CITY OF SAN ANTONIO

June25, 2003

Mr. Jon Adame, P.E.

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

Re: River Mist/ Woller Ranch MDP # 757

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed River Mist/ Woller Ranch Master Development Plan M.D.P. # 757. Please find enclosed a signed copy for your files. Your plan was conditionally accepted please note the following:

- Development Services, 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:

The Development Services Engineering Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for River Mist/Woller Ranch Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The River Mist/Woller Ranch Development is located in northwest Bexar County inside Loop 1604. The development is located about ½ mile from the intersection of Bandera Road and Prue Road, just north of W. Prue Road. Regional access to and from the site in the north-south direction will be provided by the proposed extension of Kyle – Seal Parkway to the south. Hausman Road, W. Prue Road and proposed extension of DeZavala Road to the west will provide regional access to and from the site in the east-west direction.

The proposed development consists of 755 single-family dwelling units. The development is projected to be completed in 2008.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the River Mist/Woller Ranch Development, at no cost to the City of San Antonio:

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

- Kyle Seal Parkway - Dedicate 86-feet of ROW and construct a 4-lane divided roadway (Secondary Arterial Type B). The limits of construction shall be extended through the River Mist/Woller Ranch development as shown on the City of San Antonio Major Thoroughfare Plan.

  UDC Requirements for the design and construction of Kyle Seal Parkway:

  Article 5, 35-506
  (g) Dedication of Arterial (1) Adjacent streets. The sub divider shall dedicate right-of-way width and provide pavement width in accordance with the following table and typical sections in subsection (d) of this Section:

Street Type	Right – of – Way Width	Pavement Width
Primary Arterial	60 – feet	24 – feet with curbs
Secondary Arterial	43 - feet	24 – feet with curbs

  (d) Cross-Section and Construction Standards
  (1) Interior Streets
  The sub divider shall dedicate all interior Streets within the subdivision based on Table 506-3 (Conventional Street Design).

- The Developer shall provide 43 feet of ROW from the centerline of Prue Road adjacent to this proposed project. This will require a property dedication by the developer.

- Construction of an internal collector street system. Collector streets with 70-feet of ROW and 44-feet of pavement shall have no houses fronting.

- All Roadways shall conform to Table 506-1: Functional Classification System Description.

- The developer shall be responsible for upgrading the intersection of Kyle Seal Parkway and Prue Road as shown on the approved Master Development Plan. This includes sufficient left-turn storage, right-turn deceleration lanes, upgrading lane capacity on Prue Road and a traffic signal when warranted.

- All proposed median openings on Kyle Seal Parkway shall provide sufficient left – turn storage. For tee – intersections on Kyle Seal Parkway the median shall provide a bullet nose design as described on page 701 of 2001 AASHTO Policy on Geometric Design of Highways and Streets (AASHTO Green book).

- It is recommended at the intersection of Woller Ranch Unit-1 and River Mist Unit-2 that right turn deceleration lanes be provided due to the fact that a traffic signal may be warranted

- in the future. This intersection provides adequate spacing from the intersections of Prue Road at Kyle Seal Parkway and the future intersection of DeZavala Road at Kyle Seal Parkway.

- Stub – out for Unit 3 Woller Ranch shall be placed in accordance with the design of De Zavala Road. The sub-out location could vary toward the west due to traffic at the future intersection of Kyle Seal Parkway and De Zavala Road.

- Eye – brow design for Unit 1 Woller Ranch shall be a 50 – foot radius curve. There shall be no driveways and or houses fronting collector street (70 – feet ROW, 44 – feet pavement) on Unit 1 Woller Ranch.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All Local A streets shall follow all regulations for traffic calming and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

- 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.

- The Parks and Recreation Department as part of their conditional approval impose the following:

  1. The applicant has selected to meet the park dedication requirement through the payment of a fee in-lieu of dedication. Based on documentation submitted by the applicant, the fee for this project is $72,957.47. Prior to the recordation of the first plat filed under this Plan, the amount of $72,957.47is to be paid to the City of San Antonio Parks and Recreation Department.

- 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.

- Public Works, Storm Water 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:

  1. The applicant (Centex) has selected to pay the entire Regional Storm Water Management Participation fee (RSWMPF) in the amount of $233,160. Prior to platting and upon the request of the City of San Antonio for payment, the amount of $233,160 shall be paid to the City of San Antonio Storm Water Engineering.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

- SAWS Aquifer Protection Engineering has indicated as part of their conditional approval, the following conditions shall be met by the developer at the time of final plat submittal:

  1. All Plats will have to comply with Aquifer Protection Ordinance N0. 81491

  2. A water Pollution Abatement Plan must be submitted and approved with the Texas Commission on Environmental Quality (TCEQ) prior to any construction.

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.

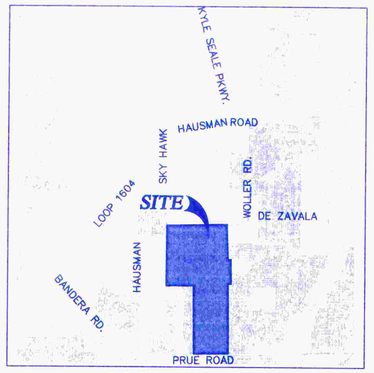
Sincerely,

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

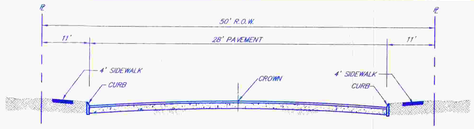
cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering

RIVER MIST/WOLLER RANCH
194.3 ACRES

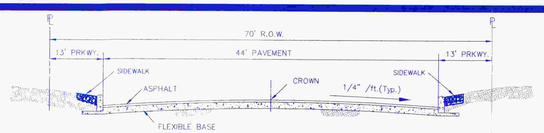


LOCATION MAP

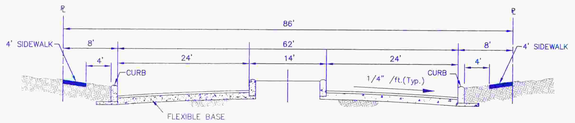
WOLLER RANCH OPEN SPACE RATIO AND DENSITY TABLE				
PHASE	LAND USE	GROSS AREA (AC.)	NET BUILDABLE LOTS	DENSITY (LOTS/Ac.)
1	SINGLE FAMILY RESIDENTIAL	29.45	81	2.75
2	SINGLE FAMILY RESIDENTIAL	11.66	59	5.06
3	SINGLE FAMILY RESIDENTIAL	11.97	58	4.85
4	SINGLE FAMILY RESIDENTIAL	7.366	33	4.48
	SUB-TOTAL	60.45	231	3.82
RIVER MIST OPEN SPACE RATIO AND DENSITY TABLE				
1	SINGLE FAMILY RESIDENTIAL	33.02	155	4.69
2	SINGLE FAMILY RESIDENTIAL	15.73	80	5.08
3	SINGLE FAMILY RESIDENTIAL	14.04	74	5.27
4	SINGLE FAMILY RESIDENTIAL	26.15	73	2.79
5	SINGLE FAMILY RESIDENTIAL	14.39	44	3.06
6	SINGLE FAMILY RESIDENTIAL	18.63	98	5.26
	SUB-TOTAL	121.96	524	4.29
	PRUE RD. 13' R.O.W. DED.	0.3066		
	FUTURE 86' R.O.W.	2.122		
	NON-PHASED OPEN SPACE	9.452		
	OVERALL TOTAL	194.3	755	3.89



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



COLLECTOR
TYPICAL STREET SECTION (70' R.O.W.)
(NOT TO SCALE)



SECONDARY ARTERIAL
TYPICAL STREET SECTION (86' R.O.W.)
(NOT TO SCALE)

RECEIVED
03 JUN 20 PM 3:19
LAND DEVELOPMENT SERVICES DIVISION

SCALE : 1"=200'
0' 200' 400' 600'

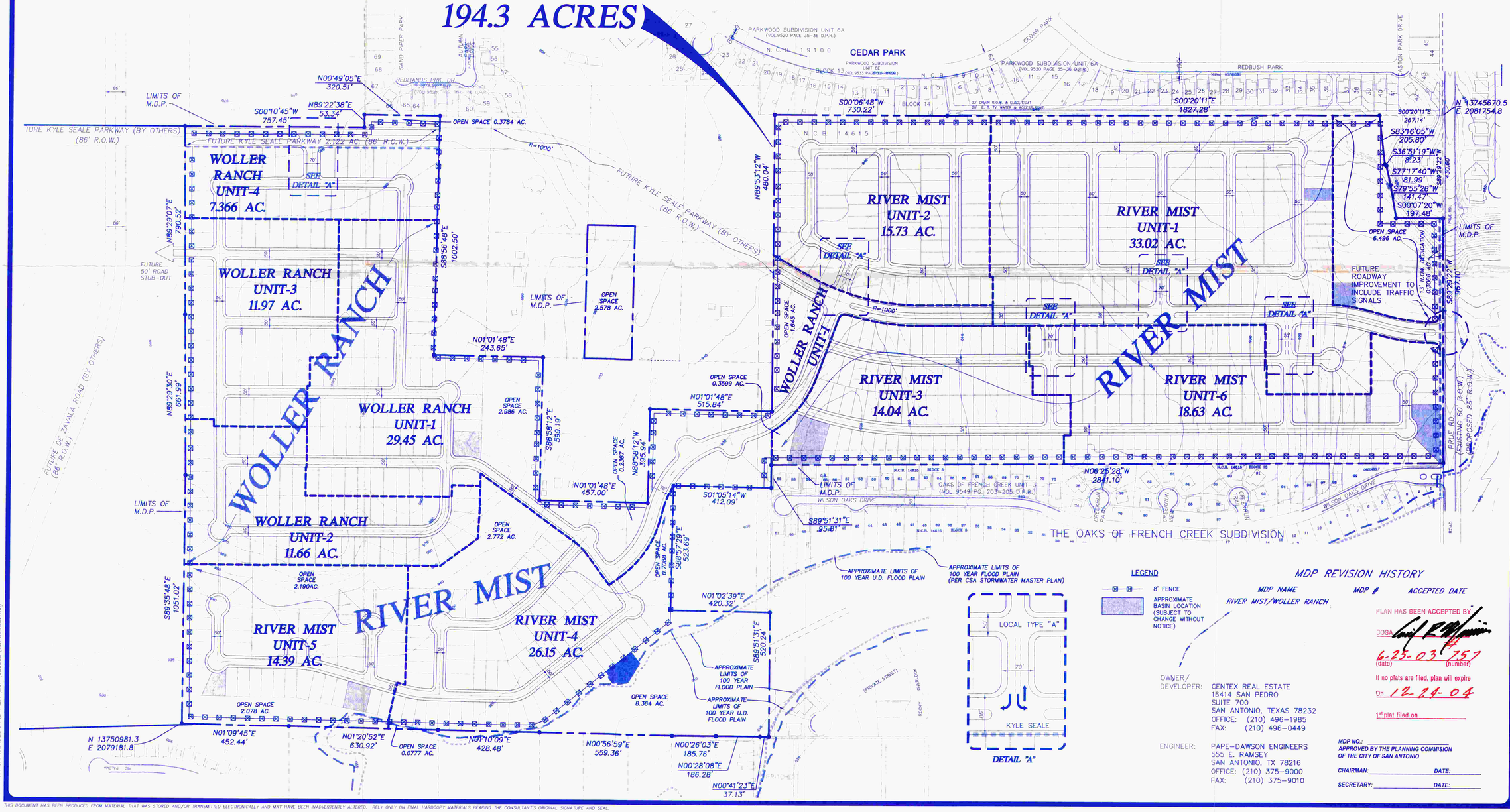
GENERAL NOTES

A. CLEAR VISION
1. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506(D)(5) OF THE UNIFIED DEVELOPMENT CODE.
2. STREETS SHALL CONFORM TO TRAFFIC CALMING REQUIREMENTS OF SECTION 35-506(T) OF THE UNIFIED DEVELOPMENT CODE.

B. DEVELOPER WILL DEDICATE 86' R.O.W. FOR KYLE SEALE PARKWAY AND BUILD TO COLLECTOR STANDARDS.

C. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTERAL ZONE.

D. PARKS AND OPEN SPACE STANDARDS (35-503)
1. AT THE TIME OF THE M.D.P. SUBMITTAL THE DEVELOPER ELECTS TO PAY THE "FEE-IN-LIEU" OF 755 TOTAL LOTS => 6.8 AC. OF PARK/OPEN SPACE



LEGEND
8' FENCE
APPROXIMATE BASIN LOCATION (SUBJECT TO CHANGE WITHOUT NOTICE)

MDP REVISION HISTORY

MDP NAME	MDP #	ACCEPTED DATE
RIVER MIST/WOLLER RANCH		

PLAN HAS BE ACCEPTED BY
DOSA
6-25-03 757
(date) (number)
If no plats are filed, plan will expire
On 12-24-04
1st plat filed on

MDP NO.:
APPROVED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO
CHAIRMAN: DATE:
SECRETARY: DATE:

OWNER/DEVELOPER: CENTEX REAL ESTATE
16414 SAN PEDRO
SUITE 700
SAN ANTONIO, TEXAS 78232
OFFICE: (210) 496-1985
FAX: (210) 496-0449

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

REVISIONS:
1) REVISED KYLE SEALE PKWY. AND LOTS PER APRIL 2003 C.S.A. COMM.
2) REVISED SUBDIVISION ENTRYS.
3) REVISED PER C.S.A. MEETING COMMENTS 6-2-2003 REV.
6-4-2003 REV. BOUNDARY PER NEW BENKE SURVEY.
6-6-2003 ADDED 13' R.O.W. DED.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUN 23 AM 7:56

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

RIVER MIST/WOLLER RANCH
MASTER DEVELOPMENT PLAN

JOB NO.	560602
DATE	APRIL, 2003
DESIGNER	JDA
CHECKED JDA DRAWN ISL	
SHEET	1

Date: Jun 20, 2003, 9:39am User ID: lozano
File: P:\96\06\02\DESIGN\DWGBIT MDP\03606\WDP560602.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 FEB 14 PM 3:56

Date Submitted: 02/14/03	Project ID Number:

***** 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)

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/P.U.D. Plan (Combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Use District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan ((MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

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: River Mist/Woller Ranch

Owner/Agent: Centex Homes Phone: (210) 496-1985 Fax: (210) 496-1449

Address: 16414 San Pedro, Suite 700, San Antonio, TX Zip code: 78232

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): N/A

Existing zoning: R-6 Proposed zoning: N/A (no changes planned at this time

Projected # of Phases: 8

Number of dwelling units (lots) by Phases: See table on MDP

Total Number of lots: 763 divided by acreage: 195.6 = Density: 3.90

(PUD Only) Linear feet of street: N/A ☐ Private ☐ Gated ☐ Attached ☐ Public ☐ Un-Gated ☐ Detached

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

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

(PUD Only) Construction start date: N/A

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

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 8 School District: Nortside ISD Ferguson Map Grid: 647 / C-3

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name N/A No. _____
Name _____ No. _____
Name _____ No. _____

Contact Person and authorized representative:

Print Name: Jon Adame, P.E. Signature: _____

Date: 02/14/03 Phone: (210) 375-9000 Fax: (210) 375-9010

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 FEB 14 PM 3:56

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;

N/A ☐ Certificate of agency or power of attorney if other than owner;

☒ Signature blocks for the chairperson and secretary (Planning director or assignee);

N/A ☐ (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;

N/A ☐ (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;

N/A ☐ (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)

N/A☐ (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 greenbelt and active recreation space areas, private recreational areas.

N/A☐ 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). ***(two report copies attached)***

N/A☐ (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.

N/A☐ (PUD Only) Lots numbered as approved by the City.

N/A☐ (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) ***(two report copies attached)***

I certify that the Master Development Plan 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 Date: 01/24/03

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 FEB 14 PM 3:56

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