

MAYOR AND COUNCIL COMMUNICATION

DATE: September 20, 2022 **M&C # 2022-09-20-4981 M. TEAGUE**

TO: Mayor and Council

FROM: Melinda Moritz, Public Works Director

THROUGH: Crystal Caldera, City Manager

SUBJECT: Discussion and Possible Action of an Ordinance Granting the Rezoning of an Approximately 9.174 acre Tract of Land from R-3 Multiple Family, B-1 Small Business, and B-2 Retail Zoning, with Sustainability Overlay Zoning, to Planned Development District with R-6 Garden Home Base Zoning and no Sustainability Overlay, on an Unplatted Parcel Generally Located at the Corner of Evers and Seneca Roads, Being P-4A, Abstract 530, CB 4432 (1st Read was Held on 8-2-2022)

PURPOSE

The purpose of this item is to consider approval of an Ordinance granting a request to rezone approximately 9.174 acres from R-3 Multiple Family, B-1 Small Business, and B-2 Retail zoning, with Sustainability Overlay zoning, to Planned Development District with R-6 Garden Home base zoning and no Sustainability Overlay, with proposed Code variances, on an unplatted parcel of land generally located at the corner of Evers and Seneca Roads, being P-4A, Abstract 530, CB 4432.

CASE: **ZC No. 2022- 31**

Applicant/

Property Owner: Mr. Samir Chehade, STS Partners, LP

Request: To rezone approximately 9.174 acres from R-3 Multiple Family, B-1 Small Business, and B-2 Retail zoning to Planned Development District (PD) with R-6 Garden Home base zoning with no Sustainability Overlay.

Site: The site consists of 9.174 acres, generally located at the corner of Evers and Seneca Roads, being P-4A, Abstract 530, CB 4432, an unplatted parcel of land.

History: 1968-1972 - property rezoned from Temporary R-1 Single Family Dwelling R-3 Multiple Family, B-1 Small Business, and B-2 Retail zoning, At the time of the rezoning, the City did not have Mixed Use or Planned Development District zoning, but it was planned to have apartments, retail, and some small businesses on this tract. It remains undeveloped.

Proposed PDD:

- Rezone to R-6 Garden Home base zoning with PD to entire tract, with no Sustainability Overlay
- Proposing smaller lot size
- Keep existing code requirements for landscaping, lighting, parking
- Private streets, gated HOA development
- Right-of-way 40 ft, with pavement width of 28' curb to curb
- Reducing other code requirements as follows:

R-6 Regulation	Code Requirement	Request
Lot Area (min)	4,500 sq ft	1,900 sq ft
Lot Depth (min)	100 ft	70 ft
Floor Space (min)	1 story = 1,000 sq ft 2 story = 1,400 sq ft 2 1/2 story = 1,800 sq ft	1,350 sq ft
Frontage (min)	45 ft	N/A - private street
Height (max)	2 1/2 stories	2 1/2 stories
Front Yard (min)	20 ft	10 ft
Rear Yard (min)	15 ft	5 ft
Side Yard (min)	5 ft, if "0" lot line, other side must be 10 ft	2 1/2 ft, if "0" lot line, other side must be 5 ft
Corner lot (min)	side same as front	5 ft or greater

Traffic Impact Analysis

- 98 units with 100 peak hour trips

Staff Analysis:

The applicant has modified their rezoning request to remove the R-3 Multiple Family zoning option after hearing from the adjacent residential property owners and the concerns raised by the City Council. The requested R-6 Garden Home zoning is compatible with the surrounding zoning and implements the purpose of the PD Ordinance and the PD applicability standards. The applicant will be required to follow all granted / existing code requirements and will have to plat the property. The application is complete, and the Project Plan details the following:

- Final site plan
- Specific land use plan
- Signage plan
- Phasing plan
- Landscape plan
- Site or building materials specifications
- Trash receptacle locations

- Screening fences or walls
- Fire lanes and hydrants

Alternatives:

- Recommend approval of the rezoning request
- Denial of the rezoning request - if denied, the applicant will have to wait for a period of six months prior to resubmitting an application for rezoning on this property.

SEE LEON VALLEY

- Social Equity - The request will facilitate the development of more diverse housing options in Leon Valley.
- Economic Development - The request will promote development and an increase in sales and ad valorem tax.
- Environmental Stewardship - New construction includes modern building standards, which include environmentally friendly options.

FISCAL IMPACT

The City will see an increase in ad valorem and sales and use taxes.

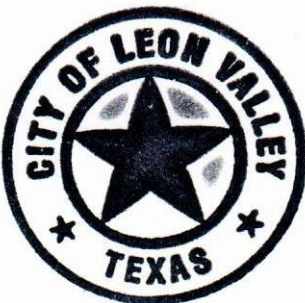
RECOMMENDATION

At their July 26, 2022 meeting, the Planning and Zoning Commission recommended approval of this request as presented.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Rey Orozco, Mayor Pro Tem, Council Place 4
SECONDER: Benny Martinez, Council Place 1
AYES: Orozco, Martinez, Stevens, Hefner, Bradshaw

ATTEST :


SAUNDRA PASSAILAIGUE, TRMC
 City Secretary



AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL GRANTING A ZONE CHANGE ON AN APPROXIMATELY 9.174 ACRE TRACT OF LAND FROM R-3 MULTIPLE FAMILY, B-1 SMALL BUSINESS, AND B-2 RETAIL ZONING, WITH SUSTAINABILITY OVERLAY, TO PLANNED DEVELOPMENT DISTRICT WITH R-6 GARDEN HOME BASE ZONING AND NO SUSTAINABILITY OVERLAY, BEING GENERALLY LOCATED IN THE 6300 BLOCK OF EVERS ROAD, KNOWN AS PARCEL P-4A, ABSTRACT 530, CB 4432; PROVIDING FOR REPEALER, SEVERABILITY, AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS Chapter 211 of the Vernon's Local Government Code empowers cities to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City, in order to promote the public health, safety, and welfare of the residents of the City; and

WHEREAS the Leon Valley Code of Ordinances Chapter 15 Zoning constitutes the City's Zoning regulations and requires the property to be zoned in accordance with proper designations as defined by the City; and

WHEREAS, on July 26, 2022, the Planning and Zoning Commission of the City of Leon Valley recommended granting a zone change from R-3 Multiple Family, B-1 Small Business, and B-2 Retail zoning, with Sustainability Overlay zoning, to Planned Development District with R-6 Garden Home base zoning and no Sustainability Overlay, on an unplatted parcel of land generally located at the corner of Evers and Seneca Roads, being P-4A, Abstract 530, CB 4432; and

WHEREAS, the City Council, after proper notice and public hearing determined that the request is consistent and compatible with the surrounding zoning and with the City's Future Land Use Plan, and

WHEREAS the City Council of the City of Leon Valley now wishes to grant the zone change, as requested at the subject location.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. Approximately 9.174 acres is rezoned from R-3 Multiple Family, B-1 Small Business, and B-2 Retail zoning, with Sustainability Overlay zoning and shall hereafter bear the zoning classification of Planned Development District with R-6 Garden Home base zoning and no Sustainability Overlay, and other variances as shown in Ordinance Exhibits A through K attached hereto, said tract of land generally located in the 6300 block of Evers Road, being P-4A, Abstract 530, CB 4432.

SECTION 2. REPEALER CLAUSE. The provisions of the Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent by any other ordinance.

SECTION 3. SEVERABILITY CLAUSE. If any provision, section, sentence, clause, or phrase of this ordinance or application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council of Leon Valley in adopting, and the Mayor in approving this Ordinance, that no portion thereof or provisions or regulation contained herein shall become inoperative or fall by reason of any unconstitutionally or invalidity of any portion, provision, or regulation.

SECTION 4. SAVINGS CLAUSE. The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.


SECTION 5. EFFECTIVE DATE. The Ordinance shall be effective upon passage and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 20th day of September 2022.

APPROVED


CHRIS RILEY
MAYOR

Attest :


SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

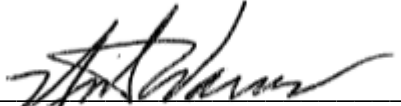

NICOLE WARREN
City Attorney



EXHIBIT A

To Ordinance ____

Of The City of Leon Valley



EVERS TRIANGLE PROPERTY

**PLANNED DEVELOPMENT DISTRICT
REVISED PROJECT PLAN**

September 20, 2022



Approved September 20, 2022

Property Description

The property is a 9-acre triangular tract Generally Located North-West Side of the Evers Rd and Seneca Rd intersection.

Property Information (the “Property”):

Address: Triangular Property generally located at the NW corner of Evers and Seneca intersection – No municipal address

Legal Description: CB 4432 P-4A ABS 530

Current Owner: Ramon Gonzalez

Tract under contract by: STS Partners, LP

Current Zoning: B-1 Small Business, B-2 Retail, R-3 Multi-family, with SO, Sustainability Overlay District.

Project Name: TRILOGY at Huebner Creek



REVISED PDD PROJECT PLAN

Land Use plan:	<p>The Land Use of the Property shall be changed to:</p> <p><u>Base Zoning:</u> The use and development of the Property shall comply with the zoning requirements in Sec. 15.02.312 - R-6 Garden House District Zoning Ordinance as revised and attached to this Plan under Exhibit "B-1", and with Sec. 10.02.251 – Applicable standards and specifications as revised and attached to this Plan under Exhibit "B-2". The SO Sustainability Overlay requirements shall all be removed.</p>
Description of how the proposed PD fulfills the goals and objectives of the City's Master Plan	<p>Plan Component 3 of the City's Comprehensive Master Plan: Housing & Neighborhood, specifically addresses the Seneca/Sun Valley Area. It states that:</p> <p><i>"The land use in this area <u>should encourage consolidation of triangular shaped property, located on the west side of Evers Road and strongly encourage zoning unification of this area to:</u></i></p> <ul style="list-style-type: none"> • <i>low density residential uses (such as Single-Family),</i> • <i>Multiple-Family, or</i> • <i><u>Garden House.</u>"</i> <p>Our request for a rezoning to a PDD with a base zoning of R-6 Garden House, is wholly consistent with this City's Comprehensive Master Plan.</p>
Dedicated Park Land to the City	<p>During our meeting with the Tree Advisory Board, it was brought to our attention that the corridor along the Powerlines located on the property is often used by the deer as access to and from the Huebner Onion Natural Area. We are also aware that some local residents use that corridor to access the Natural Area.</p> <p>In an effort to provide a permanent connection for wild life and the neighbors between Evers and the Natural Area, our Group would like to initiate discussions with the City about the potential of dedicating the 40' corridor from Evers on the one end, to the property line at the tip of the Triangle on the other end, approximately 0.75 Acres of the property spanning the entire CPS easement, as Park Land.</p>
Project phasing schedule	<p>We expect that this project will be built in one phase, but dependent on market demand.</p>

Summary of revised proposed modifications to Sec. 15.02.312 - R-6 Garden House District Zoning Ordinance		<p>Based on the Neighbors' and Council's feedback, we have revised our previously proposed modifications to this section. The updated Sec 15.02.312 is attached herein as Exhibit "B-1"</p> <p>Below Table provides a summary of all previously proposed modifications, and our revised modifications.</p>		
Paragraph	Section 15.02.312 - R-6 Single Family Dwelling – Zoning Ordinances	Current R-6 Standard	Requested Revisions Aug 16	Requested Revisions Sept 20
b.2	Minimum Area of Each lot	4500 SQFT	1400 SQFT	1900 SQFT
b.3	Minimum Depth	100 ft	65 ft	70 ft
b.4	Minimum Floor Space	1,800 SQFT	1,250 SQFT	1,350 SQFT
b.6	Maximum Height	2-1/2 stories	3-1/2 stories	2-1/2 stories
b.5	Minimum frontage	45ft	Private ROW / NA	Private ROW / NA
c.1	Minimum Front yard setback	20 ft	10 ft	10 ft
c.2	Minimum Rear yard setback	15 ft	10 ft	5 ft
c.3	Minimum Side yard setback	5 ft	3 ft	2-1/2 ft
c.5	Minimum Side yard setback (Corner Lot)	20 ft	10 ft	5 ft

** A minimum 2-1/2 ft side yard setback making a total of 5' wall to wall is allowed by the IFC and does not require a fire wall. The homes must however be sprinkled.*

Summary of revised proposed modifications to Sec. 10.02.251 – Applicable standards and specifications		<p>All proposed modifications to this section are attached in Exhibit "B-2"</p> <p>Please note that there are no changes to our previously proposed modifications.</p>		
Paragraph	Section 15.02.312 - R-6 Single Family Dwelling – Zoning Ordinances	Current R-6 Standard	Previously Proposed Modifications	Newly Revised Modifications
L.iv	Minor or Private Street Minimum Right Of Way	50 ft	40 ft	40 ft
L.iv	Minor or Private Street Minimum Pavement Width	30 ft	28 ft	28 ft

Site plan	<p>Attached as Exhibit "C-1" is the proposed Site Plan Attached as Exhibit "C-2" is the proposed Site Plan with CPS Easement and Reserved Detention Basin Area highlighted in color.</p> <p>Please Note that:</p> <ol style="list-style-type: none"> 1. We have revised the average lot size to 1960 SQFT with an average lot width of 28' and depth of 70'. Certain cul-de-sac lots require a narrower lot-front and a wider back. 2. To address the neighbors' privacy concerns, we have lowered the maximum height back to the 2-1/2 stories as originally
Landscape plan	<p>Attached as Exhibit "D-1" is the Landscape Plan Attached as Exhibit "D-2" is the Tree Inventory</p>
Traffic Impact Analysis	Attached as Exhibit "E" is the TIA Worksheet for a maximum of 98 lots

Drainage analysis	<p>We have conducted a preliminary high-level Drainage Analysis based on the data currently available to us, which we attach herein as Exhibit "F". In this analysis, grading and drainage patterns were not taken into consideration. These patterns will only be available upon the completion of our Engineering Construction Plans. This data will then be used to perform a detailed Storm Water Management Plan ("SWMP").</p> <p>Although the initial assessment found that there may be no downstream impact, we believe that this can only be determined with certainty upon the completion of the SWMP.</p> <p>Our initial review of the City of Leon Valley's Code did not take into consideration that Chapter 14 of the City's Code of Ordinances refers to adopting the standards of Chapter 13.1 of the City of San Antonio's Storm Water Design Criteria Manual (January 2016). Council Member Stevens brought this matter to our attention, and he is correct. Since then, we have planned for a detention pond and have reflected the same in our proposed revised Site Plan.</p> <p>If, later in the Construction Planning process, the SWMP determines that there is no-rise or impact from the development, Our group may decide to submit a request for a variance to remove the detention requirement, which will require Council approval.</p> <p>Attached Exhibit "F" includes the following:</p> <ol style="list-style-type: none"> 1. Exhibit "F-1": d2Hydrology DAM – Showing that the Triangle is not in the Flood Plain
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	<p>2. Exhibit “F-2”: FEMA Data for Huebner Creek Drain 2</p> <p>3. Exhibit “F-3”: A revised Site Survey showing the reserved location of the Detention Pond as required.</p> <p>We also refer to the 2016 Forest Oak Drainage Feasibility Report created by Kimley Horn, and commissioned by the City for further information on this matter.</p>
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Building elevations	Examples of Building Elevations are attached as Exhibit “G”
Parking plan	Every Garden House shall have a double garage, which provides for two (2) off-street parking stalls, meeting the code requirements.
Signage plan	Attached as Exhibit “H”
Site or building material specifications	As per Code
Topography and Survey	Attached as Exhibit “I”
Floodplain information	Attached as Exhibit “F-1”
Adjacent properties	Detailed list of the owners of adjacent properties within 200 ft of the development was provided as part of our application submission.
Ingress/egress	Shown on Fire Plan, attached as Exhibit “J”
Fire lanes and hydrants.	Shown on Fire Plan, attached as Exhibit “J”
Existing buildings	No Existing Buildings on site
Parking and loading bays	Not Applicable
Large tree groupings	Shown on Landscape Plan Exhibit “D-1” – and as per requested Tree variance
Trash receptacle locations	Single Family dwelling – Bins
Lots	As shown on Site Plan, attached as Exhibit “C”
Building materials	We shall meet the code requirements
Facade features	Examples are attached as Exhibit “G”
Street rights-of-way, curb lines, widths	As shown on Site Plan, attached as Exhibit “C” <ul style="list-style-type: none"> - Right Of Way = 40’ - Curb-to-Curb Street width = 28’ - Sidewalk and Curb line = 6’
Screening fences or walls.	An example is attached as Exhibit “K”
level of deviation from the PD Plan that may be internally approved by the Planning and Zoning Director for subsequent development applications	15%

Please Refer to attached Exhibits B to K.

EXHIBIT B1

Evers and Seneca Triangle Property

Summary of Requested Revisions to Sec. 15.02.312 – R6 Garden House District:

Paragraph	Section 15.02.312 - R-6 Single Family Dwelling – Zoning Ordinances	Current R-6 Standard	Requested Revisions Aug 16	Requested Revisions Sept 20
b.2	Minimum Area of Each lot	4500 SQFT	1400 SQFT	1900 SQFT
b.3	Minimum Depth	100 ft	65 ft	70 ft
b.4	Minimum Floor Space	1,800 SQFT	1,250 SQFT	1,350 SQFT
b.5	Minimum frontage	45ft	Private ROW / NA	Private ROW / NA
b.6	Maximum Height	2-1/2 stories	3-1/2 stories	2-1/2 stories
c.1	Minimum Front yard setback	20 ft	10 ft	10 ft
c.2	Minimum Rear yard setback	15 ft	10 ft	5 ft
c.3	Minimum Side yard setback	5 ft	3 ft	2-1/2 ft
c.5	Minimum Side yard setback (Corner Lot)	20 ft	10 ft	5 ft

EXHIBIT B-2 VARIANCES
PLANNED DEVELOPMENT DISTRICT # 04
Trilogy at Huebner Creek

Zoning Code Variances

The following variances from the Leon Valley Code of Ordinances, Chapter 15 Zoning are hereby applied to the property known as P-4A, ABS 530, CB 4432, being a 9.174-acre tract of land in the 6300 block of Evers Road, generally located at the corner of Evers and Seneca Streets, as a part of the approved Planned Development District with a base zoning district of R-6 Garden Home. Red text with strikeouts means that portion of the code is stricken:

Sec. 15.02.312 “R-6” garden house district

(a) Purpose and description. The R-6 district is composed mainly of areas containing single-family dwellings. The R-6 district regulations implement the policies of the master plan by 1) protecting the residential character of the areas by prohibiting commercial and industrial activities, apartments, two-family dwellings and manufactured homes; 2) encouraging a suitable neighborhood environment; 3) preserving the openness of the area by requiring that certain minimum yard and area standard requirements be met, however, with greater density being permitted than in the R-1 district.

(b) Lot regulations.

(1) Area of total development. Not less than three (3) lots with common side lot lines will be zoned for “R-6” garden house. When facing on the same street within the same block, “R-1” single-family dwellings and “R-6” garden houses will not be mixed. However, this does not preclude “R-1” on one side of a street with an “R-6” on the opposite side of the street within the same block or different blocks.

(2) Area of each lot. ~~4,500~~ 1,900 square feet average minimum lot area.

(3) Depth. A minimum of ~~100~~ 70 feet.

(4) Floor space. There shall be a heated living area in each garden house of not less than 1,350 square ~~feet the following: one story—1000 square feet; two story—1400 square feet; two and one-half story—1800 square feet. When “R-6” is mixed with “R-1” in the same subdivision, the average heated living area of “R-6” housing shall be at least seventy-five (75) percent of the average size of the “R-1” structures, but in no event shall the minimum square footage be less than as described above.~~

(5) Frontage. ~~A minimum of 45 feet on a public right-of-way is required.~~

(6) Height. A maximum of ~~two~~ three (~~2-3~~) stories is allowed for interior lots and lots along Evers Road. Maximum height on lots abutting R-1 Single Family zoned lots shall not exceed two and one-half stories (2-1/2).

(c) Setback requirements.

- (1) Front yard. There shall be a front yard having a minimum depth of ~~twenty (20)~~ ten (10) feet, except as hereinafter provided.
- (2) Rear yard. There shall be a rear yard having a minimum depth of ~~fifteen (15)~~ five (5) feet ~~except where the garage is entered from the rear in which case the minimum rear yard shall be twenty-five (25) feet exclusive of the area used as a garage. Total square footage of accessory buildings exclusive of a detached garage shall not exceed 150 square feet.~~
- (3) Side yard. There shall be a side yard on each side of all lots of not less than ~~five (5)~~ two and one-half (2-1/2) feet, except on corner lots on which external side yard shall not be less than ~~ten (10)~~ three (3) feet. Alternatively, one side yard may be reduced to zero (0) feet provided the other side yard is increased to ~~ten (10)~~ five (5) feet. However, in no event shall the outside walls of a structure be closer than ~~ten (10)~~ five (5) feet to the outside walls of a structure built on an adjacent lot.
- (4) Zero lot line exterior wall. When a structure is built with a side yard of zero (0) feet, no windows or doors will be built into an exterior side wall so situated. In addition, a six-foot privacy fence will be constructed and maintained by the owner from the rear-most point of such an exterior wall to the rear lot line of the property.
- (5) Corner lot. Where lots abut on two (2) intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees, a side yard shall be provided on the street side equal to the front yard.
- (6) Double frontage. Where lots front upon two (2) parallel streets or front upon two (2) streets that do not intersect at the boundaries of the lot, a rear yard shall be provided on the street side equal to the front yard.
- (7) Reverse frontage. On corner lots, where interior lots have been platted or sold, fronting on the side street, a side yard shall be provided on the street side equal to the front yard on the lots in the rear. No accessory building on said corner lot shall project beyond the front line of the lots in the rear.

(d) Other.

- (1) Accessory building. Shall be allowed but shall be located no closer than 5 feet from any property line and must be located in the rear yard. In no case shall an accessory building occupy more than 20% of the total open space in the rear yard.
- (2) Landscaping. A total of 35% of street yard area must be landscaped. The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended.
- (3) Lighting. All outdoor lighting shall be hooded and all light emissions shielded and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lights affixed to the buildings shall be mounted no higher

than the eaves of said building. Lights affixed to a pole shall be mounted no higher than 40% of the distance from the front property line to the main structure.

(4) Masonry required. Garden houses shall be constructed of masonry or other similar noncombustible materials to the extent of not less than seventy-five (75) percent of overall exterior walls.

(5) Nonconforming dwellings. The provisions above shall not be applicable to nonconforming dwellings in existence on the date of the adoption thereof or to dwellings built hereafter on the same lot to replace such nonconforming dwellings as may be destroyed by fire, windstorm or other involuntary cause.

(6) Parking. A total of two off-street parking spaces shall be provided.

(7) Public facilities. "R-6" garden houses are permitted only on lots that are connected to the city's water and public sewage disposal system and must conform to the regulations in article 10.02 (subdivision ordinance).

(8) Storage. Outside storage is not allowed in the R-6 district, with the exception of vehicles, trailers, recreational vehicles and boats in accordance with article 3.05 and article 12.03 of the Leon Valley City Code. Items to be stored shall be completely contained in either the main structure, garage, or an accessory building.

Subdivision Code Variances

The following variances from the Leon Valley Code of Ordinances, Chapter 10 Subdivision Regulations are hereby applied to the property known as P-4A, ABS 530, CB 4432, being a 9.174-acre tract of land in the 6300 block of Evers Road, generally located at the corner of Evers and Seneca Streets, as a part of the approved Planned Development District with a base zoning district of R-6 Garden Home. Red text with strikeouts means that portion of the code is stricken:

Sec. 10.02.251 Applicable Standards and Specifications, (2) Streets.

(iv) Minor or private streets shall have a right-of-way of at least ~~forty (40)~~ ~~thirty (30)~~ twenty-eight (28) feet and a pavement width of at least ~~thirty (30)~~ twenty-eight (28) feet.

EXHIBIT C 1

Trilogy at Huebner Creek

Site Plan

Plan Details

- 94 Single-Family Detached Lots
- Base Zoning: "R-6", Garden Home Dwelling District
- Gated Subdivision
- 28' W x 70' L - Typical
- Minimum Lot Size: 1,960 SF
- Heritage Tree Preservation
- 2-Pocket Parks (1/3-Acre)

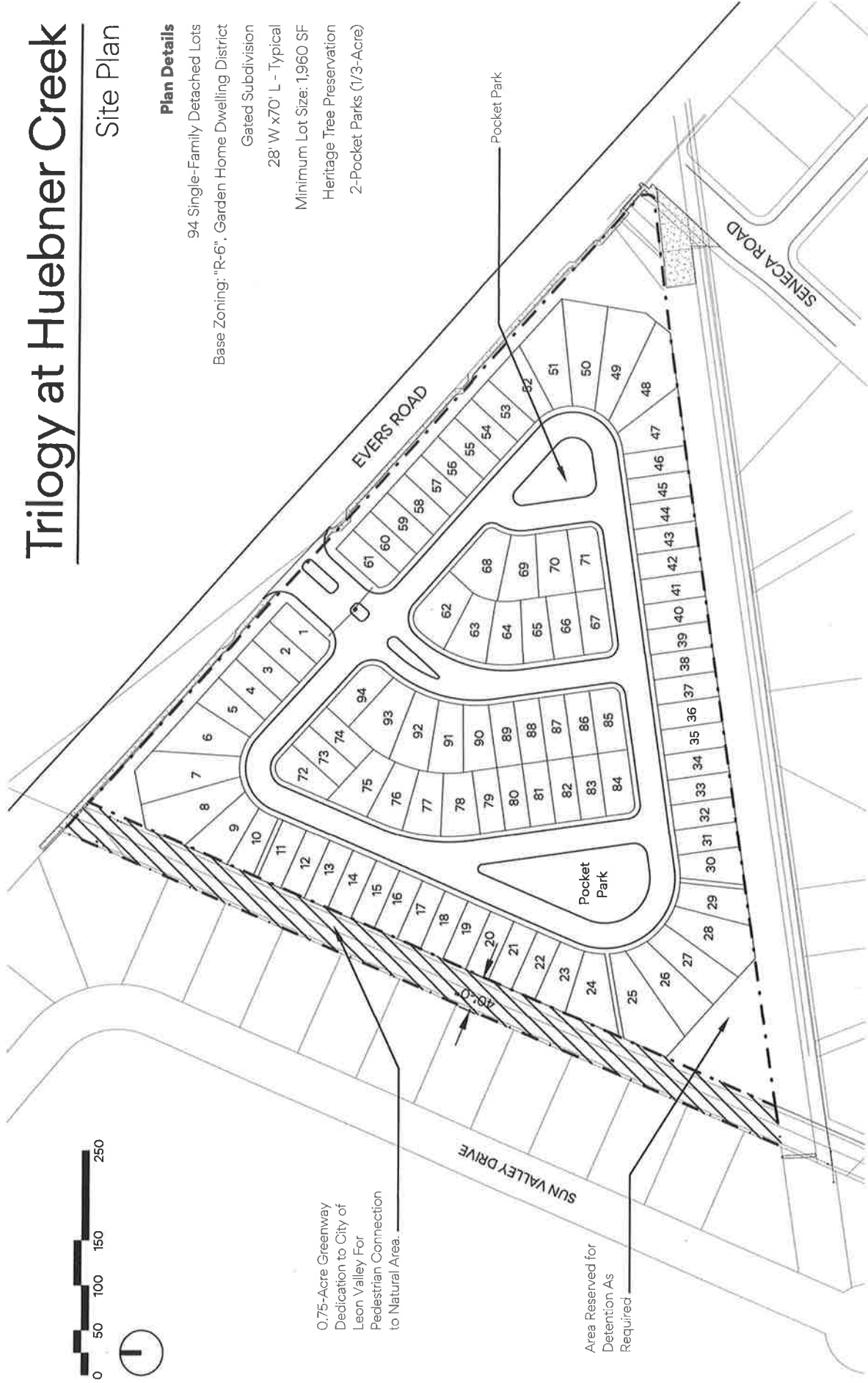


EXHIBIT C 2

Trilogy at Huebner Creek

Site Plan

Plan Details

- 94 Single-Family Detached Lots
- Base Zoning: "R-6", Garden Home Dwelling District
- Gated Subdivision
- 28' W x 70' L - Typical
- Minimum Lot Size: 1,960 SF
- Heritage Tree Preservation
- 2-Pocket Parks (1/3-Acre)



EXHIBIT D 2

Tree Inventory Summary	
Heritage	11
Large	155
Medium	75

TOTAL	241
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Heritage	
Total	11
Exempt*	3

Species Inventory	Quantity
ASH - MU	1
Glossy Privet - Multi	1
Hackberry	5
OAK	3
Velvet Ash	1

Large	
Total	155
Exempt*	15

Species Inventory	Quantity
China	2
China	10
China - Multi	1
ELM	11
Glossy Privet	13
Hackberry	55
Mesquite	34
OAK	9
Sugarberry	10
Velvet Ash	10

Medium	
Total	75
Exempt*	5

Species Inventory	Quantity
China	1
China Pistache	1
ELM	3
Glossy Privet	10
Hackberry	46
Mesquite	11
OAK	2
PRIVOT	1

* Exempt = Dead / Diseased or Hazardous

EXHIBIT E

City of Leon Valley - Traffic Impact Analysis (TIA) Threshold Worksheet

Office Use Only:
CASE #

**Use this Form as an aid to determine if your project requires a Traffic Impact Analysis, as per city code, Sect. 15.02.551

Project Name: EVERS & SENECA

Location: EVERS @ SENECA

Applicant: SAMIR CHEHADE Owner: SAME (UNDER CONTRACT)

Agent/Applicant _____ ** Submit Letter of Authorization **

Type of Development Request: (circle one)

ZONING

SPECIFIC USE PERMIT

PLAT

CERTIFICATE OF OCCUPANCY

SECTION A (Initial Traffic Impact Analysis) RESIDENTIAL DEVELOPMENT

ANTICIPATED LAND USE

NUMBER OF UNITS

OTHER — SPECIFY

<u>SF</u>	<u>98</u>	
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PEAK HOUR?? (i.e. 5-6 p.m. Weekday)

PEAK HOUR TRIPS

TRIP RATE SOURCE *ITE CODE:

<u>PM</u>	<u>1.02/unit = 100</u>	<u>210</u>
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A TRAFFIC IMPACT ANALYSIS IS REQUIRED IF PEAK HOUR TRIPS EXCEED 100.

(Refer to Section 15.02.551, 2007 Zoning Code for Details)

SECTION B (Initial Traffic Impact Analysis) NON-RESIDENTIAL DEVELOPMENT

ANTICIPATED LAND USE

PROJECT SIZE

OTHER — SPECIFY

	ACRES	GROSS FLOOR AREA	
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PEAK HOUR?? (i.e. 5-6 p.m. Weekday)

PEAK HOUR TRIPS

TRIP RATE SOURCE *ITE CODE:

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A TRAFFIC IMPACT ANALYSIS IS REQUIRED IF PEAK HOUR TRIPS EXCEED 100.

(Refer to Section 15.02.551, 2007 Zoning Code for Details)

NOTE FILL OUT PORTION D & E OF THIS FORM, ONLY IF TIA PEAK HOUR TRIPS EXCEED 100

SECTION C (To Be Completed By Staff ONLY)

REVIEWED BY: [Signature]

TRAFFIC IMPACT ANALYSIS REQUIRED: (Circle One) YES (NO)

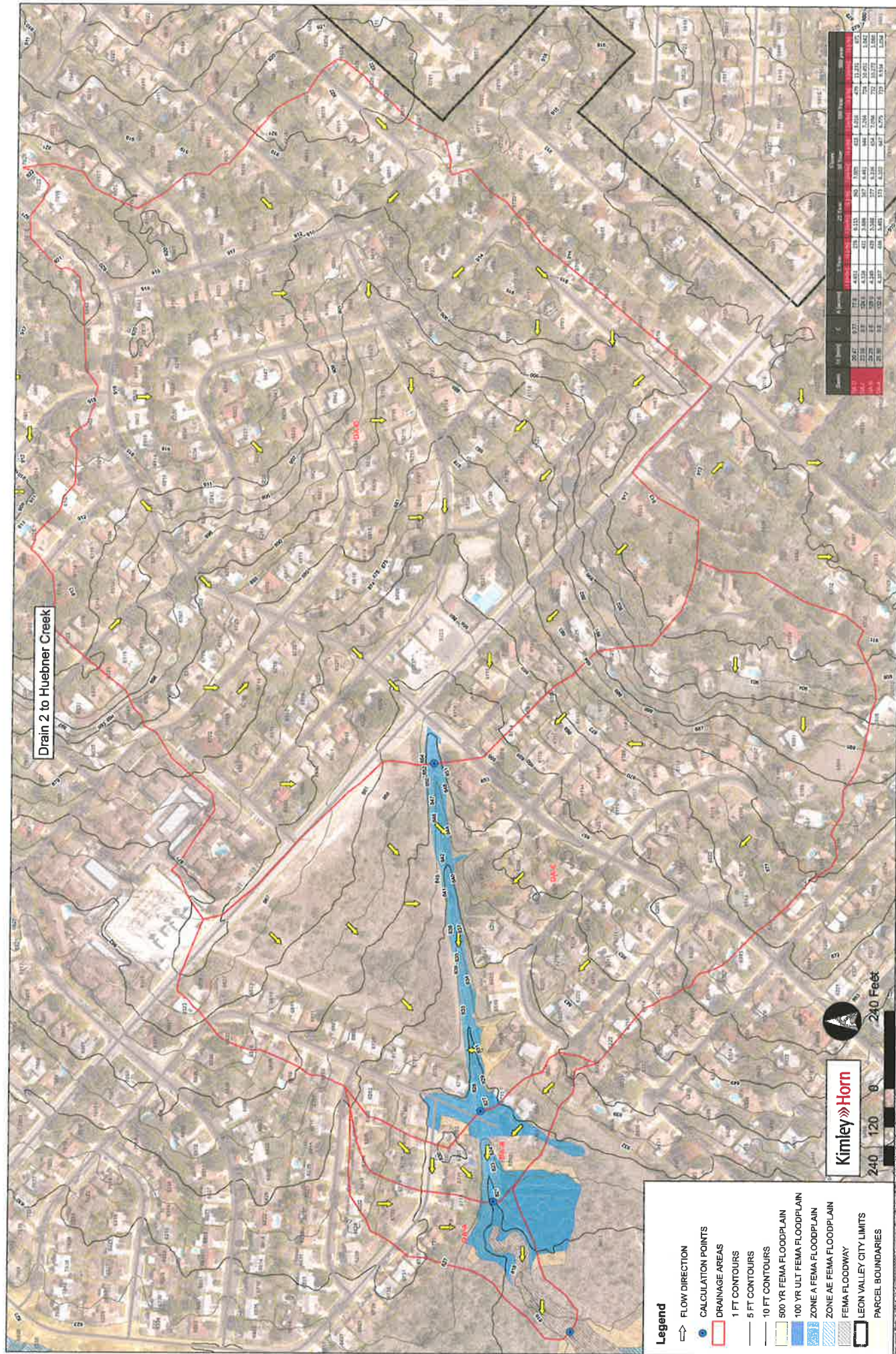
LEVEL REQUIRED: (Circle One of the Following) 1 2 3

*ITE=Institute of transportation Engineers, Trip Generation, 8th edition. 525 School Street, S.W., Suite 410; Washington DC 20024-2729; (202) 554-8050

Signature of Applicant: [Signature] Date of Submittal: JULY 11, 2022

Revised 01/17

EXHIBIT F 1





Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT**

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Leon Valley Bexar County Texas	NO PROJECT	FLOODWAY HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 480042		
IDENTIFIER	Huebner Creek Drain 1 & 2	APPROXIMATE LATITUDE & LONGITUDE: 29.487, -98.617 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 48029C0380G DATE: September 29, 2010		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: September 29, 2010 PROFILE(S): 209P, 210P, 216P, 217P and 218P FLOODWAY DATA TABLE: 10 SUMMARY OF DISCHARGES TABLE: 6C	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCES AND REVISED REACHES

See Page 2 for Additional Flooding Sources

Drain 1 Huebner Creek - from the confluence with Huebner Creek to approximately 2,410 feet upstream of the confluence with Huebner Creek

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Drain 1 Huebner Creek	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	BFEs*	BFEs	YES	YES
	Floodway	Floodway	YES	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCES AND REVISED REACHES

Drain 2 to Huebner Creek - from the confluence with Huebner Creek to approximately 2,680 feet upstream of the confluence with Huebner Creek

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Drain 2 to Huebner Creek	Zone A	Zone AE	YES	YES
	Floodway	Floodway	YES	YES
	BFEs*	BFEs	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES

* BFEs - Base Flood Elevations

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

17-06-2511P

102-I-A-C



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Sandy Keefe
Director, Mitigation Division
Federal Emergency Management Agency, Region VI
Federal Regional Center, Room 206
800 North Loop 288
Denton, TX 76209
(940) 898-5127

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit", is positioned above the printed name.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

17-06-2511P

102-I-A-C



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Helotes Echo*

Dates: February 23, 2018 and March 2, 2018

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Table 6C – Summary of Discharges – Leon Creek Watershed (continued)

<u>Flooding Source and Location</u>	<u>Drainage Area (square miles)</u>	<u>10-Percent-Annual-Chance</u>	<u>Peak Discharges (cubic feet per second)</u>		
			<u>2-Percent-Annual-Chance</u>	<u>1-Percent-Annual-Chance</u>	<u>0.2-Percent-Annual-Chance</u>
CULEBRA TRIBUTARY A Just above confluence with Culebra Creek	3.25	3,975	5,966	6,821	9,514
CULEBRA TRIBUTARY B Just above confluence with Culebra Creek	1.72	1,753	2,896	3,403	4,976
CULEBRA TRIBUTARY C Just above confluence with Culebra Creek	5.88	3,726	6,711	8,018	12,661
CULEBRA TRIBUTARY C-1 Just above confluence with Culebra Tributary C	1.00	1,526	2,576	3,025	4,433
CULEBRA TRIBUTARY D Just above confluence with Culebra Creek	5.50	2,708	4,928	5,974	9,581
CULEBRA TRIBUTARY E Just above confluence with Culebra Creek	1.68	1,310	2,379	2,856	4,355
CULEBRA TRIBUTARY F Just above confluence with Culebra Creek	1.84	1,187	2,295	2,803	4,436
DRAIN 1 HUEBNER CREEK At the confluence with Huebner Creek	0.14	323	569	676	991
Approximately 770 feet upstream of Grass Hill Drive	0.04	129	205	230	321
DRAIN 1-A HUEBNER CREEK At the confluence with Huebner Creek	0.36	71	118	140	202
DRAIN 2 HUEBNER CREEK Approximately 725 feet upstream of the confluence with Huebner Creek	0.21	335	578	660	963
Approximately 1,120 feet upstream of Evening Sun Street	0.12	230	378	428	611
DRAIN 3 HUEBNER CREEK Approximately 370 feet upstream of the confluence with Huebner Creek	0.20	439	718	812	1,158
Approximately 320 feet upstream of Forest Mont Street	0.11	256	416	469	677
FRENCH CREEK Just above confluence with Leon Creek	11.63	8,369	14,029	16,323	23,316
Approximately 3,800 feet downstream of FM 1604	5.94	7,049	11,131	12,965	18,555
Approximately 1,800 feet downstream of FM 1560	2.14	3,167	4,865	5,664	7,967

REVISED
DATA

FLOODING SOURCE		FLOODWAY			1-PERCENT-ANNUAL-CHANCE-FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY (FEET NAVD)	WITHOUT FLOODWAY (FEET NAVD)	WITH FLOODWAY (FEET NAVD)	INCREASE (FEET)
Drain 1 Huebner Creek	A	519	104	223	805.0	805.0	805.5	0.5
	B	1,755	120	272	829.4	829.4	829.6	0.2
	C	2,415	18	31	843.6	843.6	843.6	0.0
Drain 1A Huebner Creek								
A	115	40	191	0.7	805.1	804.5 ²	805.4	0.9
Drain 2 Huebner Creek								
A	724	72	102	6.5	814.7	814.7	814.7	0.0

REVISED
DATA

¹Feet above confluence with Huebner Creek
²Elevation computed without consideration of backwater effects from Huebner Creek

REVISED TO
REFLECT LOMR

FEDERAL EMERGENCY MANAGEMENT AGENCY

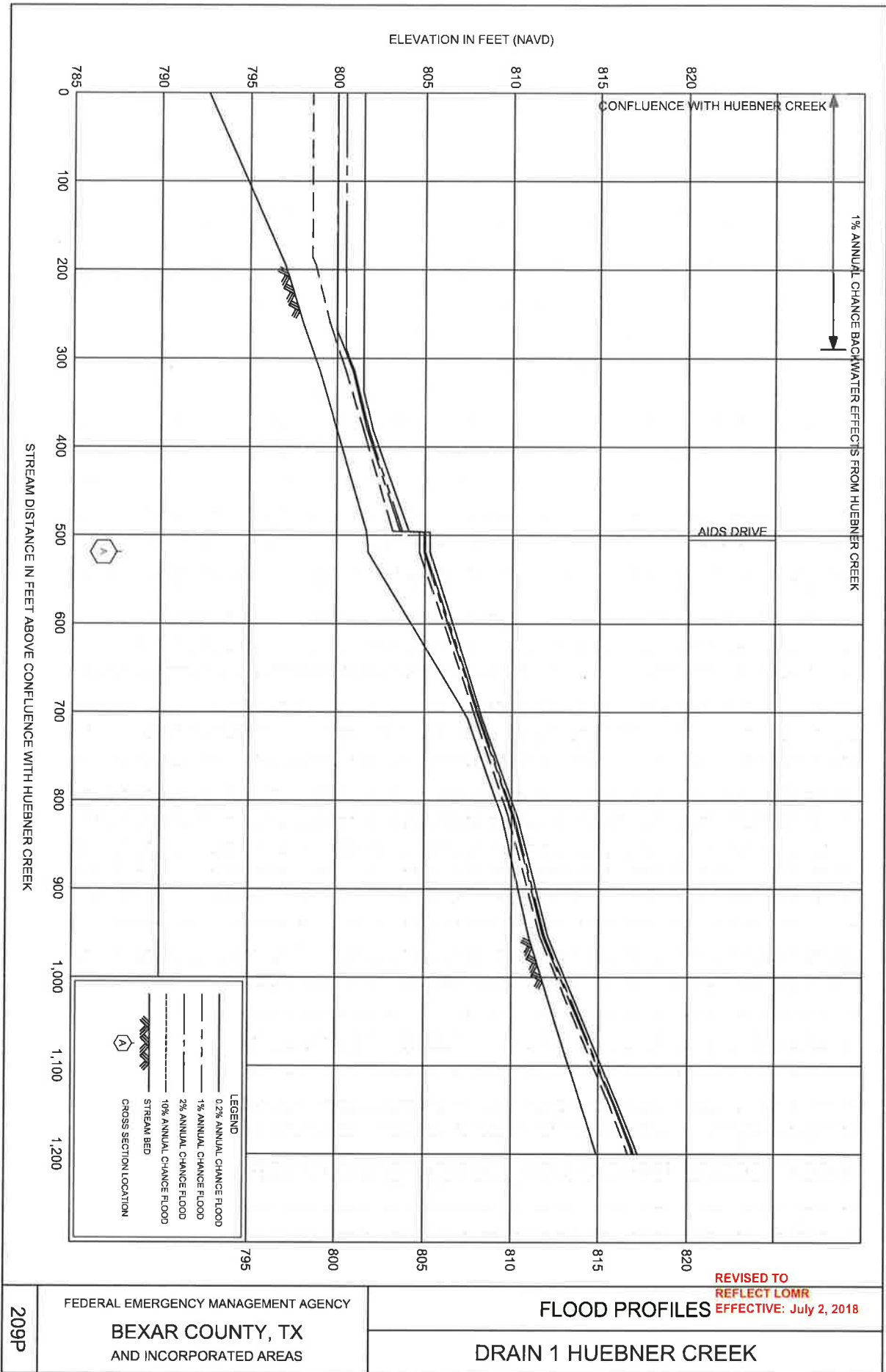
BEXAR COUNTY, TX AND INCORPORATED AREAS

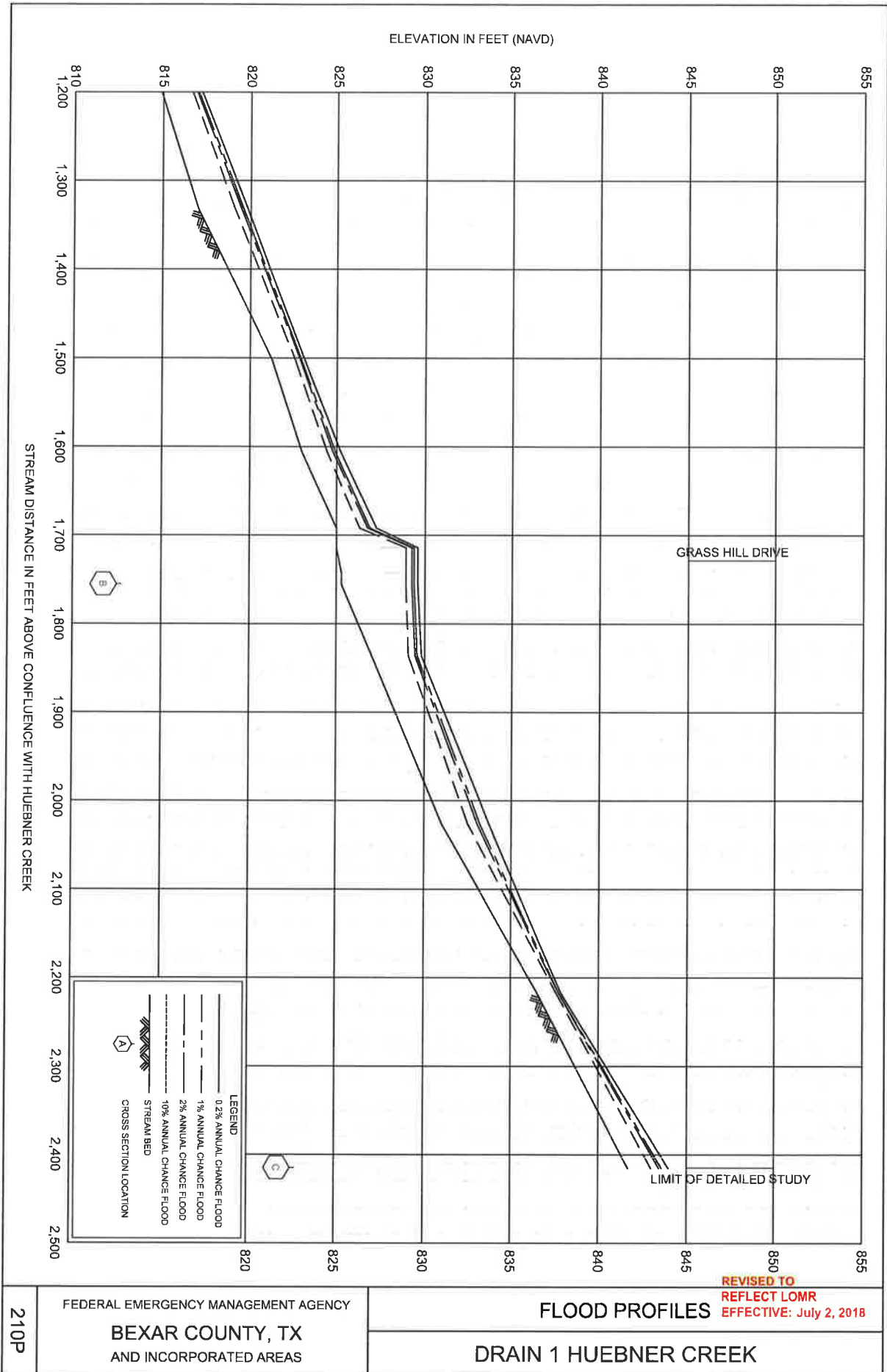
FLOODWAY DATA – LEON CREEK WATERSHED

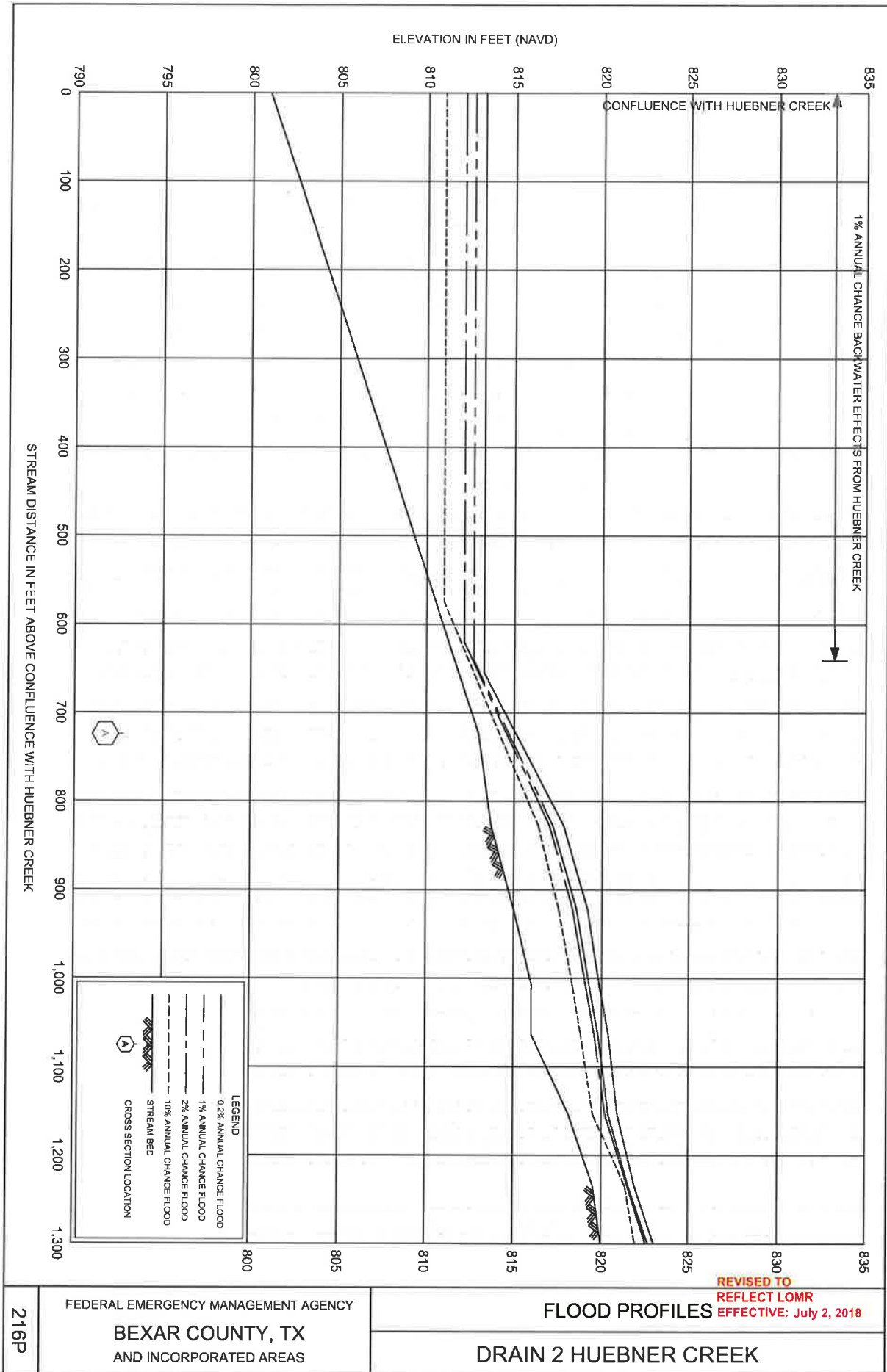
EFFECTIVE: July 2, 2018

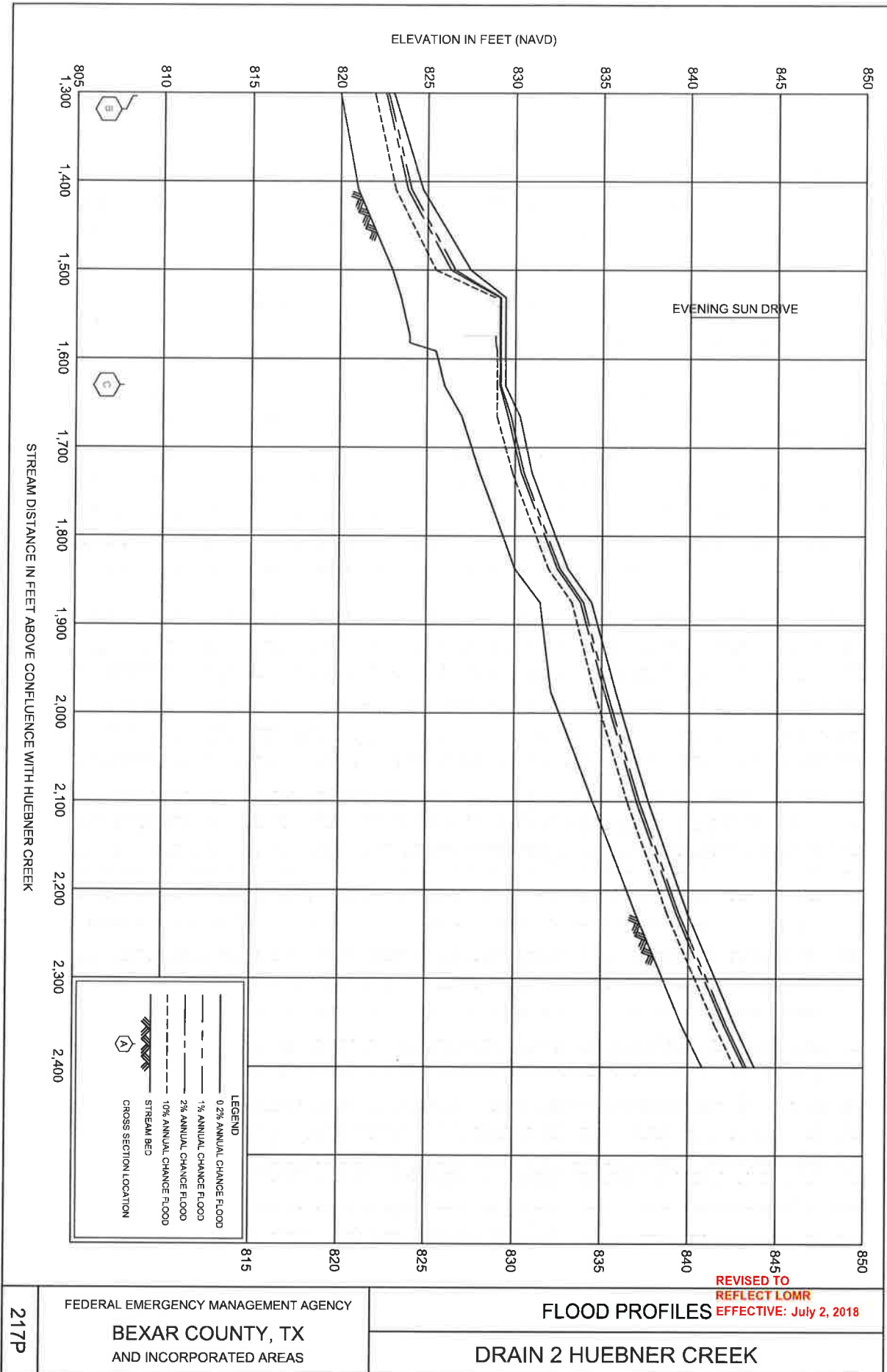
DRAIN 1 HUEBNER CREEK -
DRAIN 1A HUEBNER CREEK -
DRAIN 2 HUEBNER CREEK

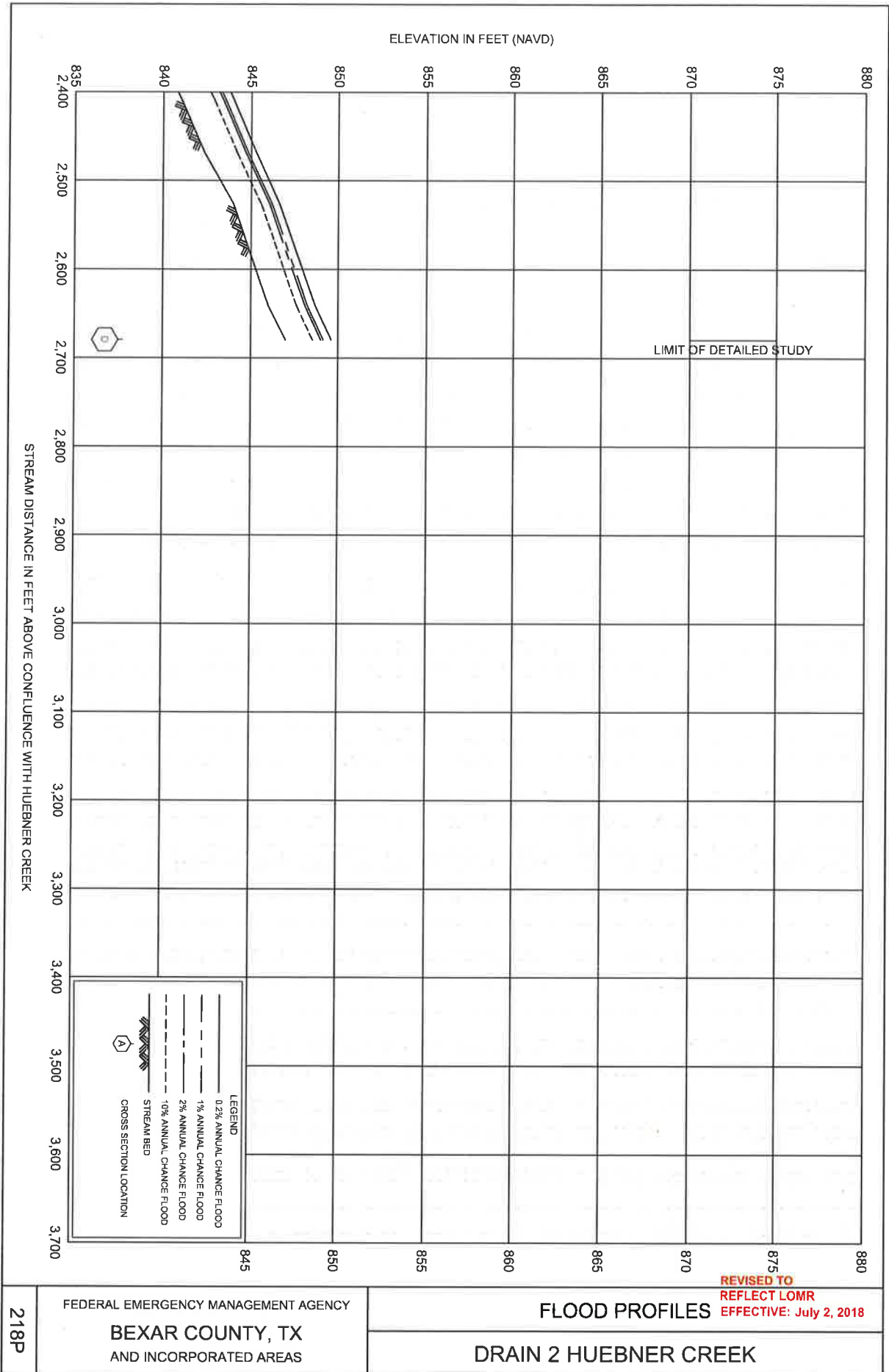
TABLE 10



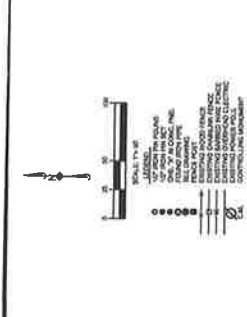








KUON, SUE PATRICIA, LP
ADDRESS: 6180E TOWN
LOCAL 5400 RIVER TRACT E, NW 1/4 SEC. 32, T4N 42S, R2E, S4E
DEEDS ACCORDING TO DEED
RECORDED IN THE REGISTER OF
DEEDS, COUNTY, TEXAS
OFF: LEON VALLEY COUNTY CLERK
BRIAN THOMAS
TITLE COMPANY: FIDELITY NATIONAL TITLE, L.P. OF 1517
THIS INSTRUMENT IS SUBJECT TO ANY INTERESTIVE COVENANTS AND ENCUMBRANCES RECORDED IN
VOL. 164, PAGE 217 OF DEED, VOL. 164, PAGE 454, 467, 476, 478, 479, 480
STATE OF TEXAS
COUNTY OF LEON
THE SIGNED PARTY AND THE SIGNED FROM AN ACTUAL SIGNER
AND THE SIGNED PARTY HAS BEEN ADVISED OF THE NATURE AND
CONSEQUENCES OF THE FOREGOING INSTRUMENT, AND THE SIGNED
PARTY HAS BEEN ADVISED OF THE NATURE AND CONSEQUENCES OF THE
FOREGOING INSTRUMENT, AND THE SIGNED PARTY HAS BEEN ADVISED
OF THE NATURE AND CONSEQUENCES OF THE FOREGOING INSTRUMENT.
THIS INSTRUMENT OF JULY 2022 A.D.
Sue Patricia Kuon
SIGNED AND DELIVERED IN PRESENCE OF
COUNTY CLERK



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
11	15.00	15.00	90° 00' 00"	212.77 45°	212.77

9.180 ACRE TRACT (FIELD)
9.184 ACRE TRACT (DEED)
VOL. 2806, PG. 151 OMR.

PRELIMINARY CONCRETE
DETENTION BASIN
A = 10,500 SF
V_s = 30,203 CF
Davg = 3.28'
IN/OUTLET = 833
TOP BASIN = 837

[illegible]

COMMENTS NO DATE			DYE DEVELOPMENT, INC. 17114 BIRCHDALE BLVD. SAN ANTONIO, TEXAS 78247 TEL: (210) 584-9100 FAX: (210) 596-0738		SAMIR GHADADE DEVELOPMENT BASE MAP & BOUNDARY, TOPO & TREE SURVEY EVERS ROAD APARTMENT PROJECT EVERS & SENECA LION VALLEY, TX	DRAWN BY: DWD CHECKED BY: DWD DATE: 7/15/22 PROJECT NO.: EVERS	SHEET B1.0
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EXHIBIT G

ELEVATIONS - EXAMPLES

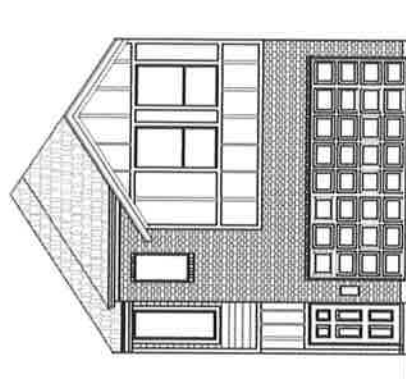
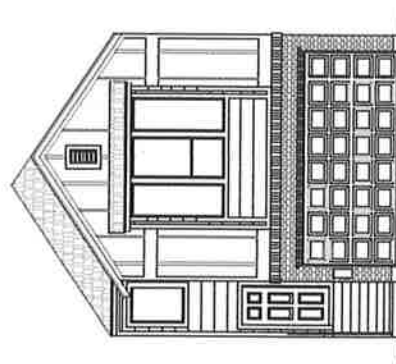
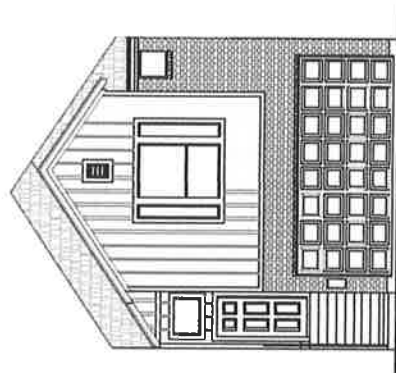
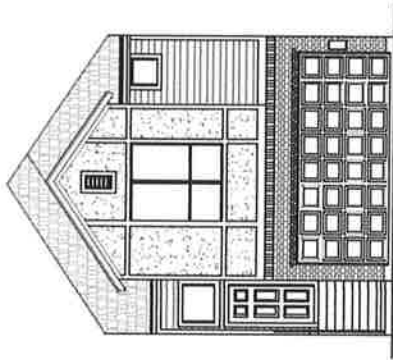


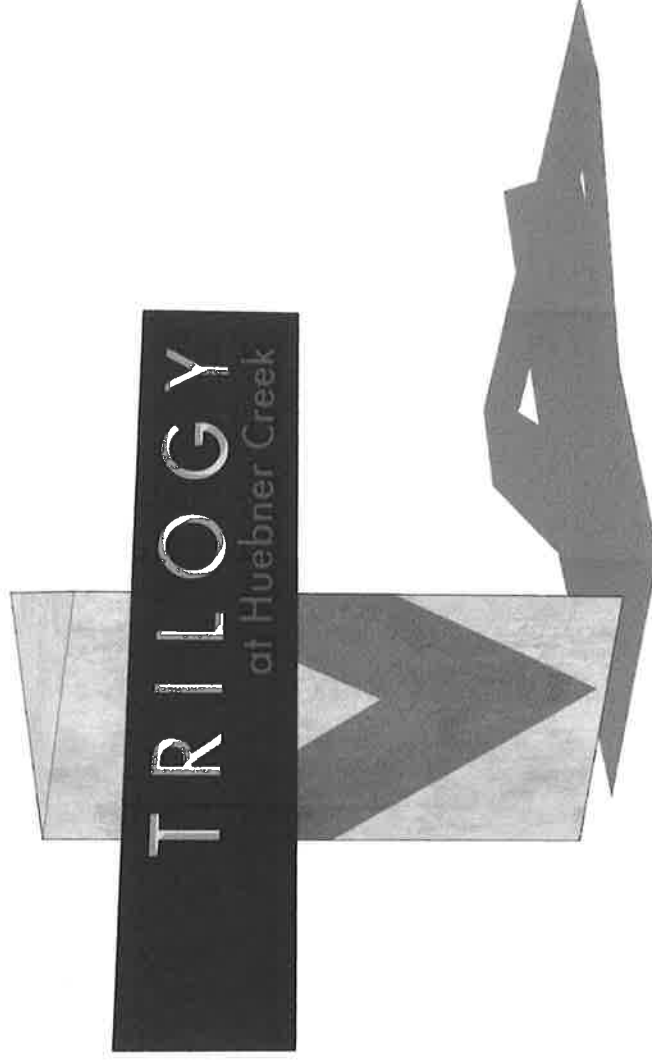
EXHIBIT H

The Trilogy at Huebner Creek

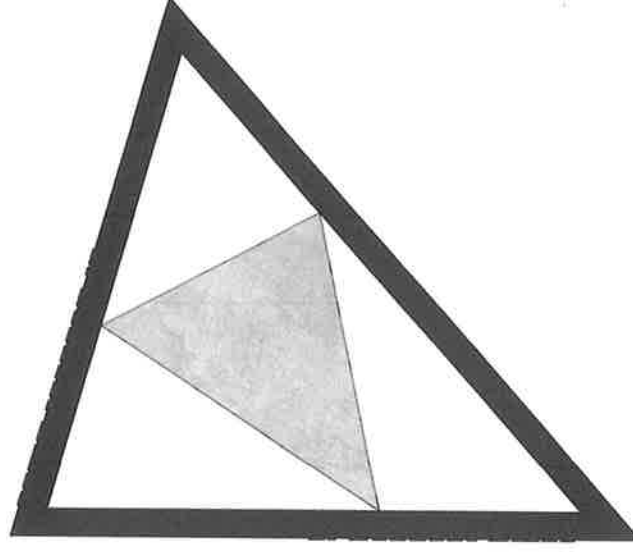
Signage Plan

Plan Details

5 Foot Tall Entryway Monument Sign
Materials: Cor-Ten Steel & Concrete



ELEVATION VIEW



PLAN VIEW

[illegible]

BUYER: STS PARTNERS LP
ADDRESS: 1000 W. 10TH AVE.

LEGAL: 8.160 ACRES TRACT (8.164 ACRES - DIED) ACCORDING TO THE DEED RECORDED IN VOLUME 7528, PAGE 151 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

CITY LEON VALLEY COUNTY SECOB STATE TEXAS
TITLE COMPANY FIDELITY NATIONAL TITLE OF# 22-1537

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN VOL. 6008, PAGE 251 DE VOL. 1003, PG. 58 DWP, VOL. 4391, PG. 874 DE;



DYE DEVELOPMENT, INC.
Hull Lazen Development • Engineers
Scientists • Planners
TIFFIN: 6-6330 • TOLL FREE: 1-800-228-2880
17174 Virginia Park, San Antonio, TX 78247
Phone (210) 652-8140 www.dyeinc.com

COUNTY OF TEXAS
STATE OF TEXAS
THE ABOVE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY
MADE ON THE GROUND UNDER MY SUPERVISION AND THERE
ARE NO ADJUSTMENT NECESSARY. THE FOLLOWING IS A TRUE
AND CORRECT COPY OF THE ORIGINAL SURVEY.
GIVEN IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY
HAND AND SEAL OF OFFICE, AT DALLAS, TEXAS, THIS 15TH
DAY OF MAY, 1922 A.D.
David M. Hays
COUNTY CLERK

[illegible]


 100 YEAR BASE FLOOD ELEVATION
 100 YEAR BASE FLOOD ELEVATION
 100 YEAR BASE FLOOD ELEVATION

[illegible]

Curve #	Length	Bearing	Delta	Chord Distance	Chord Length
1	15.00	S 45° E	90° 00' 00"	21.213	21.213

9.180 ACRE TRACT (FIELD)
9.194 ACRE TRACT (DEED)
VOL. 2992, PG. 151 OFR

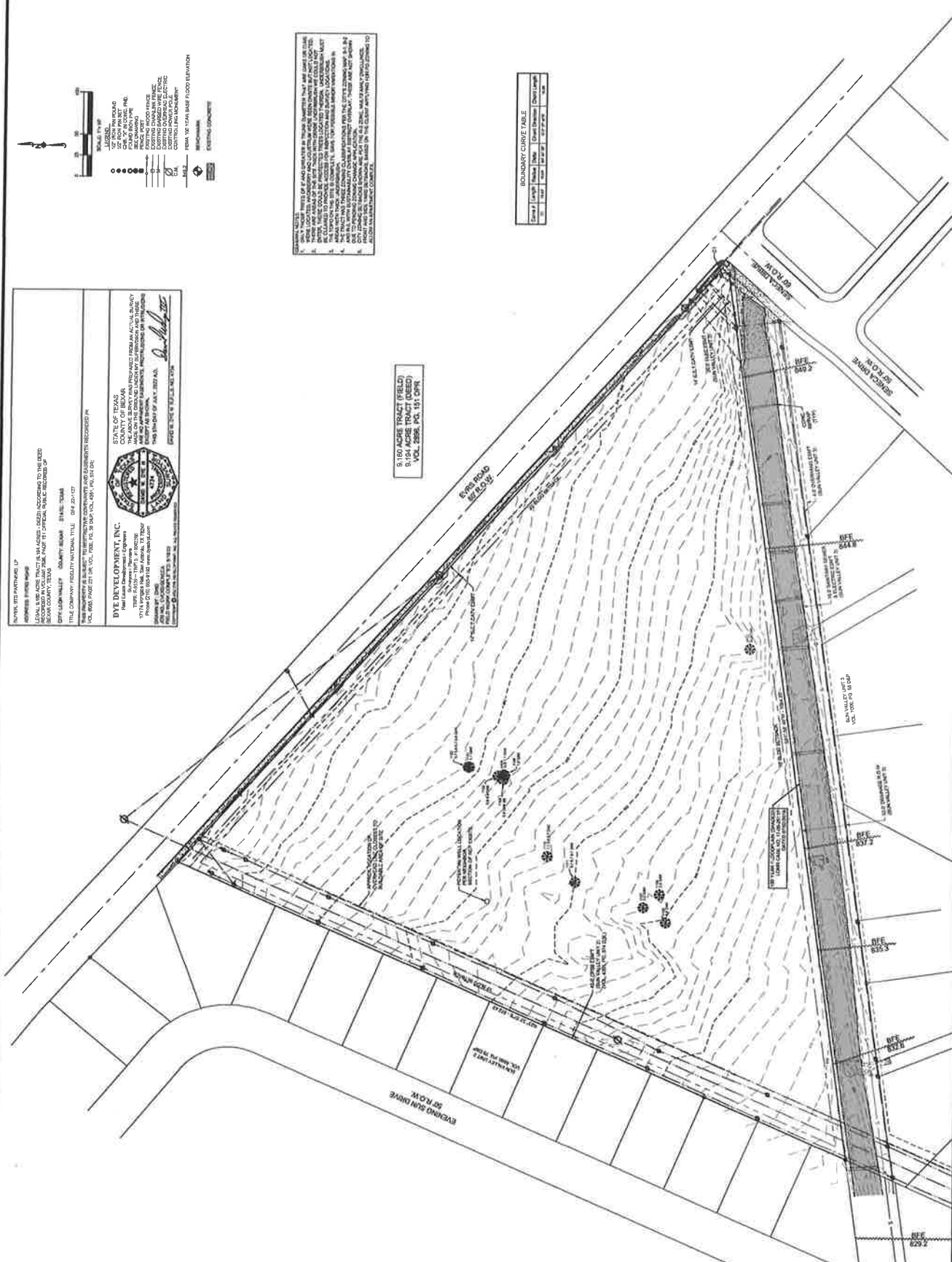


EXHIBIT J

Trilogy at Huebner Creek

Fire Plan

Plan Details

- 94 Single-Family Detached Lots
- Gated Subdivision
- Base Zoning: "R-6", Garden Home Dwelling District
- All Units Provided with Automatic Fire Sprinkler System
- Five (5) to Six (6) foot Separation Between Dwellings
- Fire-Rated Wall Construction Where Necessary

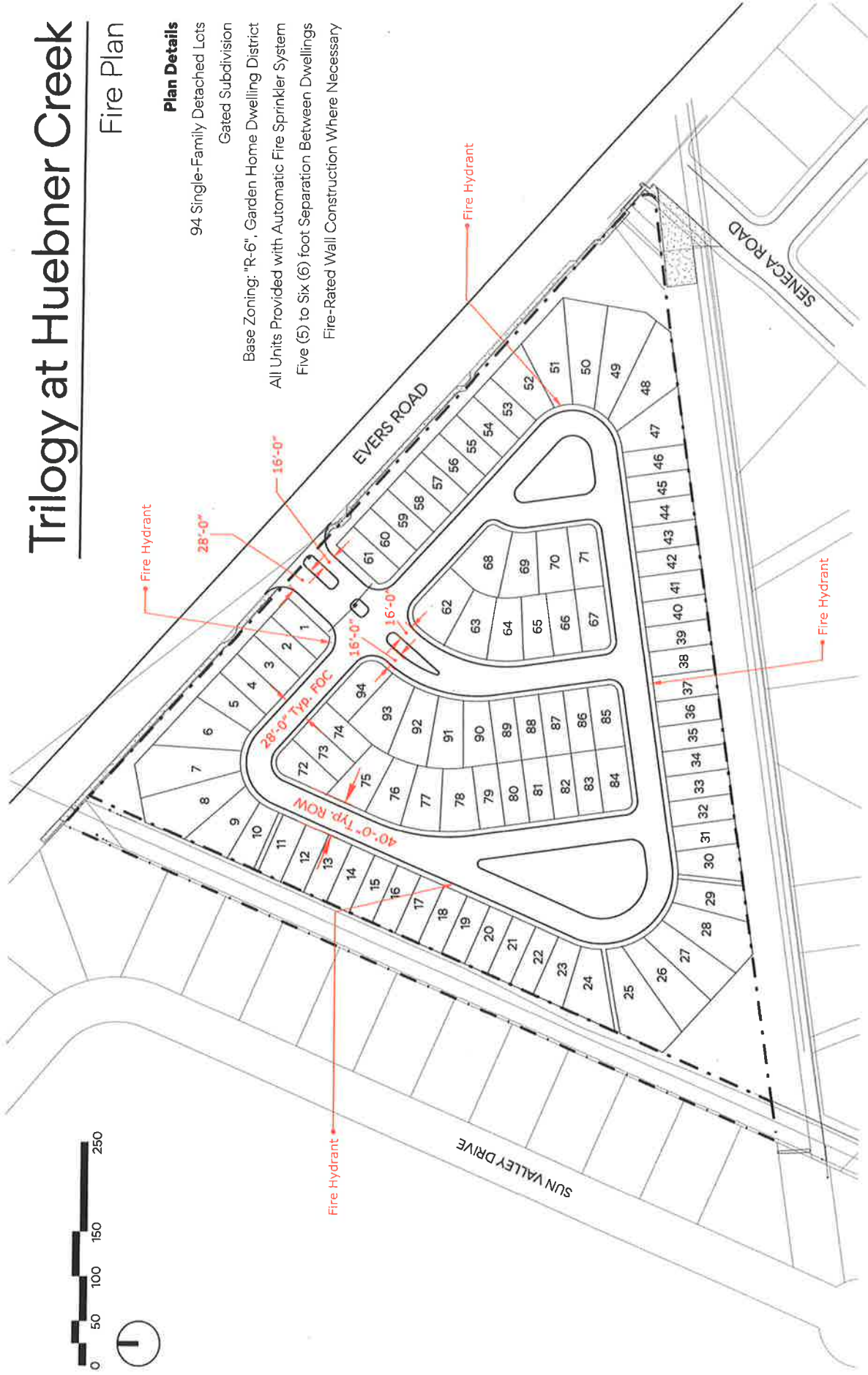


EXHIBIT K

SCREENING FENCE - EXAMPLE

