



CITY OF SAN ANTONIO

June 24, 2003

Mr. Salah E. Diab

Seda Consulting engineers, Inc.
2939 Mossrock, Suite 225
San Antonio, TX 78230

Re: Hallie Heights

MDP # 756

Dear Mr. Diab:

The City Staff Development Review Committee has reviewed Hallie Heights Master Development Plan M.D.P. # 756. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- The Neighborhood Action Department (NAD) as part of their conditional approval impose the following conditions to be met by the developer at the time of final plat submittal:
 - Project proximity to schools, libraries, parks and health facilities
 - Linkage with other area public improvement projects
 - Project plan for underground utility conversion
 - Comprehensive site plan and structural land use assessment
 - Project plan for underground utility conversion
 - Maximum front setback requirements for uses permitted within a c-2 Zoning district.
 - Section 35-343 (m) of the Unified Development Code (UDC) for the City of San Antonio
 - Neighborhood Action Plan
- 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.

Mr. Diab
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- 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.
- 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:
 1. Right-turn deceleration lanes are necessary and should be placed at all access points on IH 410 and Ray Ellison Blv'd.
 2. Left-turn lanes should be placed at all access points on Ray Ellison Blv'd.
 3. Stub-out streets should not be proposed simply to satisfy the connectivity ratio.
- 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 \$16,000.00. Prior to the recordation of the first plat filed under this Plan, the amount of \$16,000.00 is to be paid to the City of San Antonio Parks and Recreation Department.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Diab
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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 shall 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.

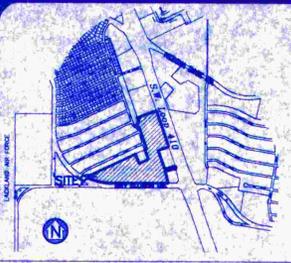
Sincerely,



Emil R. Mongeivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering
Adrian Lopez , Special Projects Coordinator (N.A.D.)



LAND USE CATEGORIES

DESCRIPTION	UNIT	QTY	ACRES	DENSITY/ACRES	% LAND USE
SINGLE FAMILY RESIDENTIAL (R-5)	LOT	157	29.555	5.31	84.42
PHASE-1	LOT	74	13.683	5.41	39.08
PHASE-2	LOT	83	15.872	5.23	45.34
PHASE-3 (COMMERCIAL (C-2))	AC.		5.455		15.58
TOTAL	AC.		35.010		100.00

CONNECTIVITY RATIO

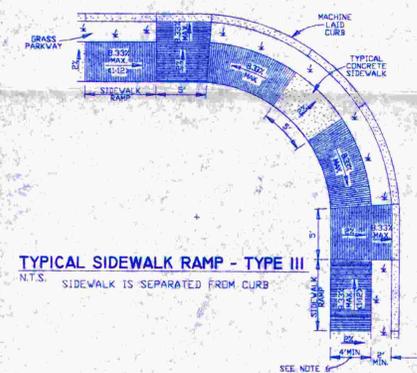
NUMBER OF SEGMENTS	NUMBER OF NODES	RATIO
26	16	1.63

LOCATION MAP
Scale 1"=2000'



TYP. STREET SECTION
N.T.S. FOR MOSSY STONE
BASE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH TEX-113-E AT PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT UNTIL PERMANENTLY COVERED.
SUBGRADE COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH TEX-114-E AT OPTIMUM TO 3 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT UNTIL PERMANENTLY COVERED.

FLOOD NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 48029C0582 E NO PORTION OF THIS PROPERTY, EXCEPT AS SHOWN IS IN FLOOD ZONE "A". IT IS IN ZONE "X". ALSO PLEASE REFER TO THE ATTACHED STUDY.



TYPICAL SIDEWALK RAMP - TYPE III
N.T.S. SIDEWALK IS SEPARATED FROM CURB
Note: Handicapped ramps will be provided at street intersections and any other required locations as per code.

MDP NOTE:
PRELIMINARY REVISED FEMA LIMITS AS SHOWN ON THIS MASTER DEVELOPMENT PLAN TO BE REVISED WITH A LOMR SUBMITTAL FOR PLATTING AND THE REVISED LIMITS MAY AFFECT LOT LAYOUT.

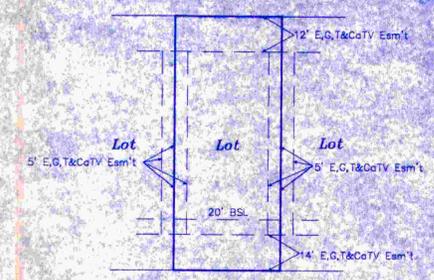
DEVELOPER:
HLH Development, L.P.
2939 Mossrock Road # 200
San Antonio, Tx. 78230
(210)377-3849
Mr. Harry Hausman

Line Table

Line	Length	Bearing
L1	0.87'	N69°59'53"W
L2	2.98'	S89°06'47"W
L3	31.51'	N24°03'28"E
L4	59.02'	N70°29'28"E
L5	14.14'	S64°52'12"E
L6	64.17'	S14°12'13"E
L7	60.18'	N09°45'14"W

Curve Table

Curve	Length	Radius	Chord	Chd Brg	Delta
C1	142.67'	181.57'	138.26'	N44°37'25"W	50°39'51"
C2	598.60'	1382.40'	593.83'	S28°21'25"E	104°48'55"
C3	66.23'	93.85'	64.86'	S44°18'26"W	40°25'51"
C4	16.55'	297.57'	16.55'	N72°58'15"W	3°11'13"



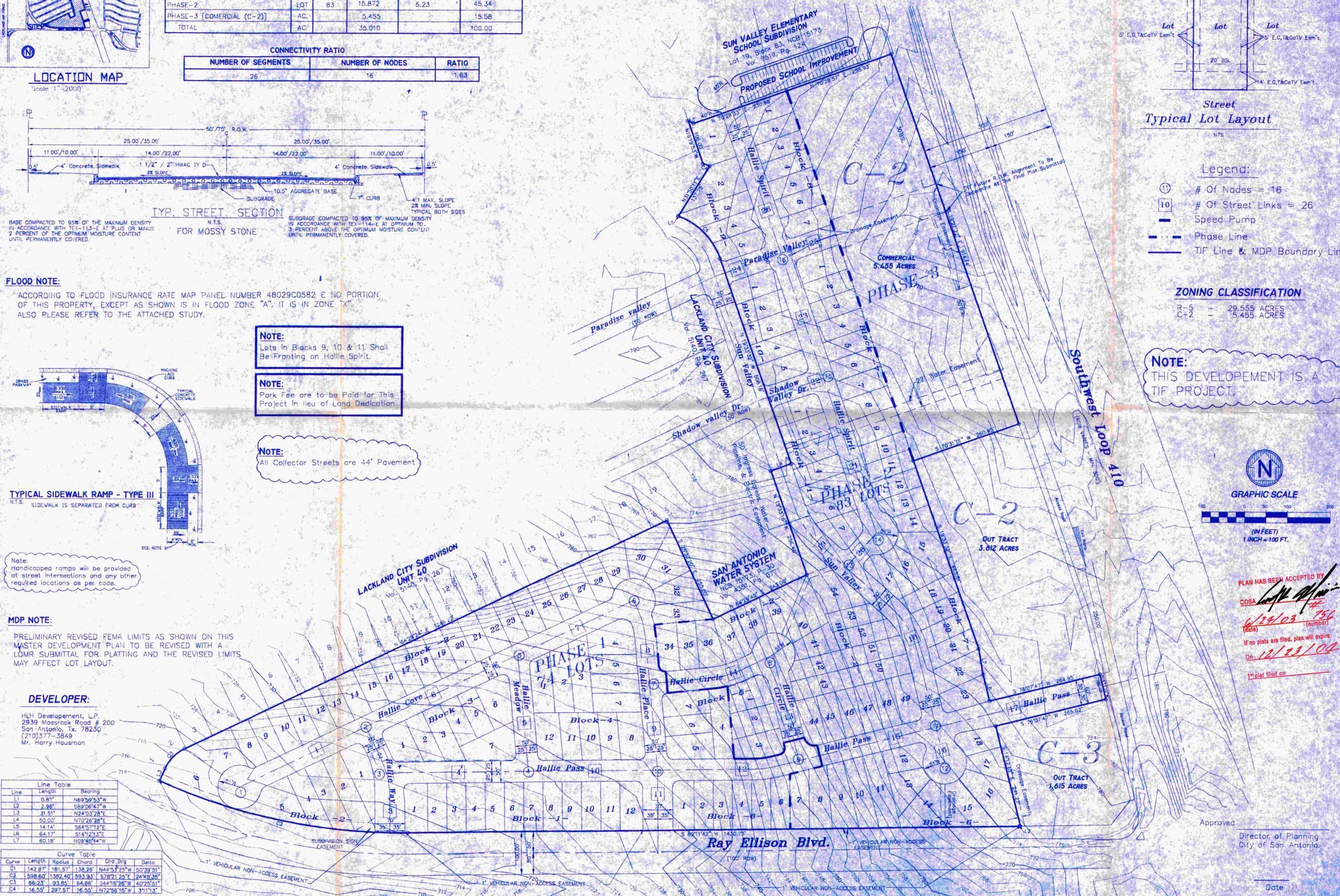
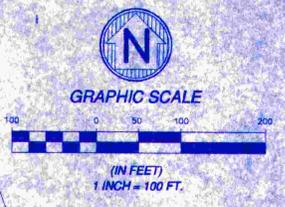
Typical Lot Layout
N.T.S.

- Legend:**
- ⊙ # Of Nodes = 16
 - ⊠ # Of Street Links = 26
 - Speed Pump
 - Phase Line
 - TIF Line & MDP Boundary Line

ZONING CLASSIFICATION

R-5	29.555 ACRES
C-2	5.455 ACRES

NOTE:
THIS DEVELOPEMENT IS A TIF PROJECT.



Seda Consulting Engineers, Inc.
2839 MOSSROCK, SUITE 225
San Antonio, Texas 78230
FAX: (210) 308-8842
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

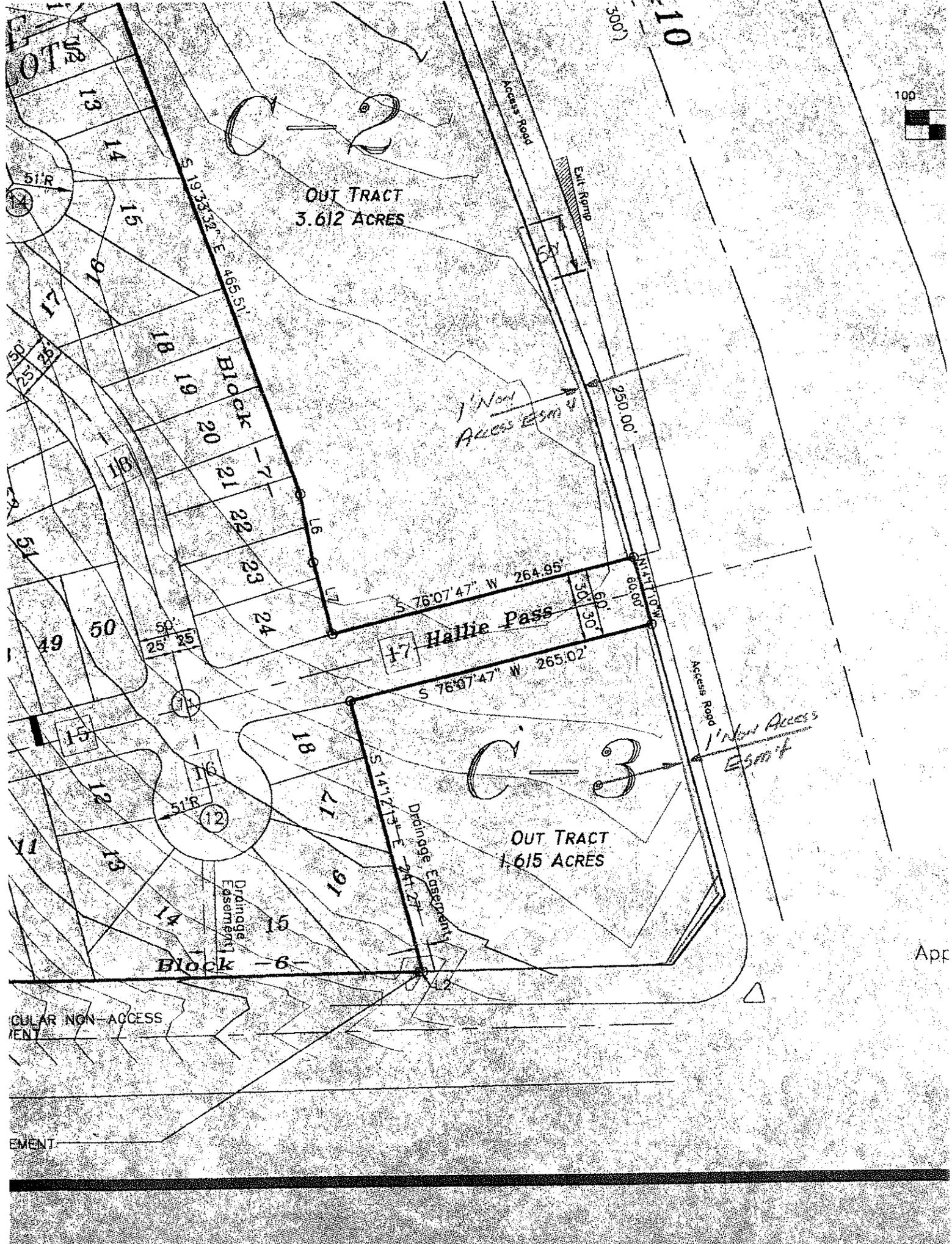


HALLIE HEIGHTS SUBDIVISION
35 ACRES
MASTER DEVELOPMENT PLAN

PLAN HAS BEEN ACCEPTED BY
COSEA
6/24/03
156
(date)
If no plats are filed, plan will expire
On: 12/23/09
1" plat filed on

Approved
Director of Planning
City of San Antonio.
Date

JOB NO: 967
DATE: 01/08/03
DRAWN BY: BOS/MGM
CHECKED BY: SED
SHEET: 1 OF 1



OUT TRACT
3.612 ACRES

Hallie Pass

OUT TRACT
1.615 ACRES

Block -7-

Block -6-

New Access Esm't

Drainage Easement

CULAR NON-ACCESS
MENT

EMENT

App



City of San Antonio
Planning Department

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Master Development Plan Section
APPLICATION

03 JAN 17 PM 3:11

Project ID Number:
Date Submitted:

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 Used 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: HALLIE HIGHTS SUBD'N
Owner/Agent: H.L.H DEVELOPMENT LP Phone: Fax:
Address: Zip code:
Engineer/Surveyor: Seda Consulting Engineers Z.C. Phone: 308-0057 Fax: 308-8842
Address: 2939 MOSS ROCK # 225, S.A. TX. Zip code: 78230

January 1, 2003

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

(Continued)

Existing legal Description (PUD Only): _____

Existing zoning: R-5 & C-2 Proposed zoning: N/A
(29.5 AC) (5.5) AC.

Projected # of Phases: 2

Number of dwelling units (lots) by Phases: Phase I. 74 lots
Phase II 81 lots.

Total Number of lots: 155 divided by acreage: 29.5 = Density: 5.22

(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: 4 School District: SW ISD Ferguson map grid: 647.E-6

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

Name NO No. _____

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

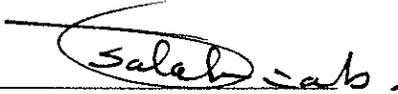
Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name HALLIE HEIGHTS Ph-I No. 030169

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: SALAH E. DIAB Signature: 

Date: 1-14-03 Phone: (210) 308-0057 Fax: (210) 308-8842

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;
- 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.
- 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).

(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 HALLIE HEIGHTS SUBDIV. MDP Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: SALAH E. DIAB P.E. Signature:  Date: 1-14-03

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873
APPLICATION REVISED January 1, 2003