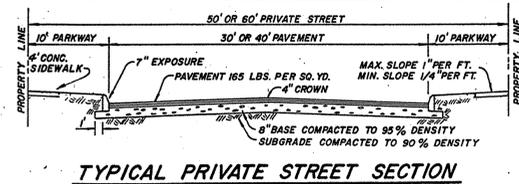


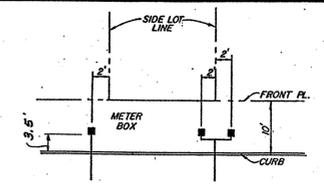
LOCATION MAP

- NOTE:**
- If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.
 - All corner lots comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.

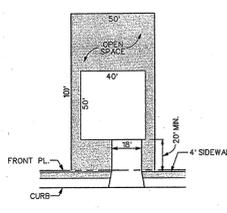
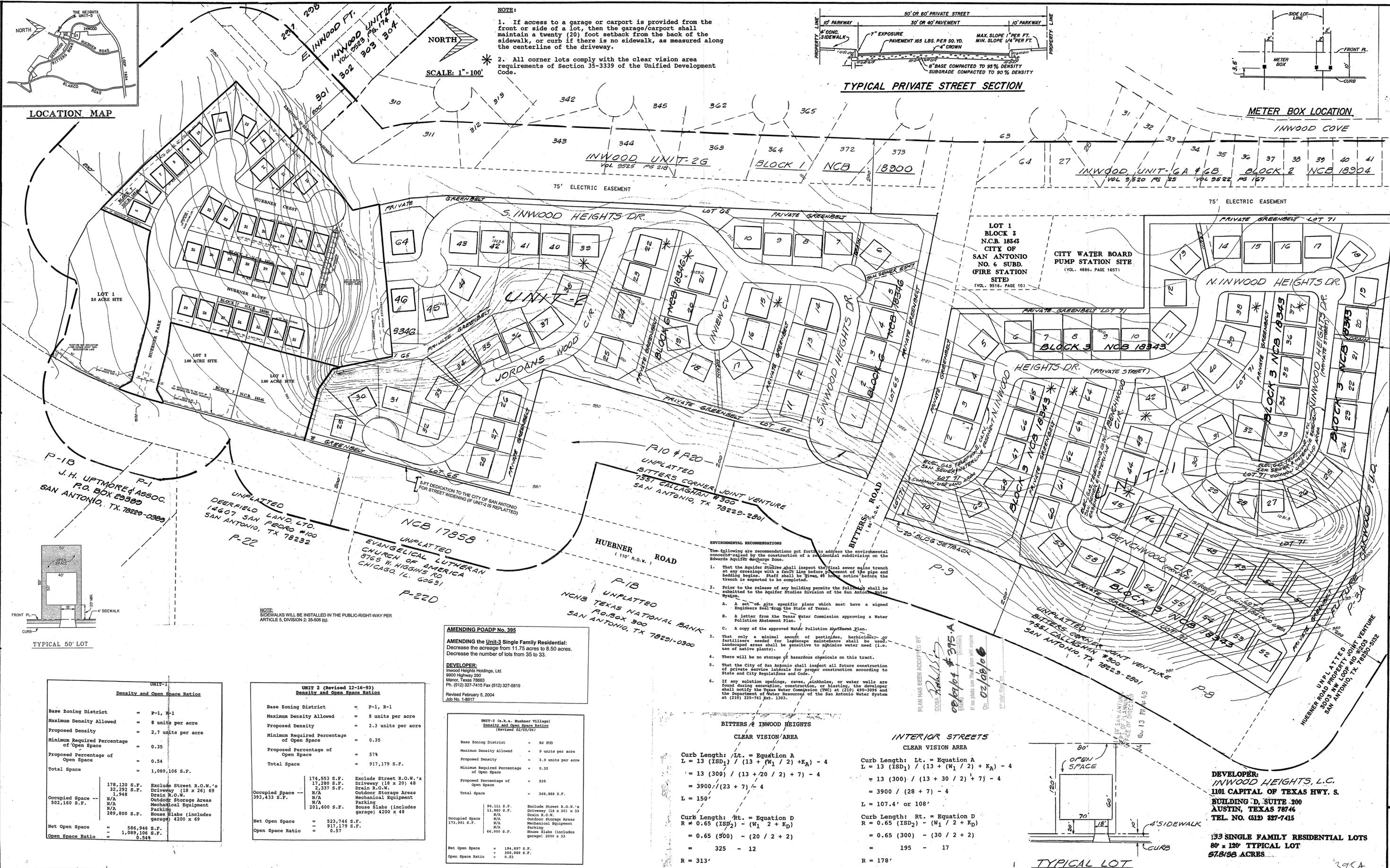
SCALE: 1"=100'



TYPICAL PRIVATE STREET SECTION



METER BOX LOCATION



TYPICAL 50' LOT

NOTE: SIDEWALKS WILL BE INSTALLED IN THE PUBLIC-RIGHT-WAY PER ARTICLE 5, DIVISION 2: 35-506 (g).

AMENDING POADP No. 395
 Decrease the acreage from 11.75 acres to 6.50 acres.
 Decrease the number of lots from 35 to 33.

DEVELOPER:
 Inwood Heights Holdings, Ltd.
 6900 Highway 200
 Manor, Texas 76663
 Ph. (512) 327-7415 Fax (512) 327-5819
 Revised February 5, 2004
 Job No. 1-8917

UNIT-3 (a.k.a. Hubner Village) Density and Open Space Ratios (Revised 02/05/04)	
Base Zoning District	= R6 PUD
Maximum Density Allowed	= 9 units per acre
Proposed Density	= 3.9 units per acre
Minimum Required Percentage of Open Space	= 0.35
Proposed Percentage of Open Space	= 53%
Total Space	= 368,888 S.F.
Occupied Space	173,993 S.F.
Net Open Space	= 194,895 S.F.
Open Space Ratio	= 0.53

UNIT-1 Density and Open Space Ratios	
Base Zoning District	= P-1, R-1
Maximum Density Allowed	= 8 units per acre
Proposed Density	= 2.7 units per acre
Minimum Required Percentage of Open Space	= 0.35
Proposed Percentage of Open Space	= 0.54
Total Space	= 1,089,106 S.F.
Occupied Space	178,120 S.F.
Net Open Space	= 586,946 S.F.
Open Space Ratio	= 0.54

UNIT 2 (Revised 12-16-93) Density and Open Space Ratios	
Base Zoning District	= P-1, R-1
Maximum Density Allowed	= 8 units per acre
Proposed Density	= 2.3 units per acre
Minimum Required Percentage of Open Space	= 0.35
Proposed Percentage of Open Space	= 57%
Total Space	= 917,179 S.F.
Occupied Space	174,553 S.F.
Net Open Space	= 523,746 S.F.
Open Space Ratio	= 0.57

- ENVIRONMENTAL RECOMMENDATIONS**
- The following are recommendations put forth to address the environmental concerns raised by the construction of a residential subdivision on the Edwards Aquifer Recharge Zone.
- That the Aquifer Studies shall inspect the final sewer mains trench at any crossings with a fault line before placement of the pipe and bedding begins. Staff shall be given 48 hours notice before the trench is expected to be completed.
 - Prior to the release of any building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
 - Set of site specific plans which must have a signed Engineers Seal from the State of Texas.
 - A letter from the Texas Water Commission approving a Water Pollution Abatement Plan.
 - A copy of the approved Water Pollution Abatement Plan.
 - That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimize water need (i.e. use of native plants).
 - There will be no storage of hazardous chemicals on this tract.
 - That the City of San Antonio shall inspect all future construction of private service laterals for proper construction according to State and City Regulations and Code.
 - If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Water Commission (TWC) at (210) 490-3096 and the Department of Water Resources of the San Antonio Water System at (210) 225-741 ext. 1303.

BITTERS @ INWOOD HEIGHTS

CLEAR VISION AREA

Curb Length: Lt. = Equation A
 $L = 13 (ISD_1) / (13 + (W_1 / 2) + K_1) - 4$
 $= 13 (300) / (13 + (20 / 2) + 7) - 4$
 $= 3900 / (23 + 7) - 4$
 $L = 150'$

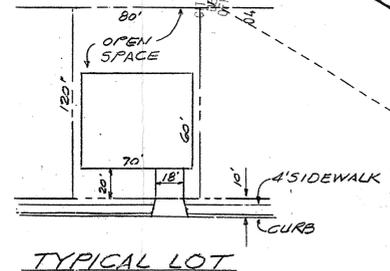
Curb Length: Rt. = Equation D
 $R = 0.65 (ISD_2) - (W_1 / 2 + K_2)$
 $= 0.65 (500) - (20 / 2 + 2)$
 $= 325 - 12$
 $R = 313'$

INTERIOR STREETS

CLEAR VISION AREA

Curb Length: Lt. = Equation A
 $L = 13 (ISD_1) / (13 + (W_1 / 2) + K_1) - 4$
 $= 13 (300) / (13 + (30 / 2) + 7) - 4$
 $= 3900 / (28 + 7) - 4$
 $L = 107.4'$ or 108'

Curb Length: Rt. = Equation D
 $R = 0.65 (ISD_2) - (W_1 / 2 + K_2)$
 $= 0.65 (300) - (20 / 2 + 2)$
 $= 195 - 17$
 $R = 178'$



TYPICAL LOT

DEVELOPER:
 INWOOD HEIGHTS, L.C.
 1101 CAPITAL OF TEXAS HWY. S.
 BUILDING D, SUITE 200
 AUSTIN, TEXAS 78746
 TEL. NO. (512) 327-7415

133 SINGLE FAMILY RESIDENTIAL LOTS
 80' x 120' TYPICAL LOT
 57.858 ACRES

MACINA • BOISE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 415 Breesport Drive, San Antonio, Texas 78216
 (512) 348-0151

THE HEIGHTS, UNITS 1, 2 & 3
 PLANNED UNIT DEVELOPMENT
 FINAL PLAN

NO.	DESCRIPTION	DATE
1	REVISED UNIT 2 LOTS AND ADDED UNIT 2	02/10/04
2	REVISED UNIT-3	02/10/04

DESIGN: RWB
 DRAWN: PD
 CHECKED: SEPT 16, 2003
 DATE: 1 8 07
 JOB NO: 18617
 SHEET: 1 OF 1



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION



Date: February 6, 2004

<p>Case Manager: Robert Lombrano, Planner II (Even File number) (210) 207-5014, rlombrano@sanantonio.gov</p> <p>Ernest Brown, Planner II (Odd File Number) (210) 207-7207, ernestb@sanantonio.gov</p>	<p>Project Number:</p>
---	-------------------------------

**** Will this project be used in conjunction with a Tax Increment Financing Application (TIF) YES NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds life TIF. For complete information and application of the Tax Increment Financing (TIF) AND Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Rural Development (RD) | |
| <input type="checkbox"/> Farm and Ranch (FR) <input type="checkbox"/> Mix Light Industrial (MI-1) | |
| | <input type="checkbox"/> Other: _____ |

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with **Planning Department Request for Review form** (attached) for respective departments or agencies*

Project Name: The Heights POADP/PUD

Owner/Agent: Inwood Heights Holdings, Ltd. Phone: (512) 327-7415 Fax: (512) 327-5819

Address: 9900 Highway 290, Manor, Texas Zip code: 78663

Engineer/Surveyor: Macina, Bose, Copeland and Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302

Address: 1035 Central Parkway North, San Antonio, Texas Zip code: 78232

Contact Person Name: Samuel B. Bledsoe, P.E. Email: sambledsoembcengineers.com



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only): N.C.B. 17857, P-1C & P-2A

Existing zoning: R6 PUD ERZD Proposed zoning: N/A

Project # of Phases: 3

Number of dwelling units (lots) by Phases: Unit-1 (69 lots – existing), Unit-2 (48 lots – existing)
& Unit-3 (33 lots)

Total Number of lots: 150 divided by acreage: 54.5 = Density: 2.8

(PUD Only) Linear feet of street 8,000 L.F. Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Total open space: 30.0 divided by total acreage: 54.5 = Open space 55 %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): Key

(PUD Only) Construction start date: April 2004 (Unit-3)

(PUD Only) X/Y coordinates at major street entrance: X: 2,117,993 Y: 13,761,826

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Council District: 9 School District: N.E.I.S.D. Ferguson map grid: 515, F-5

Is there a previous Master Development Plan (a.k.a. POADP) for this Site?

Name The Heights, Unit-1 & Unit-2 No. 395

Is there a corresponding PUD for this site? Name The Heights No. 93-015

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name The Heights, Unit-1 No. 930121

Name The Heights, Unit-2 No. 930258

Name _____ No. _____



City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);



City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

(Continued)

- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- (PUD ONLY) The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- (**Conservation Subdivisions Only**) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category, and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.



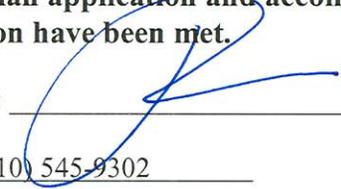
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Technical Review

(Continued)

- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks as required.
- Location and size in acres of school sites, as applicable.
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the THE HEIGHTS POADP/PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: PETER A. DWYER Signature: 

Date: February 6, 2004 Phone: (210) 545-1122 Fax: (210) 545-9302

Email: sambledsoe@mbcengineers.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



CITY OF SAN ANTONIO

August 9, 2004

Samuel B. Bledsoe, P.E.
MBC and Assoc., Inc.
1035 Central Parkway North,
San Antonio, TX 78232

Re: The Heights

MDP # 395-A

Dear Mr. Bledsoe:

The City Staff Development Review Committee has reviewed The Heights Subdivision Amending Master Development Plan (M.D.P.) # 395-A. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- The acceptance of this Master Development Plan # 395-A is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Historic Preservation: The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic

Mr. Bledsoe, P.E.
Page 2
August 9, 2004

Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. Also, in the opinion of the HPO, it is unlikely that any significant sites or other archaeological resources are present. However, if a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306) and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

- Zoning approves with the condition that zoning references on Lots 1,2, and 3, Block 7, NCAB 18346 on the south end of the plan ("Zoned C-2") be removed. This is not accurate. That property is not zoned C-2.
- This project is subject to the Streetscape standards. For information about these requirements you can contact Tree Preservation at (210) 207-0278.

It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include: flood plains, drainage areas and open space.

I would encourage you to work closely with the school district, so that they can plan accordingly.

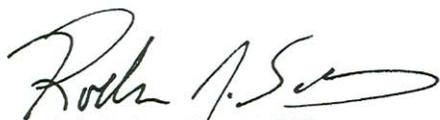
Mr. Bledsoe, P.E.
Page 3
August 9, 2004

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County

June 16, 2004

Mr. Jesse Valdez, P.E.

Macina, Bose, Copeland and Assoc., Inc.
1035 Central Parkway North
San Antonio, TX 78232

Re: The Inwood Heights (Amending)

Proposed MDP and PUD #04-017

Dear Mr. Valdez:

The City Staff Development Review Committee has reviewed your proposed Inwood Heights (Amending) MDP and PUD # 04-017. Please note that your plans were not accepted, based on the following findings and determinations:

- Development Services/ Planning – Master Development Plan (MDP) and Major Thoroughfare Plan (MTP) review cites the following:
 - 1) Proposed plans identify a dead end street between lots 64 and 46 that do not provide any plans for future connectivity with relationship to Unit 3.

2001 UDC – Chapter 35, Article 5, Division 2, Section 35-506(e)(5) Dead-end Streets.

“Dead-end streets shall be prohibited except as short stubs to permit future expansion. A “short stub” is defined as being the average depth of the adjacent lot within the subdivision.”

- 2) And or Unit 3 of the above mentioned PUD plan does not provide connection to Unit 2 provisions of an extended street.

2001 UDC – Chapter 35, Article 5, Division 2, Section 35-506(e)(2)

“Where necessary to the neighborhood pattern, existing Streets in adjoining areas shall be continued and shall be at least as wide as such existing Streets and in alignment therewith.”

Please reference the attachment. This is a copy of correspondence previously provided to you relating to the denial of this project.

NOTE: As per Chapter 35 of the UDC, Article 4, section 35-412 Master Development Plan (e) Approval Criteria.

“No Master Development Plan shall be approved unless it conforms to all applicable requirements of Article 5 of this chapter. The Director must approve a Master Development Plan that is required to be prepared under this Section and that satisfies all applicable regulations.”

You have the right to appeal the decision of the Director before the Planning Commission per UDC, Article 4, section 35-412 Master Development Plan (d) Decision, (2) Appeal.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Director, Development Services

cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County