



# CITY OF SAN ANTONIO

September 28, 2004

Mr. Jesse F. Pacheco

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

Re: Clementson Ranch (Amendment)

MDP # 674-A

Dear Mr. Pacheco:

The City Staff Review Committee has reviewed Clementson Ranch Subdivision Master Development Plan # 674. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- 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 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 Building Inspections at 207-7102.
- 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

Mr. Pacheco

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 MDP will be invalid. All platting will have to comply with the UDC, Master Development 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,



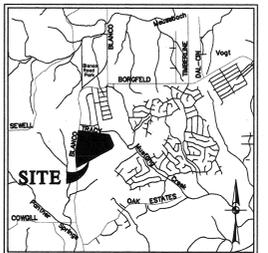
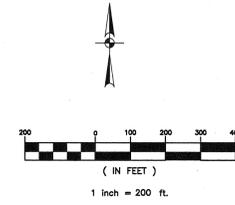
Roderick J. Sanchez, A.I.C.P.  
Assistant Director, Development Services

- cc: Sam Dent, 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

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.

**LEGEND:**

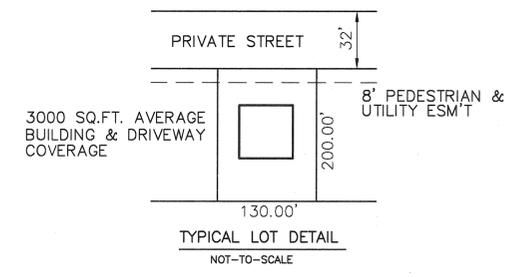
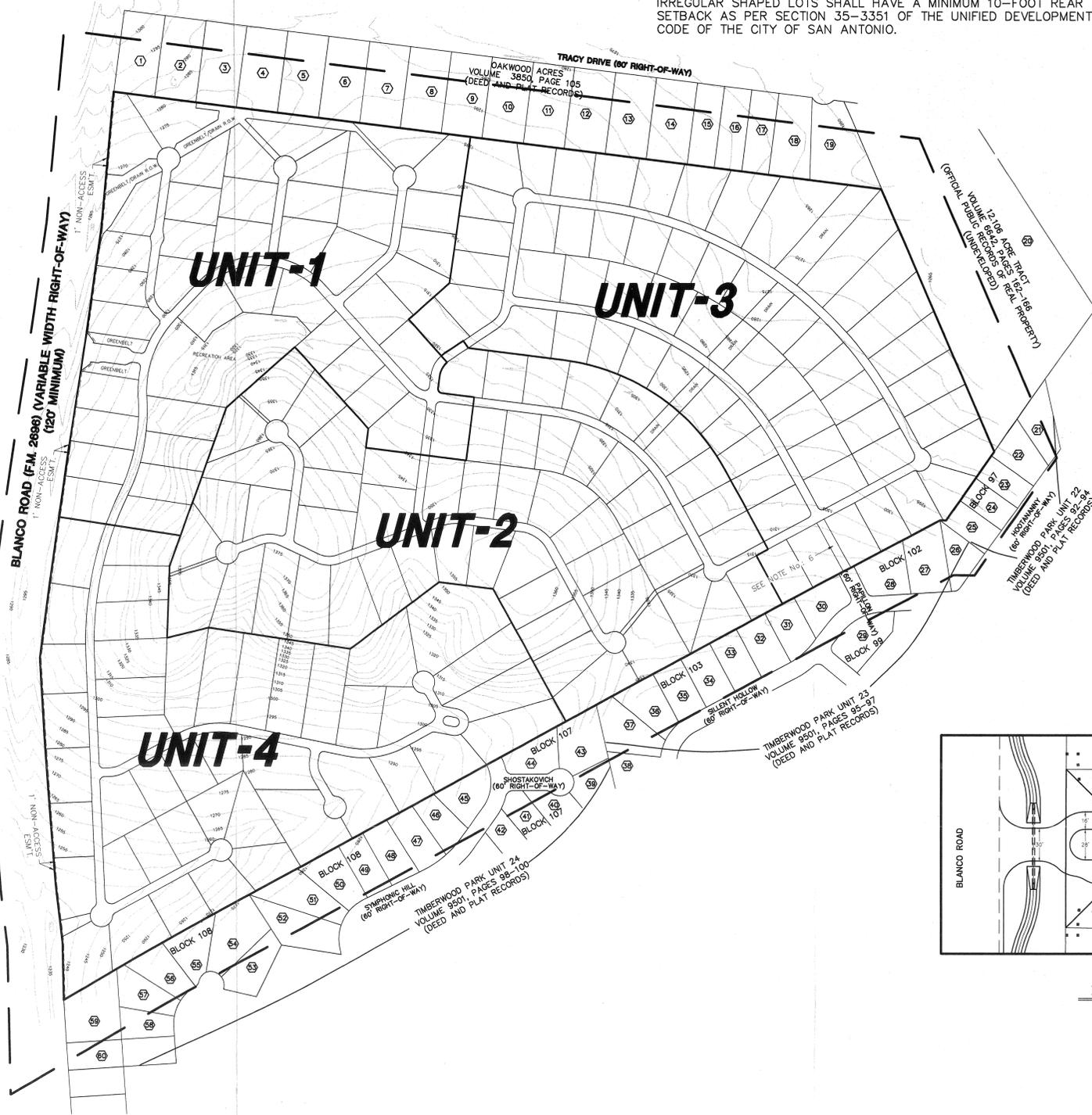
- PUD/POADP
- 200' R.O.W.
- (X) PROPERTY OWNER INFORMATION



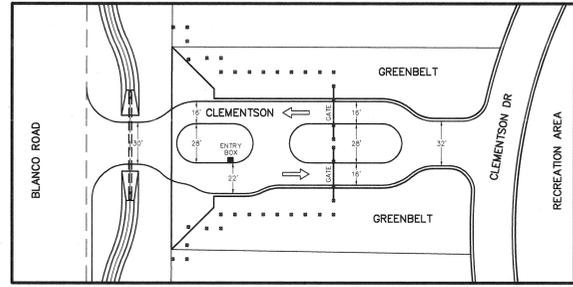
LOCATION MAP  
N.T.S.

NOTE:  
ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339.

- NOTE:
- DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - STREETS ARE 34' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
  - SANITARY SEWER SYSTEM WILL BE INDIVIDUAL PRIVATE SEPTIC SYSTEMS.
  - WATER SYSTEM TO BE DEDICATED TO THE BEXAR METROPOLITAN WATER DISTRICT.
  - GATED ENTRY DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR FIRST UNIT.
  - INGRESS/EGRESS ROAD INTO TIMBERWOOD PARK FOR EMERGENCY USE ONLY.
  - SITE DISTANCE REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.



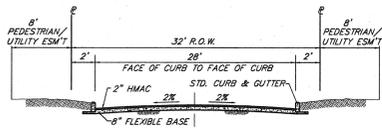
NOTE:  
20' FRONT SETBACK  
5' SIDE YARD SETBACK



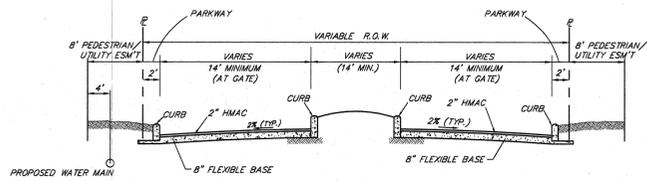
ENTRANCE DETAIL  
1" = 50'

DEVELOPER:  
GARRETT BROTHERS PROPERTIES  
830 NE Loop 410, Suite 512  
San Antonio, Texas 78209  
Phone: (210) 826-2321  
FAX: (210) 824-5253

SANITARY SEWER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS  
WATER: BEXAR METROPOLITAN WATER DISTRICT  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: GUADALUPE VALLEY TELEPHONE COMPANY



32' R.O.W. STREET SECTION  
NOT TO SCALE



VARIABLE R.O.W. BOULEVARD SECTION  
NOT TO SCALE

OPEN SPACE RATIO AND DENSITY TABLE								
UNIT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE
1*	RESIDENTIAL/RECREATIONAL	37.24	44	1.19	3.03	4.30	29.91	80.3
2	RESIDENTIAL	42.17	54	1.28	3.72	3.16	35.29	83.7
3	RESIDENTIAL	43.97	59	1.34	4.06	3.43	36.48	83.0
4	RESIDENTIAL	40.62	44	1.08	3.03	3.22	34.37	84.6
<b>TOTAL</b>		<b>164.00</b>	<b>201</b>	<b>1.22</b>	<b>13.84</b>	<b>14.11</b>	<b>136.05</b>	<b>83.0</b>

\* UNIT-1 INCLUDES A 3.6 ACRE RECREATION LOT

PLAN HAS BEEN ACCEPTED BY  
  
 9-28-04 674A  
 555 EAST RAINBOW | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000  
 FAX: 210.375.9010

If no plots are filed, plan will expire on 3-30-06

**CLEMENTSON RANCH**  
(UNITS 1, 2, 3, AND 4)

**PUD/POADP PLAN**

JOB NO. 4911.00 DATE: MARCH 28, 2000  
DATE: AUGUST 31, 2004 - REVISED UNITS

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POADP #: 674  
PUD #: 00-014



# AMENDING

## City of San Antonio

### Planning Department

### Master Development Plan Section

# APPLICATION

<b>Date Submitted:</b>	<b>Project ID Number: 674</b>
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**\*\* 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.

*(Check One)*

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)<br><input checked="" type="checkbox"/> MDP/P.U.D. Plan (Combination)<br><input type="checkbox"/> Master Plan Community District (MPCD)<br><input type="checkbox"/> Traditional Neighborhood Development (TND)<br><input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> P.U.D. Plan<br><input type="checkbox"/> Mixed Use District (MXD)<br><input type="checkbox"/> Military Airport Overlay Zone (MAOZ)<br><input type="checkbox"/> Manufactured Home Park Plan ((MHPP)<br><input type="checkbox"/> Pedestrian Plan (PP)<br><input type="checkbox"/> Other: _____ |
|--|--|

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**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: Clementson Ranch

Owner/Agent: Garrett Brothers Properties Phone: (210) 826-2321 Fax: (210) 824-5253

Address: 830 Northeast Loop 410, Suite 203 San Antonio, TX Zip code: 78209

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

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

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

Existing legal Description (PUD Only): A 164.0 acre tract of land out of the Guadalupe College Survey No. 419, Abstract No. 261, County Block 4836, the J. Poitevent No. 1, Abstract No. 602, County Block 4885, the P.J. Poss Survey No. 348, Abstract No. 589, County Block 4843, the P.J. Poss Survey No. 348 1/2, Abstract 286, County Block 4844, recorded in Volume 2501, Page 1526-1529 of the Deed Records of Bexar County, Texas.

Existing zoning: N/A (ETJ) Proposed zoning: N/A

Projected # of Phases: 4

Number of dwelling units (lots) by Phases: Unit-1,44; Unit-2,54; Unit-3,59; Unit-4,44

Total Number of lots: 201 divided by acreage: 164 = Density: 1.22

(PUD Only) Linear feet of street: 16,800  Private  Gated  Attached  
 Public  Un-Gated  Detached

(PUD Only) Total open space: 136.05 divided by total acreage: 164 = Open space: 83.0 %

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

(PUD Only) Construction start date: August 2000

(PUD Only) X/Y coordinates at major street entrance: X: 299159 Y: 981121

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone:  Yes  No

San Antonio City Limits?  Yes  No

Council District: N/A School District: Comal ISD Ferguson Map Grid: 450 A6, A7 & B6, B7

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

Name Clementson Ranch No. 674

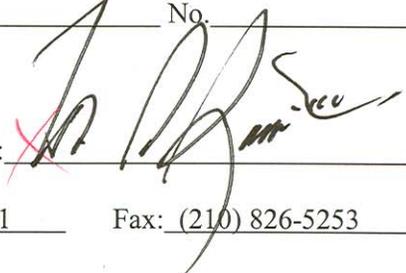
Is there a corresponding PUD for this site? Name Clementson Ranch No. #00-014

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

Name Clementson Ranch Unit-1 No. 000263  
Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Tom Garrett Signature: 

Date: 9-1-03 Phone: (210) 826-2321 Fax: (210) 826-5253

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

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- 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)

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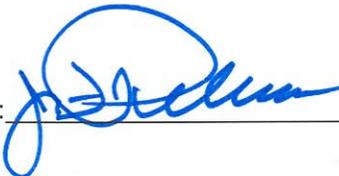
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether 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. N/A
- 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. N/A
- 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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**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)

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

Certifying Representative:

Print Name: JESSE PACHECO Signature:  Date: 09/02/04

If you have any questions please call Michael O. Herrera Special Projects Coordinator at 207-7038  
APPLICATION REVISED January 1, 2003

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**City of San Antonio  
Development Services  
Department**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), 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. #: POADP #674  
 Plat Name: Clementson Ranch  
 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: jpacheco@pape-dawson.com

**Development Services Department  
Required Items for Completeness Review**

- Completed and signed Application Form
- Appropriate Plan Review Fee
- Digital information (MDP's and PUD)
- 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- Storm Water Management Plan (MDP's and PUD)

- (Plats Only):  
4 copies (folded) with **Development Services 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 **Development Services Department Request for Review form** (attached) for respective departments or agencies
 

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

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Accepted                       Rejected

Completeness Review By: Dustin [Signature] Date: 9/28/04

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