



CITY OF SAN ANTONIO

December 18, 2002

Mr. Roy R. Rosin P.E.

Rosin Group, Inc.
11925 Starcrest
San Antonio, TX 78247

Re: Lackland Heights

MDP # 740

Dear Mr. Rosin:

The City Staff Development Review Committee has reviewed Lackland Heights Master Development Plan M.D.P. # 740. 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.
- 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.) 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.

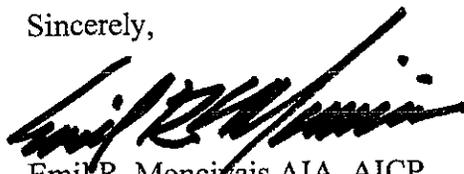
Mr. Rosin
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December 18, 2002

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.

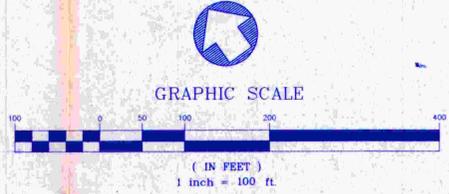
Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

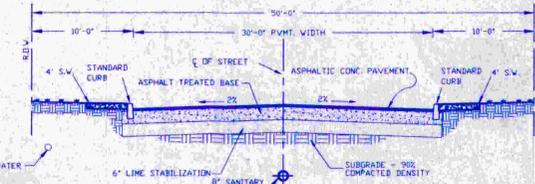
cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering



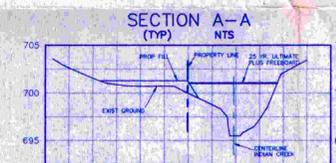
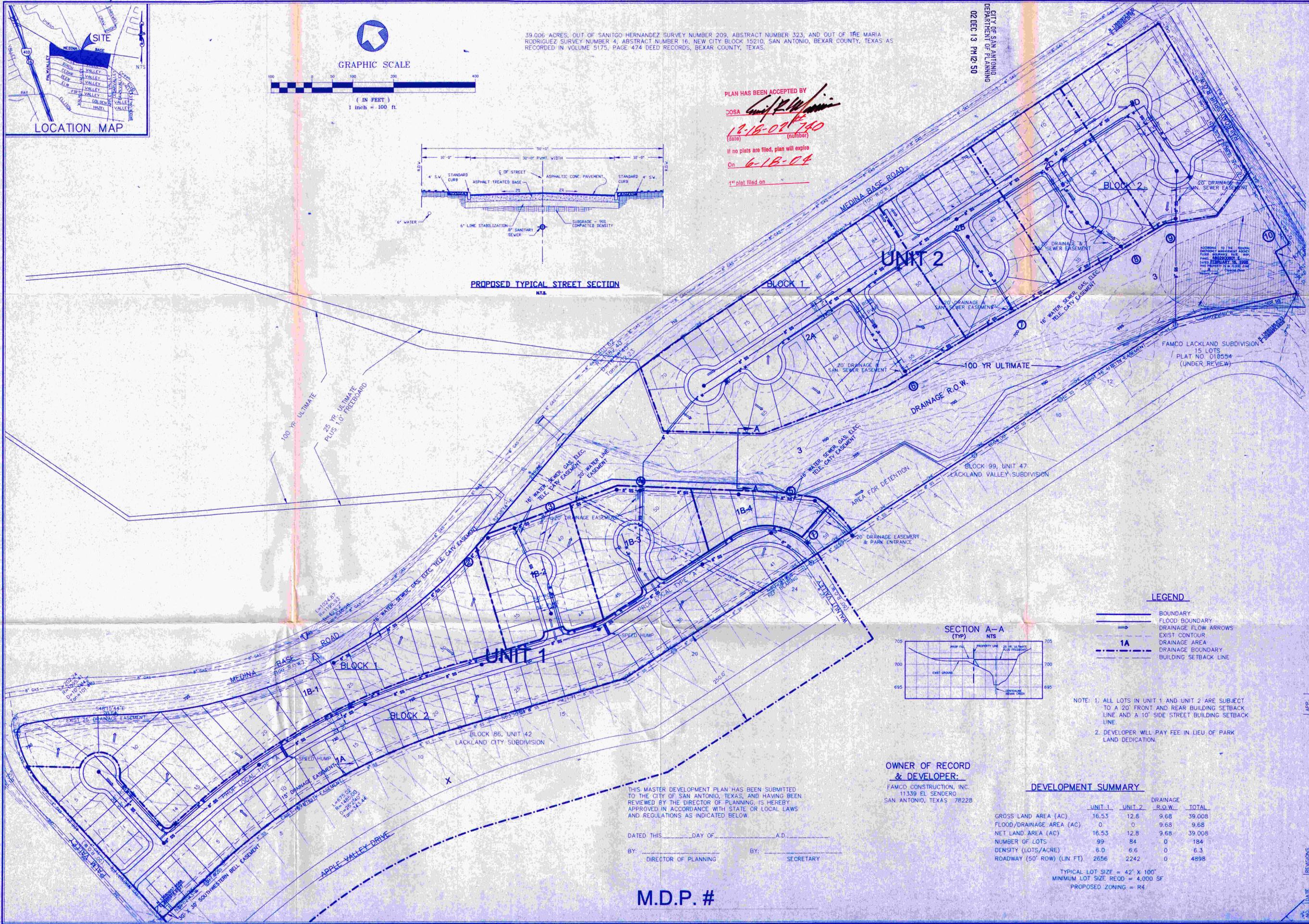
39.006 ACRES, OUT OF SANITGO HERNANDEZ SURVEY NUMBER 209, ABSTRACT NUMBER 323, AND OUT OF THE MARIA RODRIGUEZ SURVEY NUMBER 4, ABSTRACT NUMBER 16, NEW CITY BLOCK 15210, SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 5175, PAGE 474 DEED RECORDS, BEXAR COUNTY, TEXAS.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 DEC 13 PM 12:50

PLAN HAS BEEN ACCEPTED BY
COSA *Carli P. Williams*
12-16-02 **740**
(date) (number)
If no plats are filed, plan will expire
On **6-18-04**
1st plat filed on



PROPOSED TYPICAL STREET SECTION
NTS



- LEGEND**
- BOUNDARY
 - FLOOD BOUNDARY
 - DRAINAGE FLOW ARROWS
 - - - EXIST. CONTOUR
 - - - DRAINAGE AREA
 - - - DRAINAGE BOUNDARY
 - - - BUILDING SETBACK LINE

NOTE: 1. ALL LOTS IN UNIT 1 AND UNIT 2 ARE SUBJECT TO A 20' FRONT AND REAR BUILDING SETBACK LINE AND A 10' SIDE STREET BUILDING SETBACK LINE.
2. DEVELOPER WILL PAY FEE IN LIEU OF PARK LAND DEDICATION.

OWNER OF RECORD & DEVELOPER:
FAMCO CONSTRUCTION, INC.
11339 EL SENDERO
SAN ANTONIO, TEXAS 78228

DEVELOPMENT SUMMARY

	UNIT 1	UNIT 2	DRAINAGE R.O.W.	TOTAL
GROSS LAND AREA (AC)	16.53	12.8	9.68	39.008
FLOOD/DRAINAGE AREA (AC)	0	0	9.68	9.68
NET LAND AREA (AC)	16.53	12.8	9.68	39.008
NUMBER OF LOTS	99	84	0	184
DENSITY (LOTS/ACRE)	6.0	6.6	0	6.3
ROADWAY (50' ROW) (LIN FT)	2656	2242	0	4898

TYPICAL LOT SIZE = 42' X 100'
MINIMUM LOT SIZE RECD = 4,000 SF
PROPOSED ZONING = R4

THIS MASTER DEVELOPMENT PLAN HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ BY: _____
DIRECTOR OF PLANNING SECRETARY

M.D.P. #



Rosin Group, Inc.
Environmental / Planning / Engineering / Project Management
Registered Professional Land Surveyors
11925 STARBUCKS SAN ANTONIO, TEXAS 78247-4117
(210)498-3975

**FAMCO CONSTRUCTION
LACKLAND HEIGHTS
SUBDIVISION**

**MASTER DEVELOPMENT
PLAN
STORM WATER PLAN**

DATE: 05/09/02
JOB NO. 835-001-000
FILE: S-F04R010W
SHEET NUMBER **1**



 **Subject Property**

LACKLAND HEIGHTS SUBDIVISION



City of San Antonio

NEW U.D.C.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING



Master Development Plan and P.U.D.

APPLICATION

Date Submitted: 6/17/02	Project ID Number:
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Project Name: Lackland Heights

Owner/Agent: Famco Construction, Inc. Phone: 655-1377 Fax: 655-1379

Address: 11339 El Sendero, San Antonio, TX 78233 Zip code: 78233

Engineer/Surveyor: Rosin Group, Inc. Phone: 490-6001 Fax: 495-9580

Address: 11925 Starcrest, San Antonio, TX Zip code: 78247

Existing legal Description (PUD Only): _____

Existing zoning: R-3 Temp Proposed zoning: R4

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

(PUD Only) Number of lots: _____ divided by acreage: _____ = Density: _____

(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

Projected # of Phases: 2

Council District: 4 School District: South San ISDerguson map grid: 647 & 648

02 JUN 18 AM 10:21

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUN 18 AM 10:21

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

Name _____ No. X

Is there a corresponding PUD for this site? Name _____ No. X

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

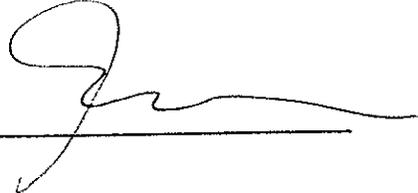
Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Gordon Woods

Signature: 

Date: 6/17/02

Phone: (210) 663-7840

Fax: (210) 543-8553

Master Development Plan and P.U.D.
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;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
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- (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);
- (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.

City of San Antonio

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

NEW U.D.C.

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Master Development Plan and P.U.D.

Technical Review

(Continued)

- (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.
- 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 Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Ry R Rosin Signature: [Handwritten Signature] Date: 6/17/02

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001