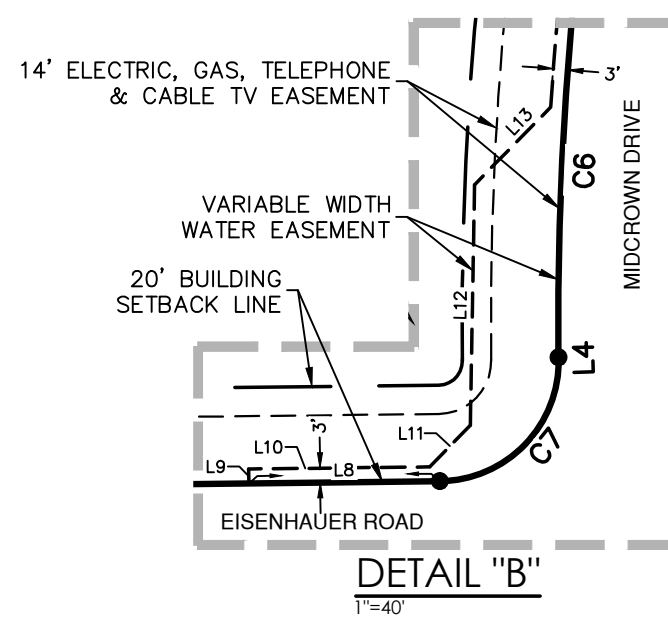
REGISTERED PUBLIC SURVEYOR
(SURVEYOR'S SEAL)

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

NOTARY PUBLIC
BEXAR COUNTY, TEXAS"

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	086°26'50"	N47°38'05"W	34.24'	37.72'
C2	430.00'	036°00'33"	N22°25'06"W	265.82'	270.25'
C3	370.00'	039°57'23"	N20°30'16"W	252.83'	258.03'
C4	487.84'	022°13'00"	N78°27'39"E	187.98'	189.16'
C5	640.00'	009°55'09"	S31°40'10"W	110.66'	110.80'
C6	700.00'	037°07'29"	S17°58'19"W	445.67'	453.56'
C7	25.00'	090°30'09"	S44°01'28"W	35.51'	39.49'
C8	434.00'	006°52'11"	S09°28'57"E	52.01'	52.04'
C9	430.00'	009°03'24"	N08°56'32"W	67.90'	67.97'
C10	703.00'	032°52'18"	N20°05'56"E	397.82'	403.32'
C11	637.00'	009°46'50"	N31°44'19"E	108.61'	108.74'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°25'26"W	24.98'
L2	N00°30'32"W	173.76'
L3	N67°19'08"E	72.77'
L4	S01°09'32"E	0.25'
L5	S56°59'36"E	5.78'
L6	S45°38'57"E	50.85'
L7	S89°21'03"W	13.92'
L8	S89°21'02"W	39.77'
L9	N00°38'58"W	3.00'
L10	N89°21'02"E	37.70'
L11	N44°21'03"E	12.10'
L12	N01°01'52"E	50.11'
L13	N44°21'03"E	22.63'
L14	N89°34'01"E	3.37'





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

May 25, 2016

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

Re: City of Windcrest – Eisenhower Point Unit 2
(21.839 Acres – Commercial)
Final Subdivision Plat Review

Dear Ms. Rodriguez,

Young Professional Resources has reviewed the Final Subdivision Plat for the above referenced project as submitted by Pape-Dawson Engineers. We had the following comments:

- 1) Please remove the preliminary note from the Suveyor's Signature Block ("Preliminary, this document shall not be recorded for any purpose...").
- 2) 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"
--	--

C. A certificate by the engineer responsible for the preparation of the final plat and supporting data, attesting to its accuracy.

"The City Engineer of the City of Windcrest hereby certifies that this plat conforms to all requirements of the City as to which his approval is required.

	_____ City Engineer"
--	-------------------------

"This plat of _____ 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 _____, _____.

By:	_____ Mayor
By:	_____ Secretary"

D. County clerk's recording acknowledgement.

"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. _____, at _____ M., and duly recorded the _____ day of _____, A.D. _____, at _____ M., in the Records of Deeds and Plats of said 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	
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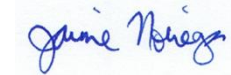
By:	_____ Deputy
-----	-----------------

YPR forwarded the comments to Pape-Dawson. Pape-Dawson submitted a PDF of the changes. We find that the Final 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 Final 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

A handwritten signature in blue ink, reading "Jaime Noriega".

Jaime Noriega, PE
Senior Project Manager

Cc: Gary Smith, PE, Pape-Dawson Engineers