



# CITY OF SAN ANTONIO

January 31, 2003

Mr. Lee Wright

W.F. Castella Engineers  
6800 Park Ten Blv'd, Suite 180 S.  
San Antonio, TX 78213

Re: Talley Road 233

MDP # 743

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Talley Road 233 Master Development Plan M.D.P. # 743. 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.
- Development Services, TIA Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer at the time of final plat submittal

Mr. Wright  
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January 31, 2003

1. This property is proposed to consist of 190 single family detached homes. Based on the 6th edition of the ITE trip generation Manual, this property is estimated to generate 137 peak hour trips. These trips will be distributed through one access point onto Talley Road and one access point onto the extension of the North – south arterial adjacent to the west of this property. Two additional emergency gated entries are proposed to be provided for Jaybar Ranch located southeast of this property.
  - a.) At the completion of the first unit for this development, the Developer shall provide 60 feet of ROW and construct half of the Primary Arterial Type “A” for the North – South connection adjacent to the west side of the proposed development. The length just described is approximately 4600 linear feet. This will require a property dedication by the developer.
  - b.) All roadways within this development shall conform to the Low speed Design Ordinance #92670.

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) 207-7873.

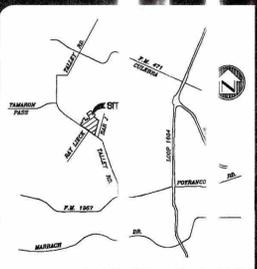
Sincerely,



Emil R. Moncivais AIA, AICP  
Director, Planning Department

EM/MH. Jr.

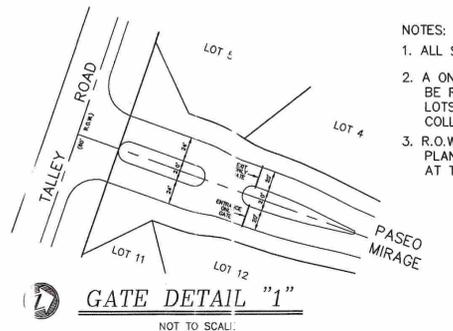
cc: Bob Opitz, P. E., Chief Engineer Development Services  
Richard De La Cruz, P.E. Senior Engineer Development Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering



APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS
1	57.8	53
2	45.1	48
3	70.8	30
4	59.7	59
<b>TOTAL</b>	<b>233.4</b>	<b>190</b>

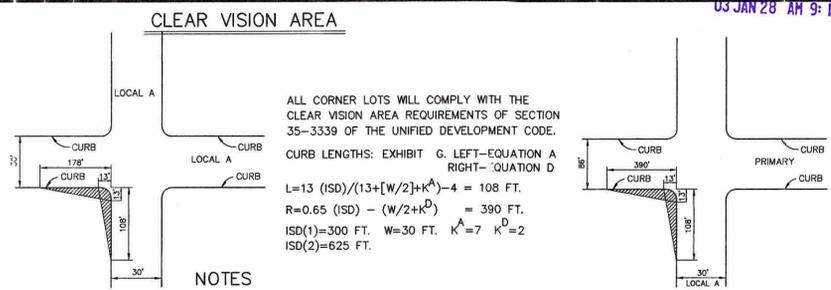
LINE	BEARING	LENGTH
L1	S53°59'06"E	78.89'



- NOTES:
1. ALL STREETS SHOWN HEREON ARE PRIVATE STREETS.
  2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
  3. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN AND/OR TxDOT REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.

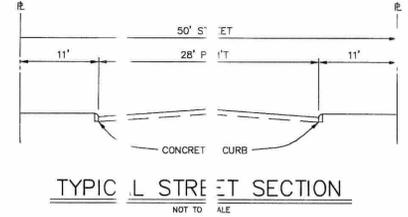
OWNER/DEVELOPER:  
GORDON V. HARTMAN ENTERPRISES, INC.  
1175 W. BITTERS, SUITE 200  
SAN ANTONIO, TEXAS 78216  
(210) 490-1798

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.  
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A  
RIGHT-EQUATION D  
 $L=13 (ISD)/(13+(W/2)+K^2)-4 = 108$  FT.  
 $R=0.65 (ISD) - (W/2+K^2) = 178$  FT.  
ISD=300 FT. W=30 FT.  $K^2=7$   $K^2=2$

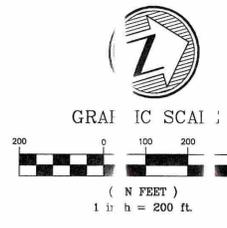


- NOTES:
1. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
  2. ALL STREETS ARE PRIVATE WITH NO CONCRETE SIDEWALKS SINCE THE DENSITY IS LESS THAN 2.5 RESIDENTIAL UNITS PER ACRE AS INDICATED IN THE UNIFIED DEVELOPMENT CODE.

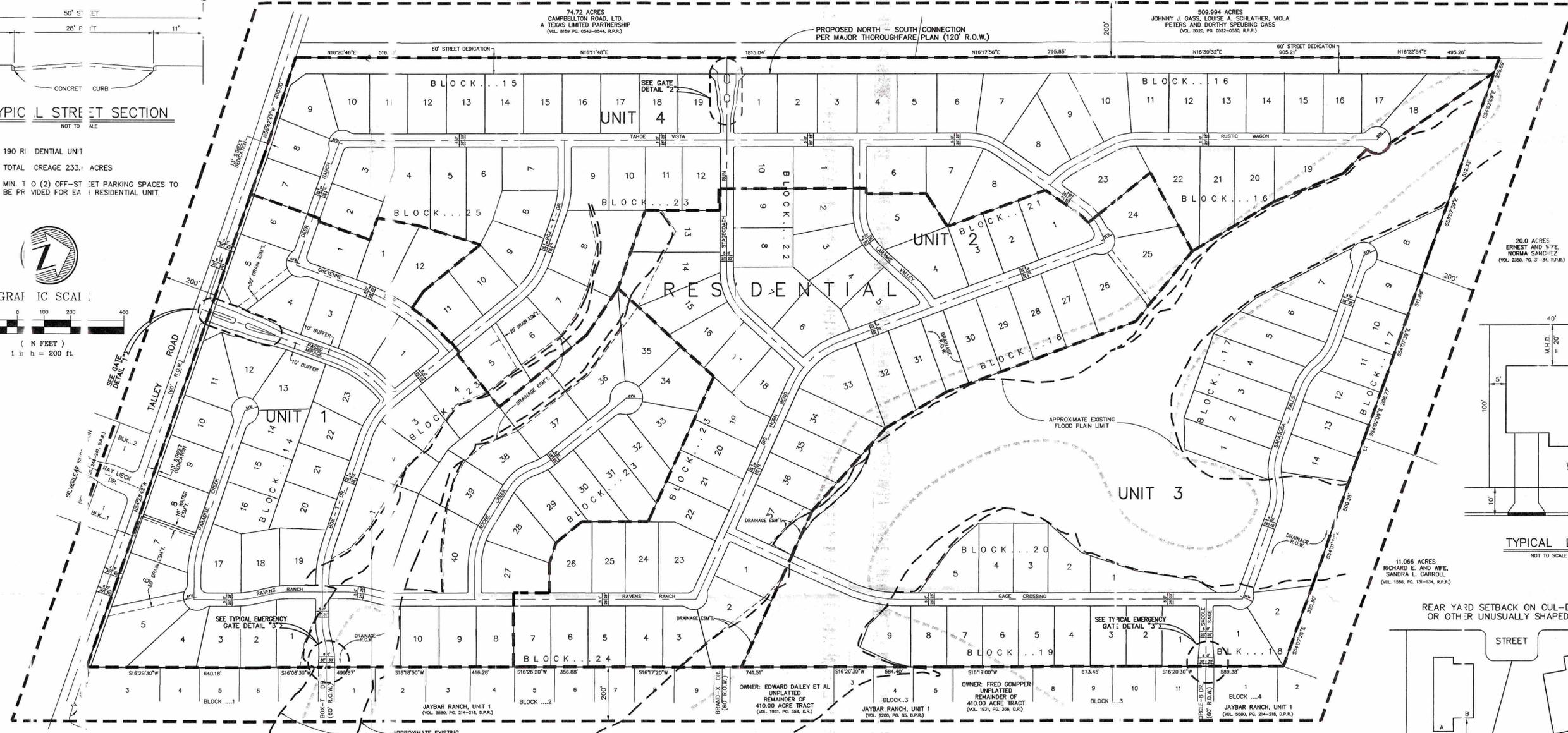
LOCATION MAP  
NOT TO SCALE



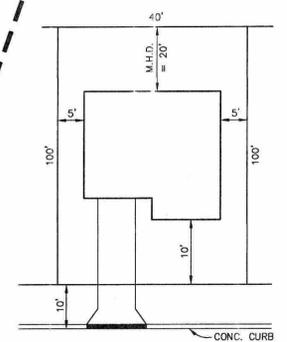
- 190 RESIDENTIAL UNIT
- TOTAL CREAGE 233.4 ACRES
- MINIMUM (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.



GRAPHIC SCALE  
1" = 200 FT.

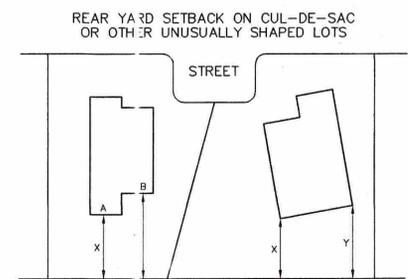


20.0 ACRES  
ERNEST AND WIFE,  
NORMA SANCHEZ  
(VOL. 2206, PG. 3-4, R.P.R.)



TYPICAL LOT  
NOT TO SCALE

11.066 ACRES  
RICHARD E. AND WIFE,  
SANDRA L. CARROLL  
(VOL. 1556, PG. 131-134, R.P.R.)



MEAN HORIZONTAL DISTANCE  
M.H.D.  $\frac{(A)(X) + (B)(Y)}{A+B} = 15'$  M.H.D.  $\frac{X+Y}{2} = 15'$   
X = 10' MINIMUM  
NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= N/A: IN COUNTY, EQUIVALENT (P1) R6
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 0.80 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 89%
TOTAL SPACE	= 233.4 ACRES
OCCUPIED SPACE	
	13.655 ACRES STREET PAVEMENT/ISLANDS & CONC. DRAINS
	2.224 ACRES DRIVEWAYS (17' x 30')
	8.723 ACRES HOUSE SLABS (INCLUDES GARAGE)
	(TYPICAL 2000 SF)
	24.602 ACRES TOTAL
NET OPEN SPACE	= 208.798 ACRES
	= 233.4 ACRES
OPEN SPACE RATIO	= 89%

UTILITIES

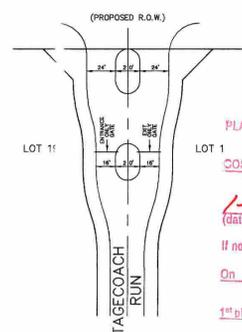
- WATER: S.A.W.S.
- SEWER: S.A.W.S.
- ELECTRIC: CITY PUBLIC SERVICE
- TELEPHONE: S.W. BELL TELEPHONE CO.

APPROXIMATE AREA SUMMARY

FLOOD PLAIN	36.4 AC.
DRAIN R.O.W.	4.2 AC.
EXTERIOR STREET DEDICATION	6.4 AC.
SINGLE FAMILY	162.8 AC.
INTERIOR STREET DEDICATION	23.6 AC.
<b>TOTAL</b>	<b>233.4 ACRES</b>

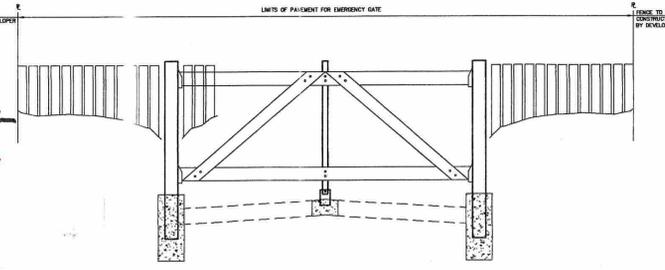
THIS MASTER DEVELOPMENT PLAN OF TALLEY ROAD 233 HAS BEEN SUBMITTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2002.  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY



GATE DETAIL "2"  
NOT TO SCALE

PLAN HAS BEEN ACCEPTED BY  
COSA  
1-31-03 743  
(date) (number)  
If no plats are filed, plan will expire  
On 8-1-04  
1st plat filed on



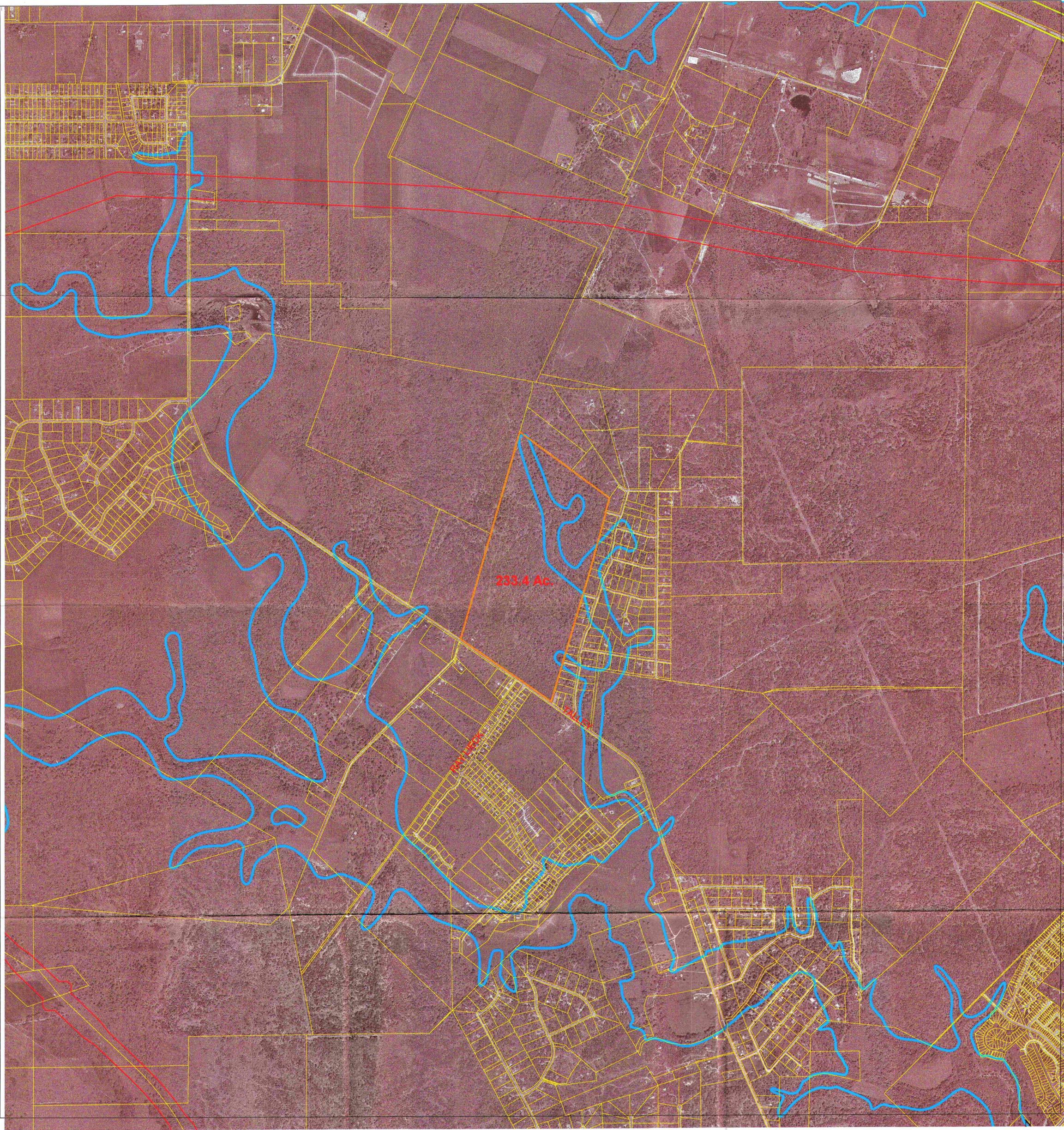
TYPICAL EMERGENCY GATE DETAIL "3"  
DETAIL "3"

P.U.D./MASTER DEVELOPMENT PLAN  
for  
TALLEY ROAD 233

A TCB INC. Company  
W.F. CASTELLA & ASSOCIATES, INC.  
Engineers - Surveyors - Planners  
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:  
10/01/02 - REMOVED ISLAND ON RAVEN SUMMIT  
1/23/03 - GATE DETAILS

JOB NO. 035247006  
FILE: \_\_\_\_\_  
DATE: 07/02/02  
DESIGN: \_\_\_\_\_  
DRAWN: O.T.  
CHECKED: \_\_\_\_\_  
SHEET 1 OF 1



233.4 Ac.

**Subject Property**

**TALLEY ROAD 233**



Imagery:2001

File Name:J:\C.Barrientez\Poadpl\Michaelapr.

Prepared by City of San Antonio Planning Dept.  
GIS Division

SCALE:1"=700'



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

City of San Antonio

NEW U.D.C.

02 JUL 24 AM 11:34

Master Site Plan and P.U.D.  
APPLICATION

Date Submitted:

Project ID Number:

02-013

Project Name: TALLEY ROAD 233

Owner/Agent: GORDON, V. HARTMAN Phone: 4901798 Fax: \_\_\_\_\_

Address: 1175 W. BITTERS STE 200 SA TX Zip code: 78216

Engineer/Surveyor: W.F. CASTELLA & ASSOC Phone: 7345351 Fax: 7345363

Address: 6800 PARK TEN BLVD STE 1805. SA TX Zip code: 78213

Existing legal Description (PUD Only): 233 ACRES

Existing zoning: NA

Proposed zoning: NA

(PUD Only) Linear feet of street NA

Gated  Un-Gated  
 Attached  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.): MAG. CARD

(PUD Only) Construction start date: 9/02

(PUD Only) X/Y coordinates at major street entrance: X: 13,074,670 Y: 2,593,580

Site is over/within/includes:

Edwards Aquifer Recharge Zone:  Yes  No

San Antonio City Limits?  Yes  No

Projected # of Phases: 4

Council District: NA School District: NORTHSIDE Ferguson map grid: 577 A7

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

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JUL 24 AM 11:35

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

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

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

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

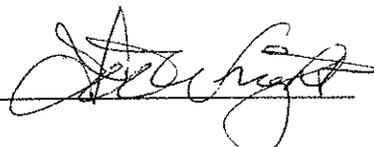
Name NA No. \_\_\_\_\_

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

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

Contact Person and authorized representative:

Print Name: LEE WRIGHT

Signature: 

Date: 6/18/02

Phone: 296 2139

Fax: 734 5363

Master Site 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;
- NA Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- NA (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- NA Two points identified by Texas Planes Coordinates;
- NA 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;

28-1111A 49 JUL 50

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

- (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  
**NEW U.D.C. CITY OF SAN ANTONIO**  
**DEPARTMENT OF PLANNING**  
**Master Site Plan and P.U.D.**  
**APPLICATION 02 JUL 24 AM 11:35**  
(Continued)

*NA*  (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).

*NA*  (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.

*NA*  (PUD Only) Lots numbered as approved by the City.

*NA*  (PUD Only) Layout shall show where lot setbacks as required.

*NA*  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: Lee Wright Signature: 

If you have any questions please call Michael O. Herrera at 207-7900  
APPLICATION REVISED June 4, 2001