CITY OF SAN ANTONIO

June 16, 2004

Mr. Drake Thompson

Pape-Dawson Engineers, Inc.
555 Ramsey
San Antonio, TX 78216

Re: Oliver Ranch (Amendment) POADP # 662-D

Dear Mr. Thompson:

The City Staff Development Review Committee has reviewed Oliver Ranch Subdivision Preliminary Overall Area Development Plan (Amendment) # 662-D. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- This amendment was the result of a change in Land use and could possibly cause the loss of Vested Rights due to the change.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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 POADP 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,

Rod Sanchez
Development Services, Assistant Director

RS/MH. Jr.

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

POADP REVISION HISTORY

POADP #	ACCEPTED DATE
458	01/20/1995
662	01/21/2000
662A	12/17/2001
662B	07/31/2002
662C	01/20/2004
662D	

NOTE: THIS PROPERTY HAS VESTED RIGHTS (VESTED RIGHTS PERMIT NO. 03-12-019)

PUD REVISION HISTORY

PUD #	ACCEPTED DATE
99028	03/05/2000
99028A	03/13/2002
99028B	08/14/2002
99028C	01/20/2004

NOTE:
ALL RESIDENTIAL LOTS ABUTTING THE P.U.D. BOUNDARY LINE SHALL HAVE A MINIMUM OF 20-FOOT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON CUL-DE-SACS, EYEBROWS, OR ELBOWS AND OTHER IRREGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10-FOOT REAR SETBACK AS PER SECTION 35-3351 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO.

REVISION STATEMENT

THE OLIVER RANCH PUD/POADP PLAN HAS BEEN AMENDED FOR THE FOLLOWING:

1. REVISE CONFIGURATION OF COMMERCIAL TRACTS AT THE INTERSECTION OF OVERLOOK PARKWAY & CANYON GOLF ROAD. THIS AMENDMENT INCREASES THE SIZE OF THE COMMERCIAL SITE AT THE NORTHEAST CORNER FROM 1.09 ACRES TO 6.81 ACRES BY INCORPORATING 5.72 ACRES OF HIGH DENSITY RESIDENTIAL. ADDITIONALLY, THE 1.09 ACRE COMMERCIAL TRACT AT THE SOUTHEAST CORNER HAS BEEN ELIMINATED AND INCORPORATED INTO THE CANYON SPRINGS COVE P.U.D..

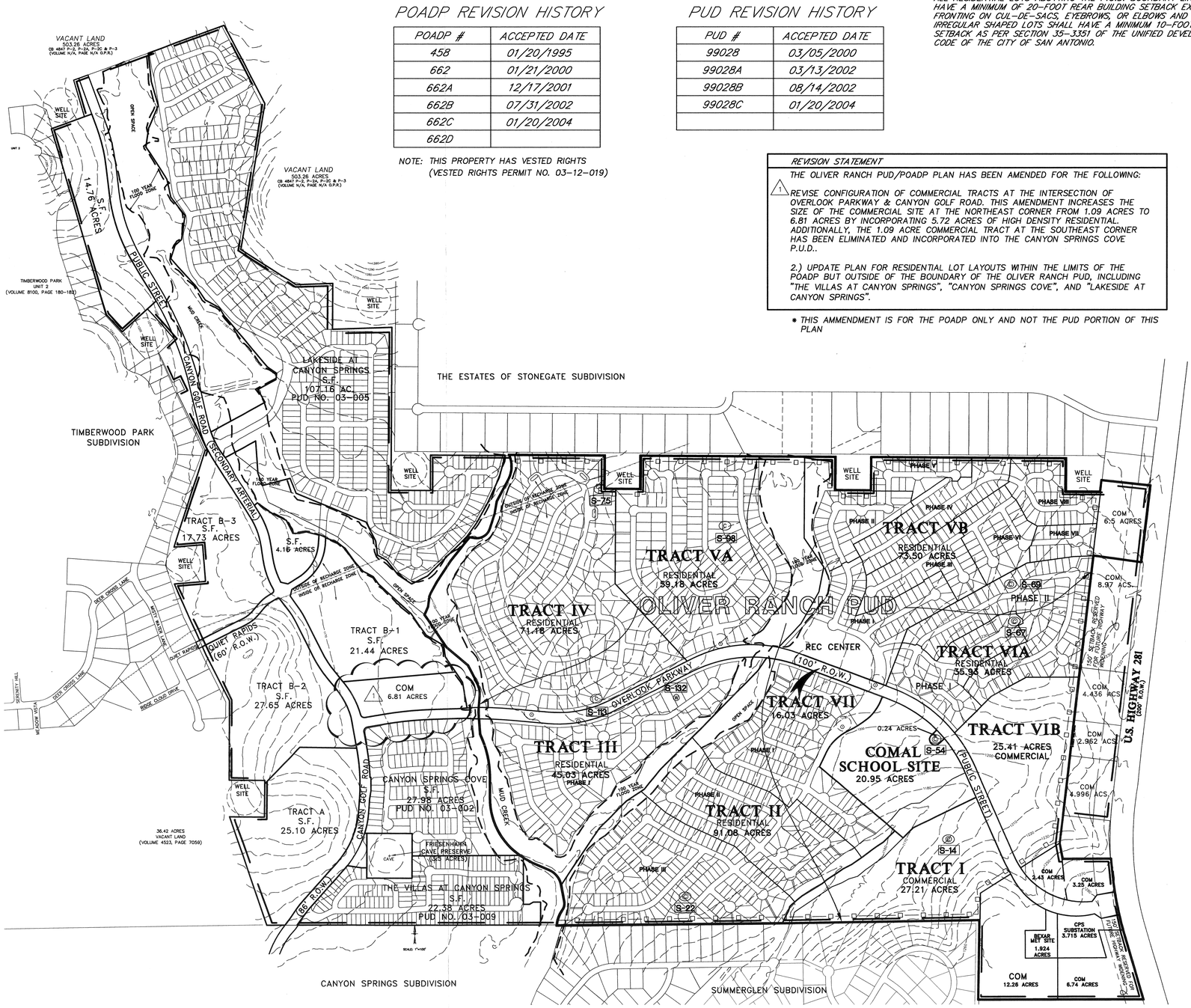
2.) UPDATE PLAN FOR RESIDENTIAL LOT LAYOUTS WITHIN THE LIMITS OF THE POADP BUT OUTSIDE OF THE BOUNDARY OF THE OLIVER RANCH PUD, INCLUDING "THE VILLAS AT CANYON SPRINGS", "CANYON SPRINGS COVE", AND "LAKESIDE AT CANYON SPRINGS".

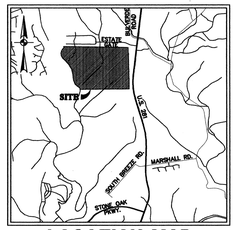
* THIS AMMENDMENT IS FOR THE POADP ONLY AND NOT THE PUD PORTION OF THIS PLAN

LEGEND:

- PUD
- POADP
- PROPERTY OWNER INFORMATION
- SENSITIVE FEATURE-WELL
- SENSITIVE FEATURE-CAVE
- GATED ENTRY. DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR EACH TRACT.
- 8' HIGH PERIMETER FENCE
- S.F. SINGLE FAMILY RESIDENTIAL
- M.F. MULIT-FAMILY RESIDENTIAL
- COM COMMERCIAL

(IN FEET)
1 inch = 400 ft.





LOCATION MAP
N.T.S.

CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$R = 0.65(ISD_2)-(W1/2 + K_D)$

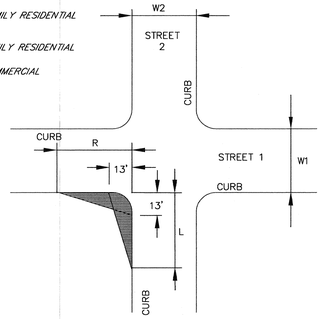
$L = \frac{13\ (ISD_2)}{13 + W1/2 + K_A} - 4$

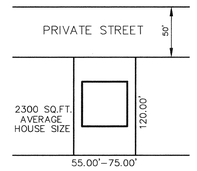
$R = 0.65(300)-(30/2 + 2) = 178'$

$R = 0.65(300)-(26/2 + 2) = 180'$

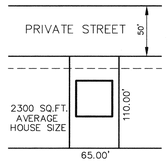
$L = \frac{13\ (300)}{13 + (30/2) + 7} - 4 = 107'$

$L = \frac{13\ (300)}{13 + (26/2) + 7} - 4 = 114'$

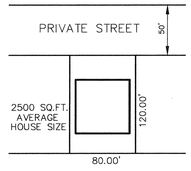




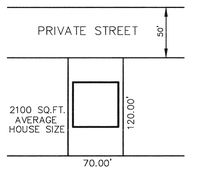
TRACT II TYPICAL LOT DETAIL
NOT-TO-SCALE



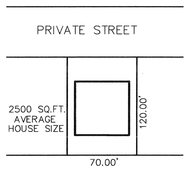
TRACT III TYPICAL LOT DETAIL
NOT-TO-SCALE



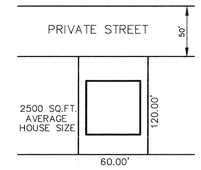
TRACT IV TYPICAL LOT DETAIL
NOT-TO-SCALE



TRACT V TYPICAL LOT DETAIL
NOT-TO-SCALE



TRACT VIA PH I TYPICAL LOT DETAIL
NOT-TO-SCALE



TRACT VIA PH II TYPICAL LOT DETAIL
NOT-TO-SCALE

NOTE:
20' FRONT SETBACK
5' SIDE YARD SETBACK

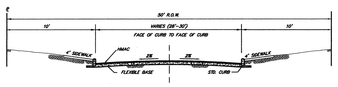
PLAN HAS BEEN ACCEPTED BY
DOSA
6/16/04 662-D
(date) (number)
If no plats are filed, plan will expire
On 12/16/05
1st plat filed on

GATE DETAIL NOTE:
GATED ENTRY FOR EACH TRACT WILL VARY. REFERENCE CONSTRUCTION DOCUMENTS FOR DETAILS.

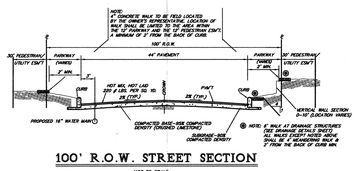
OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)

TRACT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/Ac.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE
II	RESIDENTIAL	91.08	391	4.30	18.07	13.49	59.52	65.35
III	RESIDENTIAL	45.03	101	2.24	6.03	9.83	29.17	64.78
IV	RESIDENTIAL	71.18	178	2.50	11.44	11.84	47.90	67.29
VA	RESIDENTIAL	59.18	159	2.69	8.76	8.52	41.90	70.80
VB	RESIDENTIAL	73.50	274	3.73	18.25	13.21	42.04	57.20
VIA	RESIDENTIAL	35.93	138	3.84	9.84	7.12	18.97	52.80
	SUBTOTAL	**375.90**	**1,241**	**3.30**	**72.39**	**64.01**	**239.50**	**63.71**
PARKWAY & COMMERCIAL		99.85	–	–	–	–	–	–
TRACT I (COMMERCIAL)		27.21	–	–	–	–	–	–
SCHOOL		20.95	–	–	–	–	–	–
	TOTAL	**523.91**	–	–	–	–	–	–

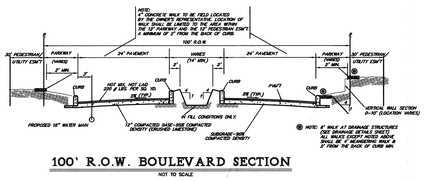
NUMBER OF RESIDENTIAL LOTS	1,241
AVERAGE HOME SIZE	2,280
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.30



50' R.O.W. STREET SECTION
NOT TO SCALE
(LOCAL TYPE "A")
RESIDENTIAL UNITS



100' R.O.W. STREET SECTION
NOT TO SCALE
(OVERLOOK PARKWAY)



100' R.O.W. BOULEVARD SECTION
NOT TO SCALE
(OVERLOOK PARKWAY)

REVISION REQUESTOR:
HPK VENTURES
AGENT: CHRIS OVERSTREET
4705 SPICEWOOD SPRINGS, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 342-7818
FAX: (512) 342-0458

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

OLIVER RANCH
PUD / POADP PLAN

JOB NO. 459.05 DATE: DECEMBER 28, 1999
REVISED: DECEMBER 13, 2001
JOB NO. 459.63 REVISED: MARCH 31, 2003
JOB NO. 459.64 REVISED: JANUARY 20, 2004
JOB NO. 5439.20 REVISED: JUNE, 2004

DATE: Jun 16, 2004, 1:47pm USER: mc
File: M:\459\63\Design\Civil\PUD-POADP2.dwg

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Date: _____

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

*****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 like 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, (Indicate TIF Project Name on all submissions).

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
  ☐ Urban Development (UD) ☐ Rural Development (RD)
  ☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)

☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

CITY OF SAN ANTONIO
DEPT OF PLANNING
OFFICE OF DIRECTOR
04 MAR 15 AM 7:08

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: Oliver Ranch

Owner/Agent: HPK Ventures, Ltd. Phone: (512) 342-7818 Fax: (512) 342-0458

Address: 4705 Spicewood Springs, Suite 200 Zip code: 78759

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: _____

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Drake Thompson E-mail: dthompson@pape-dawson.com

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

Existing legal Description:
875 Acres more or less out of County Block 4847, 4848 & 4865 Bexar County, Texas

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: N/A

Number of dwelling units (lots) by Phases: (Mixed Use Development with multiple Owner's & Land Uses)

Total Number of lots: _____ divided by acreage: _____ = Density: N/A

(PUD Only) Linear feet of street _____ ☐ Private ☐ Gated ☐ Attached ☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

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

(PUD Only) Construction start date:_____

(PUD Only) X/Y coordinates at major street entrance: X:_____ Y:_____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Comal Ferguson map grid: 451

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 MAR 32 AM 7:08

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name Oliver Ranch No. 662C

Is there a corresponding PUD for this site? Name Oliver Ranch No. 99028C

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Oliver Ranch Unit-6A Phase I No. 200042
Name Oliver Ranch Unit-50 Phase I No. 200050
Name Oliver Ranch Unit-11 Phase III No. 200052

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
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 MAR 22 AM 7:20

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;

☐ 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 greenblet 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.

City of San Antonio
Planning Department
Master Development Plan Section
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)

This development has vested rights (VRP # 03-12-019) and is thus subject to development ordinances in place at the time development was started. This plan or submittal does not reflect all the items or requirements as stipulated on this application.

Owner or Authorized Representative:

I certify that the Master Development **Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Print Name: Chris Overstreet Signature: [signature]

Date: 3-22-04 Phone: 512-342-7818 Fax: 512-342-0458

E-mail: chriso@centexda.com

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 MAR 22 AM 7:09

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

City of San Antonio
Planning Department
Master Development Plan Section

Completeness Review

This completeness review is applicable to the following: Master Development Plan **(MDP),** Master Plan Community District **(MPCD),** Planned Unit Development **(PUD),** Flexible Development Plan **(FDP),** Traditional Neighborhood Development **(TND),** Mixed Use District **(MXD),** Military Airport Overlay Zone **(MAOZ),** Manufactured Home Park Plan **(MHPP),** Pedestrian Plan **(PP)** and Subdivision Plat. **To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.**

Project/Plat I.D. #: _____

Plat Name: OLIVER RANCH POADP

Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX 78216

Phone # (210) 375-9000 **Fax #:** (210) 375-9010 **E-mail:** d-thompson@pape-dawson.com

Planning Department

Required Items for Completeness Review

- [x] *Completed and signed Application Form*
- [x] *Appropriate Plan Review Fee*
- [x] *Digital information* ***(MDP's and PUD)***
- [x] *8 1/2 " x 11" Reduced Copy* ***(MDP's and PUD)***
- [ ] *Storm Water Management Plan* ***(MDP's and PUD)*** N/A - THIS IS A MINOR MODIFICATION / AMENDMENT

- ***(Plats Only):***
  4 copies (folded) with ***Planning Department*** *Request for Review form (attached):*
  (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- ***(Master Development Plans and PUD Plans):*** *15 copies (folded) with* ***Planning Department*** *Request for Review form (attached) for respective departments or agencies*

☐ Master Development Plan	☐ Street and Drainage
☐ Major Thoroughfare	☐ Traffic T.I.A.
☐ Neighborhoods ☐ Historic	☐ Building Inspection - Trees
☐ Disability Access (Sidewalks)	☐ Parks – Open space
☐ Zoning	☐ Fire Protection
☐ SAWS Aquifer	☐ Bexar County Public Works
☐ Storm Water Engineering	☐ Other: _____

04 MAR 32

☐ Accepted ☐ Rejected

Completeness Review By: _____ Date: _____

* MINOR AMENDMENT / NOT SUBJECT TO CITY AGENCY REVIEW. REVIEW FORMS NOT ATTACHED.