



# CITY OF SAN ANTONIO

December 13, 2001

Mr. Jon Adame

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

Re: De La Vega / Peerman

MDP/POADP # 721

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Peerman Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 721. Please find enclosed a signed copy for your files. Your plan was accepted, however, 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.
- 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.
- Development Services, Engineering Section has indicated as part of their conditional approval, the following conditions shall be met at the time of construction:
  - a.) The proposed developments Peerman and De La Vega are located near each other and will require off-site improvements in conjunction with the on-site construction. Widening of Bulverde Road to a Primary Arterial type B (86 feet ROW) adjacent to the proposed project limits.
  - b.) The Developer shall provide 43 feet of ROW from the centerline of Bulverde Road adjacent to these projects. This will require a property dedication by the developer.
  - c.) Installation of a traffic signals at the intersection of Bulverde Road and Smithson Valley.
  - d.) Construction of a signalized intersection at the proposed Peerman Driveway 2 on Bulverde Road a min. ¼ mile away from the Bulverde Road / Smithson Valley intersection and a min. of ¼ mile away from the De La Vega subdivision road traffic signal.

Mr. Adame  
Page 2  
December 13, 2001

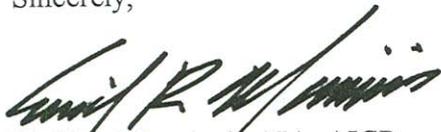
- e.) Construct a signalized intersection at the intersection of De La Vega subdivision road and Bulverde Road a min. of ¼ mile away from the Peerman Driveway 2 and a min. ¼ mile away from the Bulverde interchange at US Highway 281.
- This development will need to comply with tree preservation ordinance #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 Master Development Plan (M.D.P.) (formerly 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.

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. (formerly 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) 207-7873.

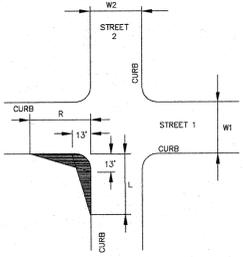
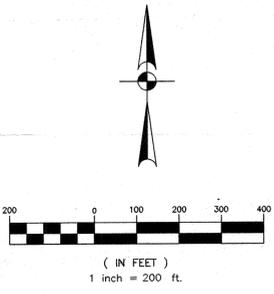
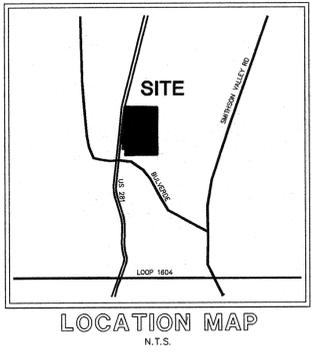
Sincerely,



Emil R. Moncivais AIA, AICP  
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services  
Richard De La Cruz, Senior Engineer Development Services



**BEXAR COUNTY CLEAR VISION STATEMENT:**  
 CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE III B&C FOR TURNING MANEUVERS ON TO MAJOR HIGHWAYS. CASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

**CLEAR VISION AREA CALCULATION**

NOT-TO-SCALE

$$R = 0.65(SD_s) - (W1/2 + K_0)$$

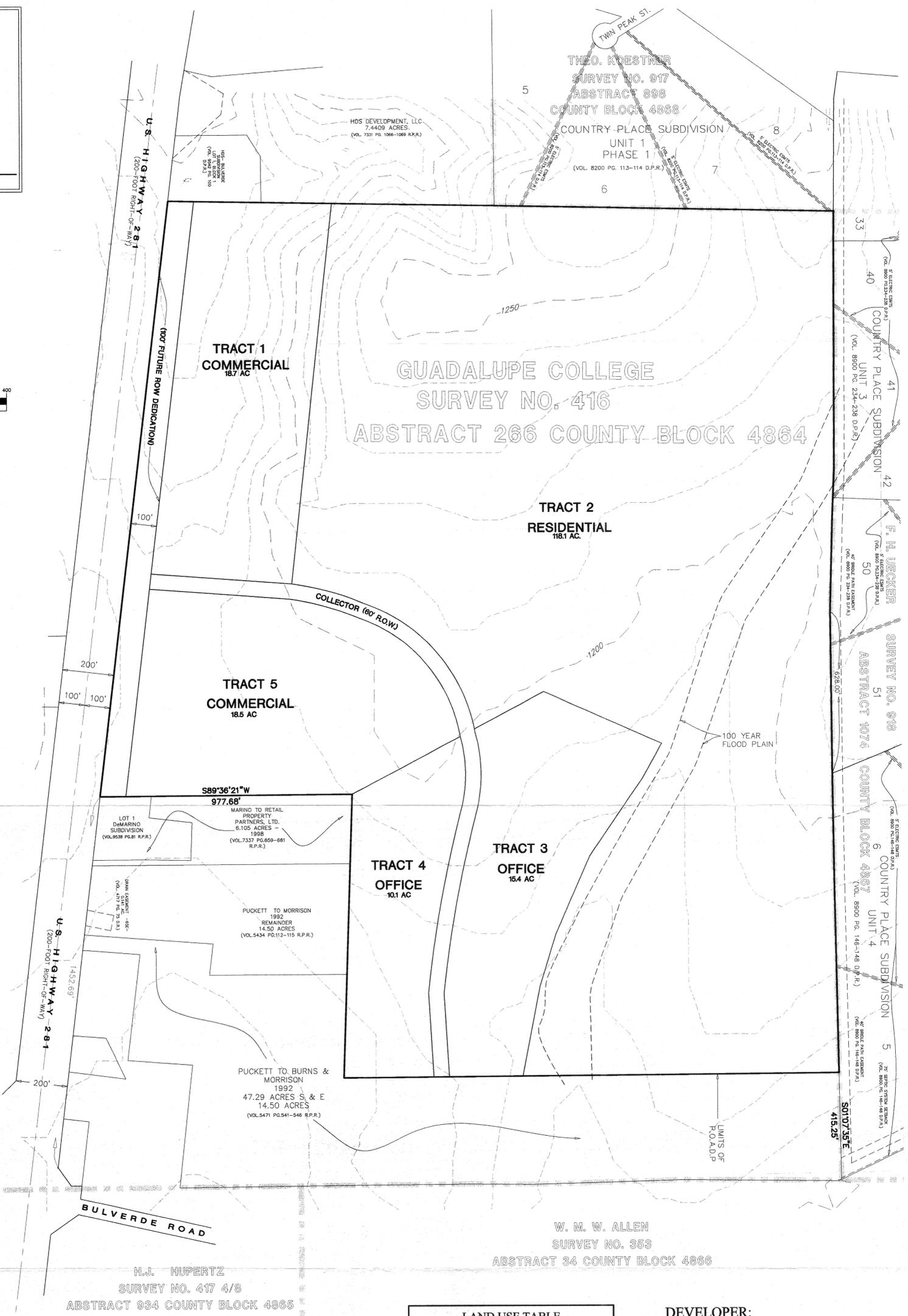
$$L = \frac{1.3(SD_s)}{13 + W1/2 + K_0} - 4$$

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

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

$$L = \frac{1.3(300)}{13 + (30/2) + 7} - 4 = 107'$$

$$L = \frac{1.3(300)}{13 + (26/2) + 7} - 4 = 114'$$



LAND USE TABLE		
TRACT	ACREAGE	LAND USE
100' DEDICATION	5.4	R.O.W DED.
TRACTS 1&5	37.2	COMMERCIAL
TRACTS 3&4	25.5	OFFICE
TRACT 2	118.1	SINGLE FAMILY
60' R.O.W.	3.9	STREET
TOTAL	190.1	ACRES

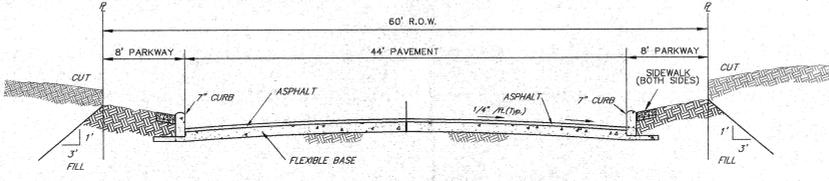
**DEVELOPER:**  
 LONGOVER LLC. (DE LE VEGA)

**AGENT:** LLOYD A. DENTON, JR.  
 11 LYNN BATTS LN., SUITE 100  
 SAN ANTONIO, TEXAS 78218  
 PHONE: (210) 828-6131  
 FAX: (210) 828-6137

PLAN HAS BEEN ACCEPTED BY  
 CDSA *Guilford*  
 12-13-01 221  
 (date) (number)  
 If no plats are filed, plan will expire  
 On 6-14-01  
 1" not filed on  
 DEC 13 PM 2:50  
 CITY OF SAN ANTONIO  
 DEPARTMENT OF PLANNING

**PAPE-DAWSON ENGINEERS**  
 555 EAST RAMSEY | SAN ANTONIO TEXAS 78214 | PHONE: 210.375.9000  
 FAX: 210.375.9010

**DE LA VEGA P.O.A.D.P.**  
 JOB NO. 5020.01 DATE: 5/30/2001 (REVISED)



**COLLECTOR STREET SECTION**  
 NOT-TO-SCALE  
 NOTE: FOR PAVEMENT DESIGN SECTION SEE GEOTECHNICAL ENGINEERING REPORT.

- NOTES:**
1. WATER SERVICE TO BE PROVIDED BY SAWS
  2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
  3. GAS AND ELECTRIC TO BE PROVIDED BY CPS
  4. TELEPHONE SERVICE TO BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.
  5. C.A. TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
  6. ALL ACREAGES SUBJECT TO CHANGE WITHOUT NOTICE
  7. ALL STREETS SHALL BE COLLECTOR STREETS UNLESS OTHERWISE SHOWN.



- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- copy of digital file;
- north arrow and scale of the map;
- proposed land use by location, type and acreage;
- delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- contour lines at intervals no greater than ten (10) feet;
- legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits;
- location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- a complete application and certification, 8 ½ X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- TIA requirements must be met prior to acceptance of a POADP, contact James Clements or Todd Sang @ (210)207-7702;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- the POADP  does  does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- The POADP  is  is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- The POADP lies in the Comal Independent School District and they have been contacted concerning this development.
- List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.  
U.S. Highway 281

RECEIVED  
01 JUN - 1 01:51  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

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

Certifying Representative:

Print Name: Jon Adame, P.E.

Signature: Jon Adame

If you have any questions please call Michael O. Herrera at 207-7900

APPLICATION REVISED May 8, 2000

PAGE 2 OF 2



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

<b>Project ID Number:</b> 721	<b>Date Submitted:</b> <u>June 13, 2003</u>
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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 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 checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input 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"/> Plat Certification Request                                | <input type="checkbox"/> Pedestrian Plan (PP)                 |
|  | <input type="checkbox"/> Other: _____                         |

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

Project Name: De La Vega

Owner/Agent: Trinity Oaks, Inc. Phone: (210) 494-1941 Fax: (210) 494-2038

Address: 15114 Jones Maltsberger Road, San Antonio, Texas Zip code: 78247

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

03 JUN 13 PM 3:23  
 OFFICE OF DIRECTOR  
 DEPT. OF PLANNING  
 CITY OF SAN ANTONIO

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

Existing legal Description (PUD Only): \_\_\_\_\_

Existing zoning: None (OCL) Proposed zoning: None (OCL)

Project # of Phases: 8

Number of dwelling units (lots) by Phases: ± 78 average per unit

Total Number of lots: 621 divided by acreage: 190.1 = Density: 3.3 (in S.F. area)

(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 I.S.D. Ferguson map grid: 451 E5

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

Name De La Vega No. 721

Is there a corresponding PUD for this site? Name No No. \_\_\_\_\_

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

Name Trinity Oaks P.U.D. Unit 1 No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Robert A. Liesman, P.E.

Signature: 

Date: June 13, 2003 Phone: (210) 545-1122

Fax: (210) 545-9302

**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.
- (PUD ONLY) 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:
  - (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)

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

Certifying Representative:

Print Name: Robert A. Liesman, P.E. Signature:  Date: June 13, 2003

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038  
APPLICATION REVISED October 1, 2002



City of San Antonio
New
Vested Rights Permit
Application

RECEIVED 03 NOV 20 PM 2:10
LAND DEVELOPMENT SERVICES DIVISION
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
OFFICE OF DIRECTOR

Permit File: # 03-04-013
Assigned by city staff

Date: June 4, 2003

- 1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent
2. Please complete subject of application and attach 2 maps of the property and 2 sets of all applicable documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent Lloyd A. Denton, Jr. Phone: (210) 828-6131 Fax: (210) 828-6137
Address: 11 Lynn Batts Lane, Suite #100, San Antonio, Texas Zip: 78218
Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax (210) 545-9302
Address: 1035 Central Parkway North, San Antonio, Texas Zip: 78232

- 1. Name of Project: DE LA VEGA POADP
2. Site location or address of Project: About 1/2 mile north from the intersection of 281 N. and Bulverde Road, being located on the east side of 281 N.
3. Council District OCL ETJ Yes Over Edward's Aquifer Recharge [x] yes [ ] no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.
To provide Vested Rights for Single Family Residential lots, including a few commercial lots that will be platted.
5. What is the date the applicant claims rights vested for this Project? December 31, 2001
6. What, if any, construction or related actions have taken place on the property since that date?
None

7. By what means does the applicant claim rights vested for this Project? Please specify all that may be applicable.

• **PERMIT**

Type of Permit: N/A Date of Application \_\_\_\_\_  
Permit Number: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: DeLaVega P.O.A.D.P. # 721

Date accepted: 12/31/01 Expiration Date: 06/14/03 MDP Size: 190.1 acres

• **P.U.D. PLAN**

Name: N/A # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: Trinity Oaks, Unit-1 Plat # 030381 Acreage 34.4

Date submitted: 06/02/03 Expiration Date: 06/02/05

(Note: Plat must be approved within 18 months of application submittal date)

• **Approved Plat**

Plat Name: N/A Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval \_\_\_\_\_

Date: \_\_\_\_\_ Plat Recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit right will expire).

• **Others**

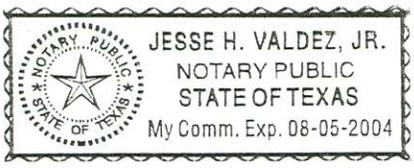
\_\_\_\_\_  
\_\_\_\_\_

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Robert A. Liesman, P.E. Signature: [Signature] Date: 6-5-03

Sworn to and subscribed before me by Robert A. Liesman on this 5<sup>th</sup> day of June in the year 2003, to certify which witness by hand and seal of office.



[Signature]  
Notary Public, State of Texas

City of San Antonio use

Permit File: # \_\_\_\_\_ Assigned by city staff Date: \_\_\_\_\_

**Approved** *For project as shown on POAOP 721 us of 12/13/01*

**Disapproved**

Review By: [Signature] Assistant City Attorney Date: 6-26-03

Comments: Please note that these rights will expire if plat is not completed and filed with deed records in accordance with Chapter 35 of the city code