

September 5, 2023

Ms. Catherine Hernandez
Interim Director, Transportation Department
City of San Antonio
City Tower
100 W. Houston, 16th Floor
San Antonio, TX 78205

Re: Amended Application for Major Thoroughfare Plan Amendment for a Segment of Beck Road, Located Between Existing New Sulphur Springs Road and Burshard Road, as Applied to an Approximately 37.33-Acre Tract, Generally Located Northeast of the Intersection of Gardner Road and Burshard Road, in the Extraterritorial Jurisdiction of the City of San Antonio (“City”), Bexar County, Texas 78263 (the “Subject Property”; *see Exhibit “1”*); *Our File No. 8036.002*

Dear Ms. Hernandez:

On behalf of the Owner of the Subject Property, please find attached an application for a Major Thoroughfare Plan Amendment (*see Exhibit “2”*). The purpose of this application is to request a realignment of a segment of the proposed Beck Road arterial. This requested amendment will provide a safer, smoother, and more logical alignment of Beck Road which accommodates ongoing development and addresses future development and growth in the area.

The Major Thoroughfare Plan (“MTP”), adopted as a component of the City’s Comprehensive Plan, generally identifies the location for major roads within the City and the extraterritorial jurisdiction (“ETJ”). The MTP assures an adequate transportation network that works to move people, goods, and services in an optimal and efficient manner through right-of-way dedication for future roads. Through amendments, the MTP has been regularly updated to realign existing and proposed thoroughfares to establish consistency and conformity with development and expansion throughout the City and the ETJ. By virtue of Beck Road, a Secondary Arterial Type A requiring 86-feet of right-of-way, the current MTP proposes to bisect the Subject Property by connecting New Sulphur Springs Road with Burshard Road via a straight north-south direction. (*see Exhibit “3”*).

The purpose of this requested Major Thoroughfare Plan Amendment is to realign the proposed Beck Road in order to allow for the proper development of the Subject Property, which is intended to be developed as a Battery Energy Storage System (“BESS”). These systems are interconnected to the high-voltage electric power transmission system to provide services to balance electricity supply and demand. This clean energy infrastructure project would serve to provide electrical energy storage for

the local transmission grid, which would serve the region rather than a specific site. Power would not be generated on site, rather it would be stored. The general configuration of the BESS site would be a building type design, with all battery modules being located inside a purpose-built structure (*see Exhibit “4”*). The facility typically includes a structure at the center which houses the battery modules. The building is flanked by rows of pad-mounted mid-voltage inverters, with a perimeter access road surrounding the building and inverters. The site would include a control systems room or house, but would not include any office space. Once construction is complete, the BESS would produce very little traffic and would have no adverse impact on the city or neighborhood. The BESS is designed to be unmanned. Workers would operate the BESS remotely, with maintenance workers present only for a few days a week for short periods of time. Because this site is unmanned with no on-site office space, parking and loading needs are minimal.

The Owner proposes to realign the segment of Beck Road between New Sulphur Springs and Burshard Road by reorienting Beck Road to connect with Burshard Road approximately 1000 feet to the east of the currently proposed path (*see Exhibit “5”*). This proposed road configuration would maintain the north-south connection envisioned by San Antonio’s Major Thoroughfare Plan. Furthermore, this proposed amendment flows from the 2021 Major Thoroughfare Plan Amendment, which reconfigured this same portion of right-of-way by moving Beck Road from the five-point intersection at Gardner Road and Burshard Road approximately 950 feet to the east to its current proposed connection with Burshard Road (*see Exhibit “6”*). However, this 2021 Amendment left the eastern portion of the Subject Property unmarketable, as there is less than 270 feet of buildable land east of Beck Road due to existing easements and floodplains. The current realignment proposal would build on this previous City Council approved realignment by continuing the eastern shift of the Burshard Road and Beck Road four-point intersection to a location that would salvage the Subject Property’s marketable land and allow for proper development of a Battery Energy Storage System. Moreover, by moving the alignment further east, the distance between intersections of classified thoroughfares increases, in turn, enhancing safety. The realignment proposal would create a higher and better use of land by relocating Beck Road closer to existing easements and floodplains, relieving the Subject Property and adjacent properties of large portions of unmarketable land.

The proposed Beck Road realignment would minimize the impact on property owners by saving existing structures and allow for a higher utilization of the land by providing a more sustainable and logical future development. Furthermore, the proposed Major Thoroughfare Plan Amendment would reduce the impact of future right-of-way development on adjacent property owners while minimizing the removal of existing trees and shrubbery during construction. Specifically, the proposed configuration would relocate Beck Road closer to undevelopable land, which would prevent the bisection of two properties (including the Subject Property) and avoid a third property entirely (*see previously referenced Exhibit “5”*).

In sum, the Subject Property Owner is requesting a Major Thoroughfare Plan Amendment to realign the proposed portion of Beck Road between New Sulphur Springs and Burshard Road. The proposed realignment would follow the 2021 Beck Road Amendment by shifting the current proposed alignment further east along Burshard Road. This realignment would allow for the proper development of the Subject Property and adjacent properties, while providing for more safe, sustainable, and efficient right-of-way.

Please do not hesitate to call if you have any questions or concerns regarding this request. Thank you for your time and consideration.

Sincerely,
ORTIZ MCKNIGHT PLLC

BY: 
James McKnight

Property Search > 338888 PADUA GRID LLC for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	338888	Legal Description:	CB 5192 P-112D ABS 252 ARB TR-5
Geographic ID:	05192-000-1124	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	8250 GARDNER RD SAN ANTONIO, TX 78263	Mapsc0:	686C1
Neighborhood:	CENTRAL EAST CENTRAL(EC)	Map ID:	
Neighborhood CD:	23002		

Owner

Name:	PADUA GRID LLC	Owner ID:	3329058
Mailing Address:	4845 PEARL EAST CIR STE 118 BOULDER, CO 80301	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: PADUA GRID LLC
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
102	BEXAR CO EMERG DIST #10	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
51	EAST CENTRAL ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	13.6700	595465.20	0.00	0.00	N/A	N/A
2	BSE	Base Rate Lot	2.0000	87120.00	0.00	0.00	N/A	N/A
3	BSE	Base Rate Lot	10.0000	435600.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$340,140	0	340,140	\$0	\$340,140
2021	\$0	\$276,860	1,870	1,870	\$0	\$1,870
2020	\$0	\$263,640	1,870	1,870	\$0	\$1,870
2019	\$0	\$243,470	1,870	1,870	\$0	\$1,870

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/8/2021	WD	Warranty Deed	LONG DAVID B	PADUA GRID LLC			20210251494
2	4/26/2006	GWD	General Warranty Deed	MARCKWARDT ALTON F	LONG DAVID B	12084	0774	20060095977
3	1/18/2006	DD	Divorce Decree	MARCKWARDT ALTON F		12084	0765	20060095976

2023 data current as of Feb 2 2023 1:11AM.

2022 and prior year data current as of Jan 6 2023 6:47AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.33

Database last updated on: 2/2/2023 1:11 AM

© N. Harris Computer Corporation

Property Identification #: 338888

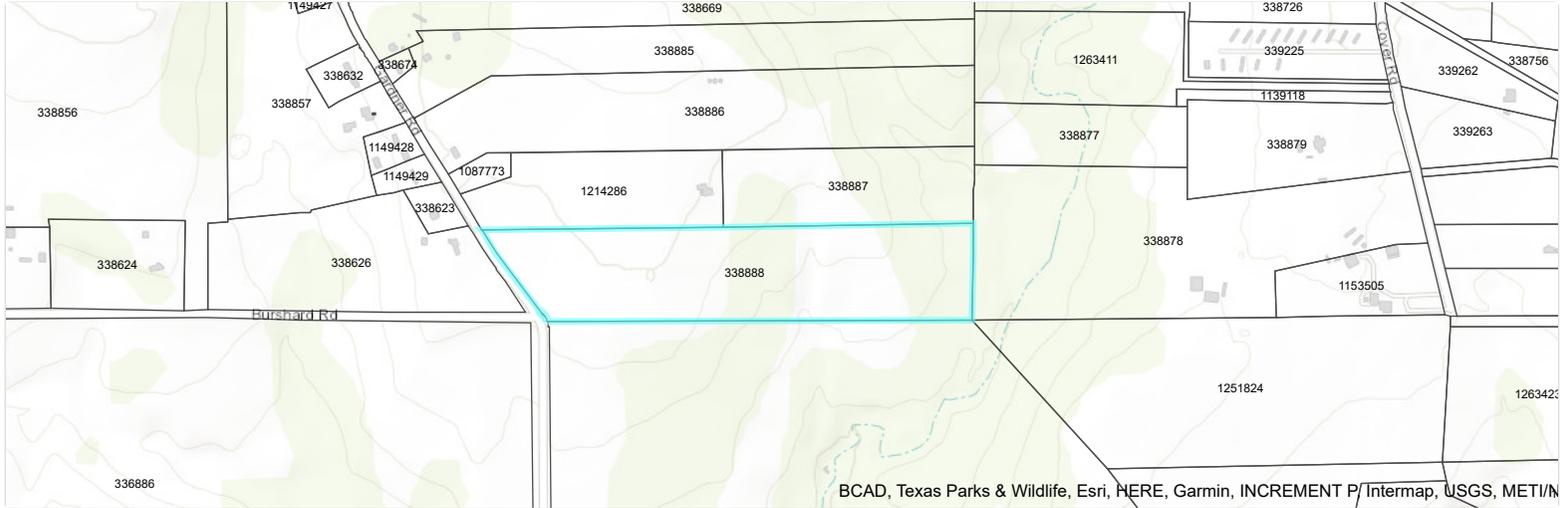
Property Information: 2023

Owner Identification #: 3329058

Geo ID: 05192-000-1124
Situs Address: 8250 GARDNER RD SAN ANTONIO, TX 78263
Property Type: Real
State Code: E1

Legal Description: CB 5192 P-112D ABS 252 ARB TR-5
Abstract: A05192
Neighborhood: CENTRAL EAST CENTRAL(EC)
Appraised Value: N/A
Jurisdictions: 102, 09, 06, 11, 08, 10, 51, CAD

Name: PADUA GRID LLC
Exemptions:
DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search > 338887 PADUA GRID LLC for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	338887	Legal Description:	CB 5192 P-112C ABS 252 ARB TR-4
Geographic ID:	05192-000-1123	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	009		
Property Use Description:	LAND (potential development land)		

Protest

Protest Status:
Informal Date:
Formal Date:

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Neighborhood:	CENTRAL EAST CENTRAL(EC)	Map ID:	
Neighborhood CD:	23002		

Owner

Name:	PADUA GRID LLC	Owner ID:	3329058
Mailing Address:	4845 PEARL EAST CIR STE 118 BOULDER, CO 80301	% Ownership:	100.0000000000%

Exemptions:

Values

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(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
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(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

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Owner: PADUA GRID LLC
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 Total Value: N/A

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Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	8.7910	382935.96	0.00	0.00	N/A	N/A
2	BSE	Base Rate Lot	2.8690	124973.64	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$160,040	0	160,040	\$0	\$160,040
2021	\$0	\$131,760	520	520	\$0	\$520
2020	\$0	\$119,000	520	520	\$0	\$520
2019	\$0	\$111,320	520	520	\$0	\$520

Deed History - (Last 3 Deed Transactions)

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2	10/20/2006	WD	Warranty Deed	MARCKWARDT MELVIN B	LONG DAVID B	12470	0129	20060256605
3	1/13/2001	Deed	Deed		MARCKWARDT, MELVIN B	8716	1034	0

2023 data current as of Feb 2 2023 1:11AM.
2022 and prior year data current as of Jan 6 2023 6:47AM

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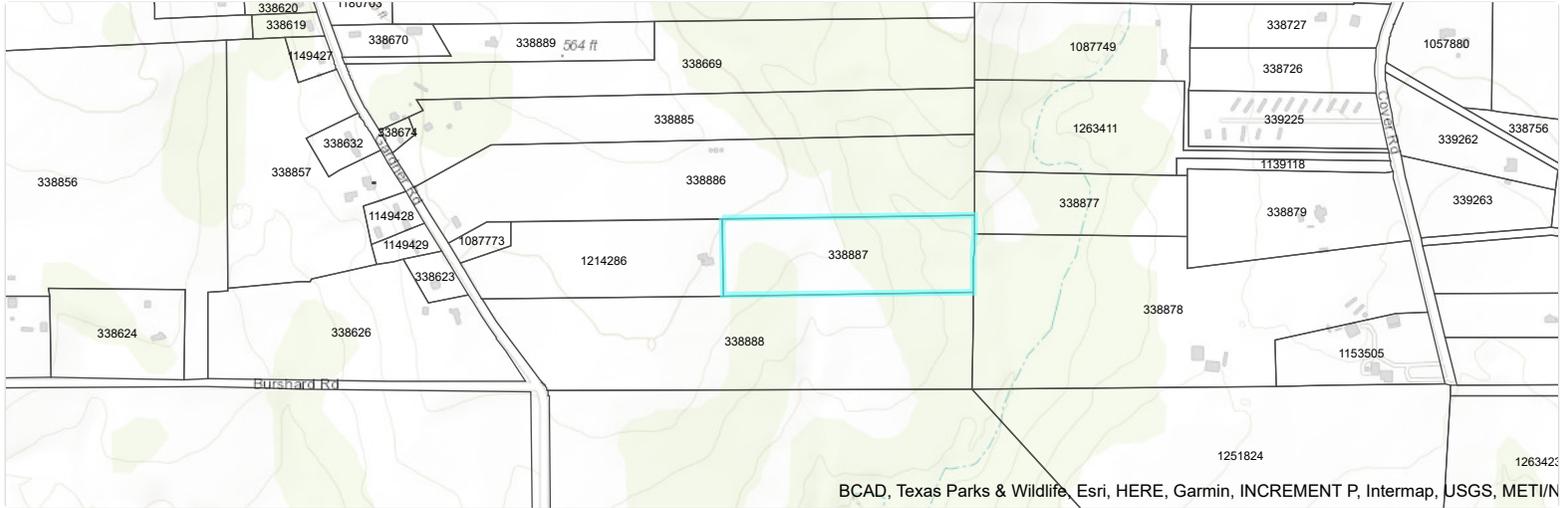
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Neighborhood: CENTRAL EAST CENTRAL(EC)
Appraised Value: N/A
Jurisdictions: 102, 09, 06, 11, 10, 08, CAD, 51

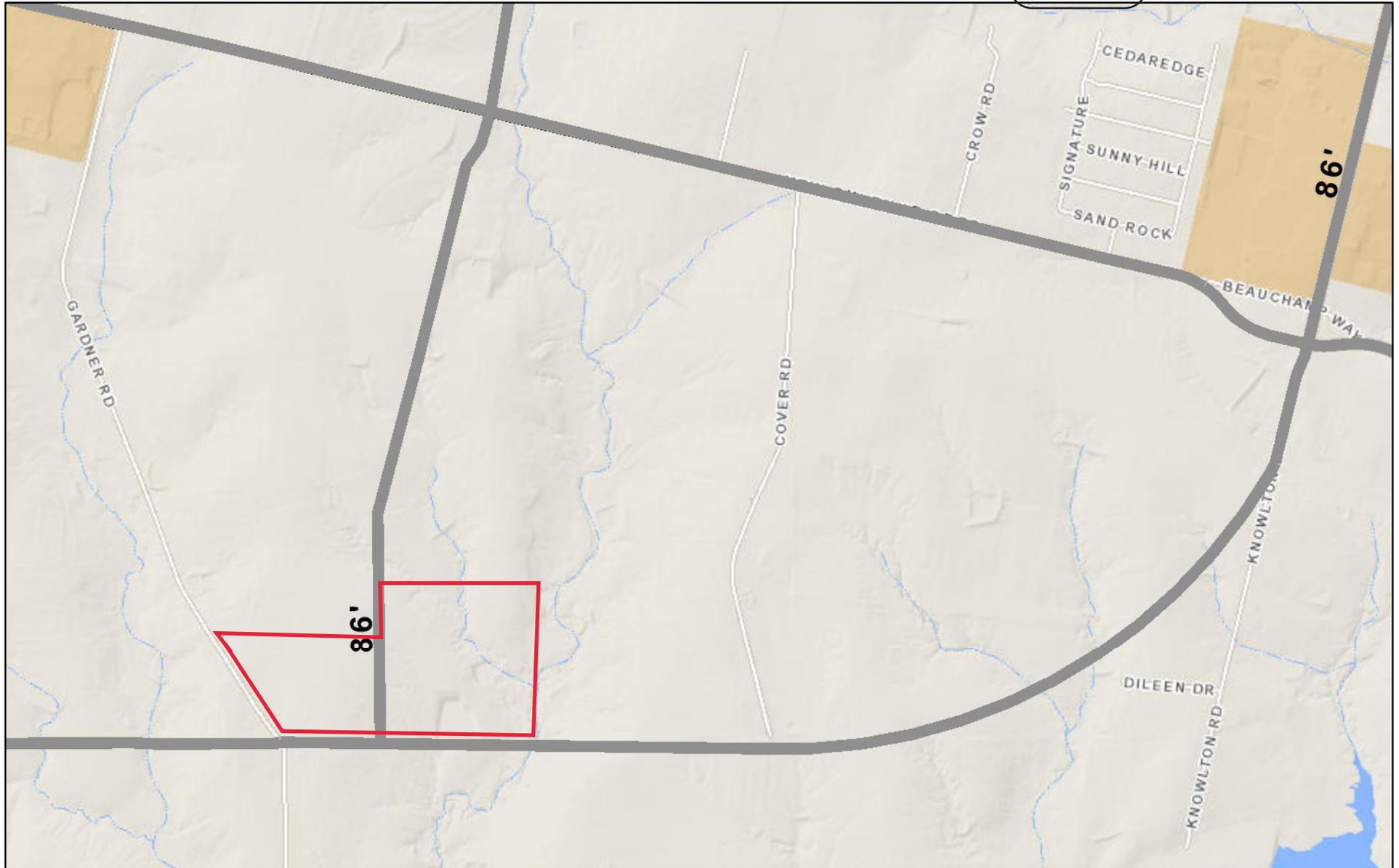
Name: PADUA GRID LLC
Exemptions:
DBA: Null



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City of San Antonio One Stop



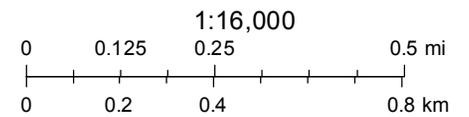
February 2, 2023

● Community Service Centers

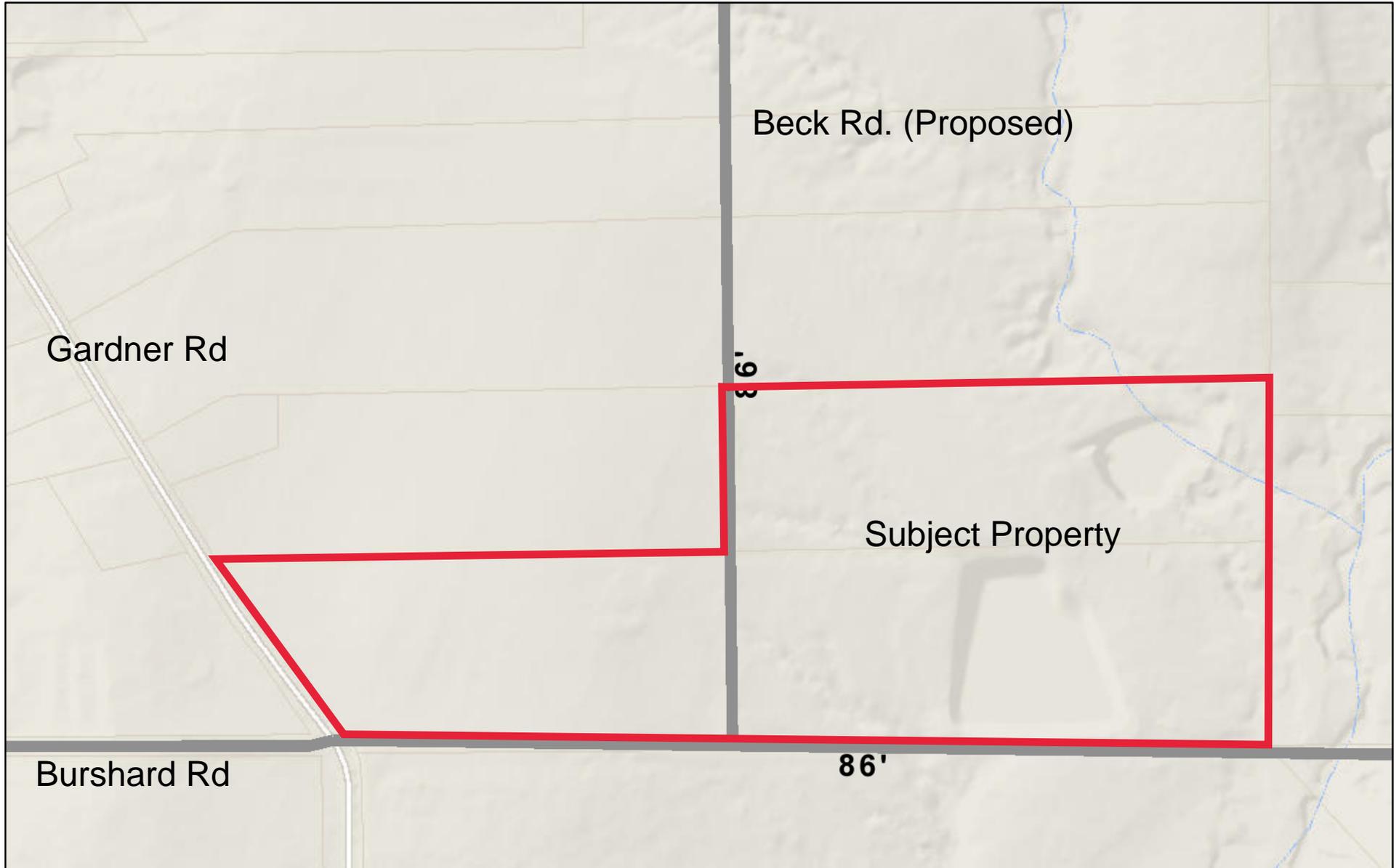
⦿ Pre-K Sites

Major Thoroughfare Plan

■ Other Thoroughfare Plans



City of San Antonio One Stop



February 2, 2023

● Community Service Centers

BCAD Parcels

🎓 Pre-K Sites

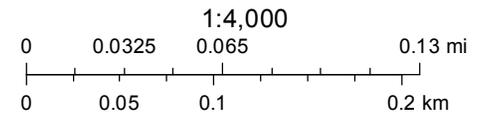
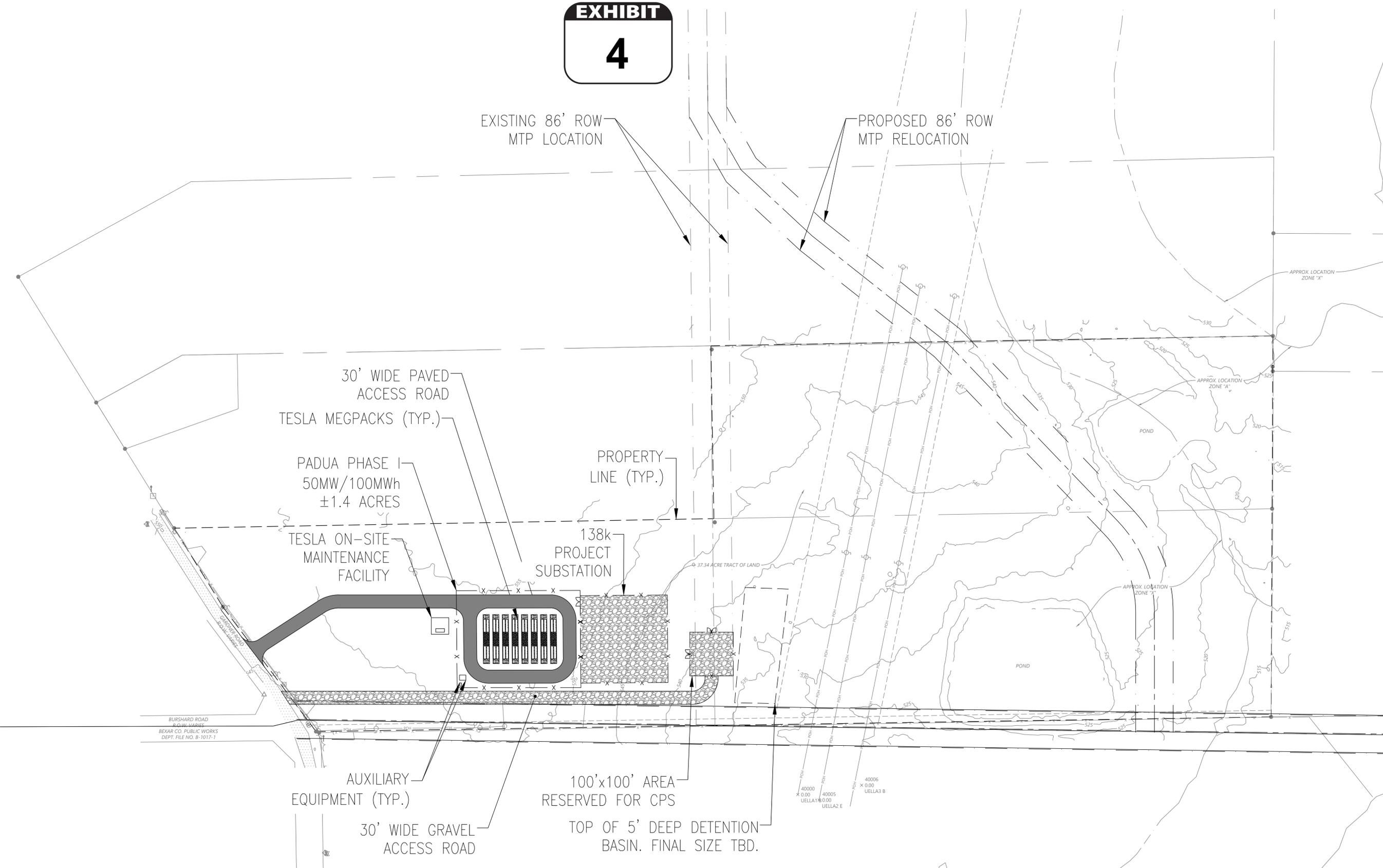
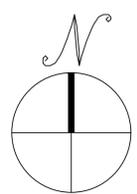
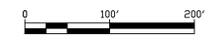


EXHIBIT
4



CONCEPTUAL SITE PLAN

SCALE: 1" = 100'



edlian

988 HOWARD AVE SUITE 200
BURLINGAME, CA 94010
WWW.EDLIANENERGY.COM

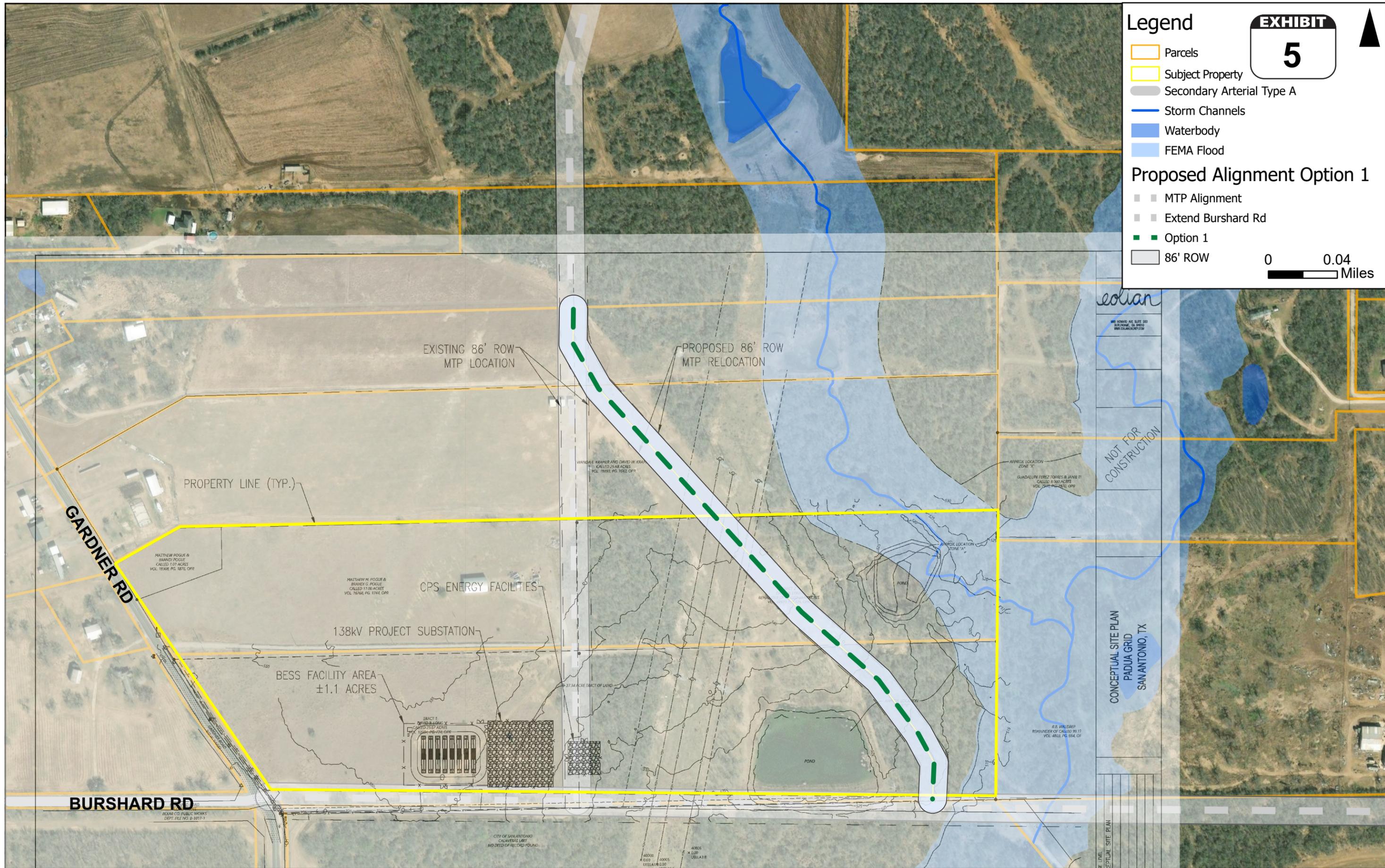
NOT FOR
CONSTRUCTION

CONCEPTUAL SITE PLAN
PADUA GRID
SAN ANTONIO, TX

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	08/04/23	MAS	JY	CONCEPTUAL SITE PLAN

SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

C-100
SITE PLAN



Legend

- Parcels
- Subject Property
- Secondary Arterial Type A
- Storm Channels
- Waterbody
- FEMA Flood

Proposed Alignment Option 1

- MTP Alignment
- Extend Burshard Rd
- Option 1
- 86' ROW



EXHIBIT
5



edolan

580 HENAO AVE SUITE 200
BURBANK, CA 91505
WWW.EDOLAN.COM

NOT FOR CONSTRUCTION

CONCEPTUAL SITE PLAN
PADUA GRID
SAN ANTONIO, TX

SEE LEVEL
CONCEPTUAL SITE PLAN

PROPERTY LINE (TYP.)

EXISTING 86' ROW
MTP LOCATION

PROPOSED 86' ROW
MTP RELOCATION

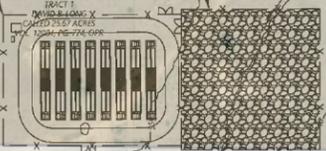
GARDNER RD

BURSHARD RD

CPS ENERGY FACILITIES

138KV PROJECT SUBSTATION

BESS FACILITY AREA
±1.1 ACRES



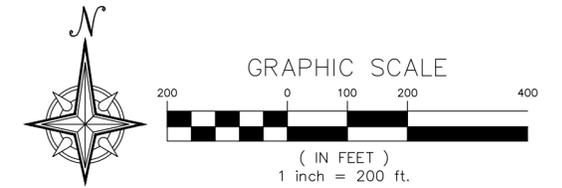
POND

CITY OF SAN ANTONIO
CHEAVERAS LAKE
NO DEED OF RECORD FOUND

48005
X 0.00
U01A3B
U01A14 0.00
U01A22

PLAT NO. 23-11800184
SUBDIVISION PLAT ESTABLISHING
PADUA BESS

BEING A 37.34 ACRE TRACT OF LAND BEING SITUATED WITHIN MIGUEL GORTARI SURVEY NO. 5, ABSTRACT NO. 252, COUNTY BLOCK (CB) 519, BEAR COUNTY, TEXAS, BEING ALL OF 25.67 ACRE TRACT CONVEYED ONTO DAVID B. LONG, RECORDED IN VOLUME 12084, PAGE 774, BEAR COUNTY OFFICIAL PUBLIC RECORDS, AND REMAINING PORTION OF A CALLED 23.67 ACRE TRACT CONVEYED ONTO DAVID B. LONG, RECORDED IN VOLUME 12470, PAGE 129, SAID OFFICIAL PUBLIC RECORDS; IN ALL, SAID 37.34 ACRE TRACT.



KCI TECHNOLOGIES, INC.
 2806 W. BITTERS RD, SUITE 218
 SAN ANTONIO, TEXAS 78248
 PHONE: (210) 641-9999
 FAX: (210) 641-6440
 REGISTRATION #F-10573 / #101943-65

DATE OF PREPARATION: 04/2023

STATE OF TEXAS
 COUNTY OF BEAR

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: PADUA GRID, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 4845 PEARL EAST CIR STE 118
 BOULDER, CO 80301

STATE OF TEXAS
 COUNTY OF BEAR

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 & SEAL OF OFFICE

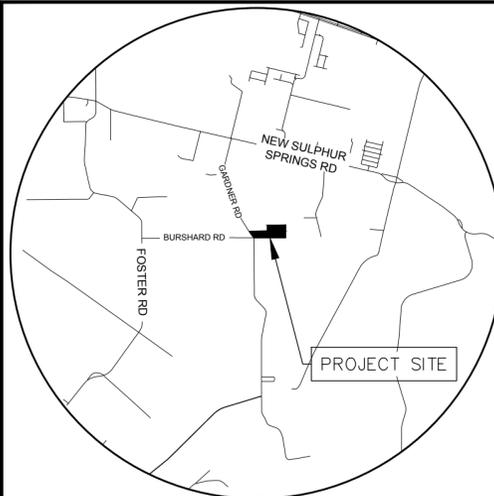
THIS _____ DAY OF _____ A.D., 20____

NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF PADUA BESS HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

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

BY: _____ DIRECTOR OF DEVELOPMENT SERVICES



LOCATION MAP
 N.T.S.

FIRE FLOW 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 MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING TO BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

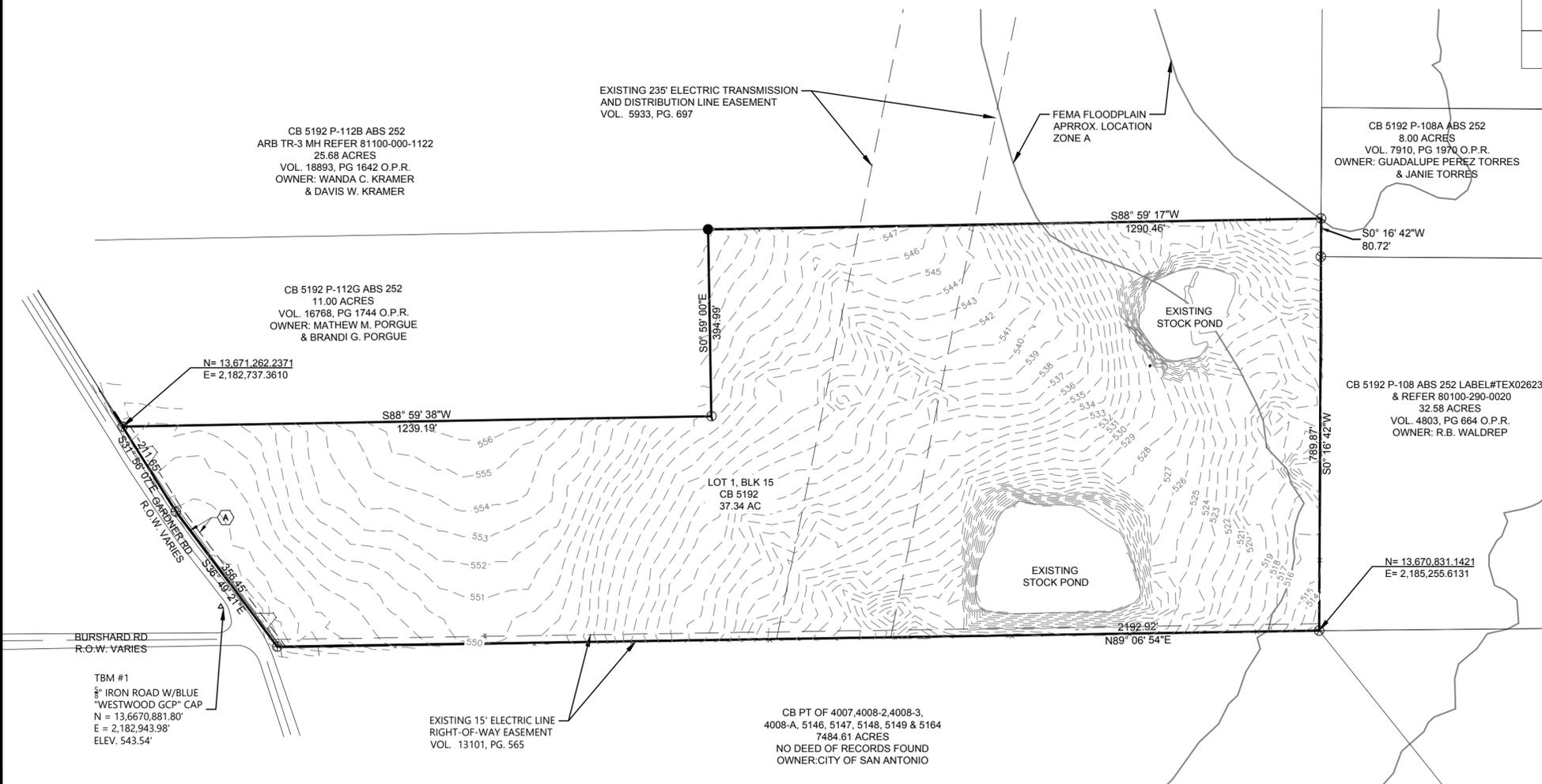
LEGEND

VOLUME	VOL.
PAGE	PG.
RIGHT OF WAY	R.O.W.
ACRES	AC
STREET CENTERLINE	⊕
CITY BLOCK	⊕
NOT TO SCALE	N.T.S.
OFFICIAL PUBLIC RECORD	O.P.R.
EXISTING CONTOUR	---1002---
FEMA FLOODPLAIN	○
PROPERTY LINE	⊕
IR 1/2" WESTWOOD FND	○
IR 1/2" ORANGE CAP FND	⊕
IR 1/2" POLLOCK FND	⊕
14' GAS, ELEC, TEL AND CATV EASEMENT	⊕

CPS/COSA UTILITY GENERAL NOTES:
 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS— CITY PUBLIC SERVICE BOARD (CPS ENERGY)— 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," AND "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 COSA 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2) ANY CPS ENERGY OR COSA MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR COSA 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.



STATE OF TEXAS
 COUNTY OF BEAR

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.

LICENSED PROFESSIONAL ENGINEER
 PAUL A. MATHIS #105075

STATE OF TEXAS
 COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR
 GARY B. NEILL, R.P.L.S. #3964

MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

TREE NOTE:
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP23-3880867) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF THE SINGLE-FAMILY LOTS SUBDIVIDED HERE UNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

CLEAR VISION EASEMENT NOTE:
 CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

FLOODPLAIN VERIFICATION NOTE:
 A PORTION OF TRACT IS WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS VERIFIED BY FEMA MAP PANEL 48029C0605G, EFFECTIVE JULY 19, 2023. FLOODPLAIN INFORMATION IS SUBJECTED TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENT.

DRAINAGE EASEMENT ENCROACHMENTS NOTE:
 NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THE PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SURVEY NOTES:
 1. THE VALUE OF THE TWO SETS OF COORDINATED SHOWN WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS. THE DATUM IS NDS83 (2011). COORDINATES ARE TEXAS PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. ROTATION TO PLAT IS 00 DEGREES 00'00".
 2. MONUMENTATION AS SHOWN UNLESS OTHERWISE NOTED, IT IS THE POLICY OF "KCI" TO SET 1/2" REBAR WITH A "KCI" PLASTIC CAP AT ALL LOT CORNERS (WHERE PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
 3. THE BASIS OF BEARING RECITED HEREIN IS TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NDS83 (2011) DISTANCES ARE SURFACE WITH A SURFACE ADJUSTMENT FACTOR OF 1.00016.
 4. THE CONTOURS SHOWN HEREON WERE TAKEN FROM FIELD SURVEY COMPLETED ON APRIL 2023.

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Oct 09, 2023, 4:04pm. User: G:\Users\m\OneDrive\Work\Projects\2023_03_01\23-11800184_Padua_BESS\CAD\7630202888_Plat.dwg



ORDINANCE

2021-05-20-0372

AMENDING THE CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN, A COMPONENT OF THE CITY OF SAN ANTONIO MASTER PLAN, BY REALIGNING A PROPOSED SEGMENT OF BECK ROAD, A SECONDARY ARTERIAL TYPE A REQUIRING 86' FEET OF RIGHT-OF WAY, BETWEEN EXISTING NEW SULPHUR SPRINGS ROAD ANDEXISTING BURSHARD ROAD.

WHEREAS, the City of San Antonio Major Thoroughfare Plan was adopted on September 21, 1978 by City Council as a component of the City of San Antonio Master Plan; and

WHEREAS, a public hearing was held on April 28, 2021 by the Planning Commission allowing all interested citizens to be heard: **NOW THEREFORE;**

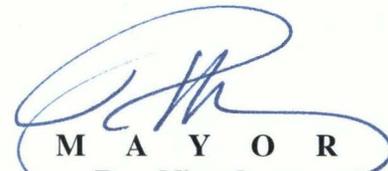
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1: The Major Thoroughfare Plan, a component of the Master Plan of the City, is amended to:

1. Realign a proposed segment of Beck Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between existing New Sulphur Springs Road and existing Burshard Road.

The Amendment is more particularly described in **Attachment "A"** attached hereto and incorporated herein for all purposes.

PASSED AND APPROVED this 20th day of May, 2021.



M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:



Tina J. Flores, City Clerk



For Andrew Segovia, City Attorney



City of San Antonio

City Council

May 20, 2021

Item: 27

Enactment Number:

File Number: 21-2859

2021-05-20-0372

Ordinance amending the Major Thoroughfare Plan, a component of the City of San Antonio Comprehensive Master Plan, by realigning a proposed segment of Beck Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between existing New Sulphur Springs Road and existing Burshard Road. [Roderick Sanchez, Assistant City Manager; Tomika Monterville, Director, Transportation]

Councilmember John Courage made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

5051-02-50-0355

MAJOR THOROUGHFARE PLAN (MTP) AMENDMENT TO BECK ROAD ATTACHMENT A



AMENDMENT

Proposed Realignment

Adopted Alignment

100-year Flood Plain

2020 BCAD Parcels

ADOPTED MTP

Secondary Arterial Type A

All Affected Property Owners in Connection to Proposed MTP Amendment for Beck Road

John Chapko	8120 Gardener Road	ID: 338889
Doris Edna T Johnson	8190 Gardner Road	ID: 338669
Rafael & Jose Cisneros	8250 Gardener Road	ID: 338885
Wanda & David Kramer	8370 Gardner Road	ID: 338886
Matthew & Brandy Pogue	8250 Gardner Road	ID: 1214286
Padua Grid, LLC	8250 Gardner Road	ID: 338887 & 338888