CITY OF SAN ANTONIO

May 30, 2006

Salah Diab, P.E.
Seda Consulting Engineers Inc.
6735 I.H. 10 West
San Antonio, TX 78201

Re: **Hallie Heights Subdivision (Amended)** **MDP # 756-A TIF**

Mr. Diab:

The City Staff Development Review Committee has reviewed the Huebner Square Townhomes Development Plan, **M.D.P. # 756-A.** Enclosed, please find 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.

The DSD – Traffic Impact Analysis & Streets Division has reviewed a plan time stamped 1-12-06 and recommends support with the following conditions:

1. The pavement designs shown shall not be utilized for plat review. Plat review requires standard geotechnical report.

2. Clear vision easements shall be provided in accordance with UDC 35-506(d)(5).

3. 15-foot property line returns shall be provided at all street intersections with Ray Ellison and Loop 410.

4. At the Loop 410 frontage road intersection, a right turn lane shall be provided for the new platted subdivision.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal 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. All technical requirements of the Unified Development Code will be complied with at the time of platting.

- 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.

Parks and Recreation: Hallie Heights is a proposed subdivision of 203 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. Phases 1 and 2 are vested. But Phase 3, consisting of 46 lots, is not and will have a requirment of .7 acres. A 0.2 acre parcel has been provided along with amenities.

- The 0.2 acre parcel being dedicated has 3 picnic units; a picnic unit is defined as a concrete or metal picnic table, and two benches permanently anchored to a concrete slab.

- A covered school bus stop is provided for use by the appropriate school district; a covered bus stop is defined as a concrete or metal bench, covered by a metal shelter permanently anchored to a concrete slab.

- Lighting for the parcel shall be provided.

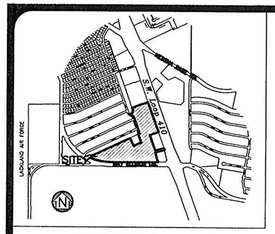
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan (M.D.P.) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

CC: Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage
Richard Chamberlin, P.E. Senior Engineer Development Services
Richard L. Milk Senior Planner Tax Increment Financing, COSA - Neighborhood Action



LOCATION MAP

Scale 1"=2000'

LAND USE CATEGORIES

DESCRIPTION	UNIT	QTY	ACRES	DENSITY/ACRES	% LAND USE
SINGLE FAMILY RESIDENTIAL	LOT	203	35.219	5.76	100.00
PHASE-1	LOT	74	13.683	5.41	38.85
PHASE-2A	LOT	42	8.703	4.83	24.71
PHASE-2B	LOT	41	7.227	5.67	20.52
PHASE-3	LOT	43	5.664	7.59	16.08
TOTAL	AC.	200	35.219	2.68	100.00

Note:
Development in the R-3 zoned phase will comply with all requirements of the UDC Section 35-A31.a "R-3" Single Family Residential District.

CONNECTIVITY RATIO

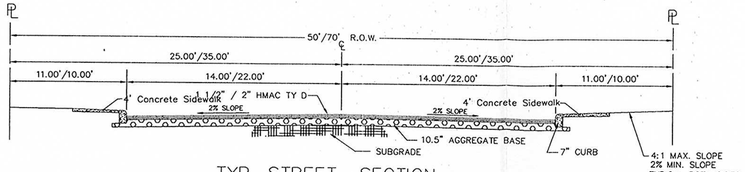
NUMBER OF SEGMENTS	NUMBER OF NODES	RATIO
29	19	1.53

NOTE:
Lots in Blocks 91, 92 & 93 Shall Be Fronting on Hallie Spirit.

NOTE:
Park Fee are to be Paid for This Project in lieu of Land Dedication Except for Phase-3

NOTE:
All Collector Streets are 44' Pavement

NOTE:
THE REQUIRED PARK AREA IS 0.538 AC. DUE TO THE R-3 ZONE. AREA PROVIDED IS 0.232 AC. ACCORDING TO THE UDC. SECTION 35-503, TABLE 503-4. THE DEVELOPER WILL PROVIDE SOME TABLES, BENCHES, ETC. TO MEET THE REQUIREMENT OF SEC. 35-503, AS AMENDED. ALSO, IT IS UNDERSTOOD THAT THE DEVELOPER WILL PROVIDE SOME LIGHTS TO THE DESIGNATED PARK AREA.



TYP. STREET SECTION

N.T.S.

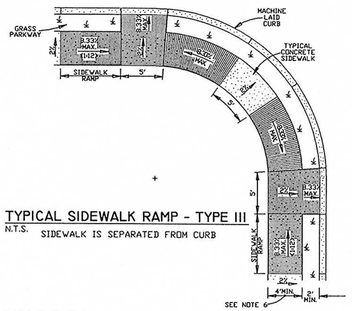
FOR MOSSY STONE

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:

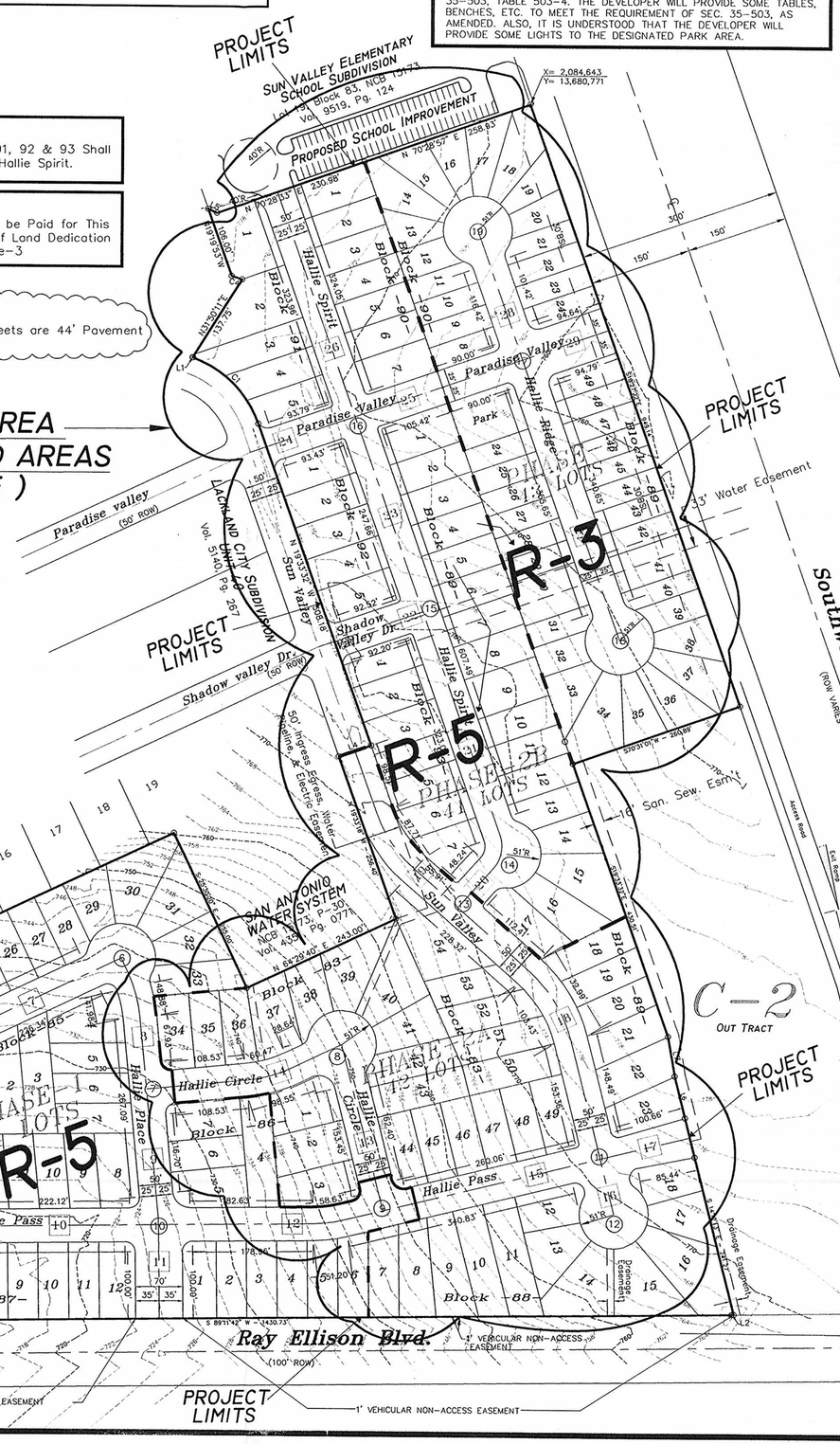
HLH Developement, L.P.
1603 Babcock Road, Suite # 151
San Antonio, Tx. 78229
(210)648-7136
Mr. Harry Hausman

MDP OF

40.237 ACRES OF LAND

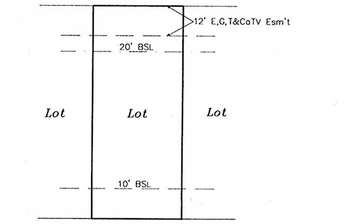
VOL. 9217, PG. 753, OPRORP
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS

CLOUDED AREA IS THE MODIFIED AREAS (SEE NOTE)



Line Table		
Line	Length	Bearing
L1	0.87'	N69°59'53"W
L2	2.96'	S89°08'47"W
L3	31.51'	N24°03'28"E
L4	50.00'	N70°26'28"E
L5	14.14'	S64°57'12"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	142.87'	161.57'	138.26'	N44°53'25"W	50°39'51"
C2	598.60'	1382.40'	593.93'	S78°21'25"E	24°48'35"
C3	66.23'	93.85'	64.86'	S44°16'26"W	40°25'51"
C4	16.55'	297.57'	16.55'	N72°56'15"W	3°11'13"



Street
Typical Lot Layout

NTS

Legend:

- (11) # Of Nodes = 19
- 10 # Of Street Links = 29
- Speed Hump
- Phase Line
- TIF Line & MDP Boundary Line

ZONING CLASSIFICATION

R-5 - 29.555 ACRES
R-3 - 5.664 ACRES

NOTE:
THIS DEVELOPEMENT IS A TIF PROJECT.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 INCH = 100 FT.

- NOTE -

THE MODIFICATION / CHANGES ARE AS FOLLOW:
1- PHASE - 2 WAS DIVIDED INTO 2 PHASES; 2A & 2B .
2- PHASE - 3 AREA WAS DESIGNETED AS COMMERCIAL, IT CHANGED TO RESIDENTIAL R- 3 (TOWN HOME) .

PLAN HAS BEEN ACCEPTED BY COSA

5/30/06 756A(TIF)
(date) (number)

If no plats are filed, plan will expire On 5/29/08

1st plat filed on

Approved

Director of Planning
City of San Antonio.

Date

Seda Consulting Engineers, Inc.
6735 IH-10 West (210) 308-0057
San Antonio, Texas 78201 FAX:(210) 308-8842
CIVIL• STRUCTURAL• ENVIRONMENTAL• PLANNER

HALLIE HEIGHTS SUBDIVISION, TIF
35.219 ACRES
REVISED MASTER DEVELOPMENT PLAN

JOB NO. 967
DATE: 03/29/'06
DRAWN BY: MGM/RKN
CHECKED BY: SED
SHEET: 1 OF 1