



CITY OF SAN ANTONIO

September 8, 2003

Mr. Rick Gray

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

Re: Rolling Meadows

MDP # 760

Dear Mr. Gray:

The City Staff Development Review Committee has reviewed Rolling Meadows Master Development Plan M.D.P. # 760. 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, Engineering Street and Drainage Section and TIA have indicated as part of their conditional approval, the following shall be met by the developer at the time of final plat submittal:

1. Pre-Development % of Impervious Cover will be required at the platting stage.

2. Clarification of the 21.55 Acres of Lewisville silt clay will be required at the platting stage.

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3. During the platting stage, a drainage study with a drainage area map showing the path of Tc will be required. This is to verify the overland flow of 20 min. in both Pre and Post Conditions.

TIA

It should be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats at the technical reviewing stage. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, knuckle requirements, and right-of-way requirements.

This property is proposed to consist of 363 single family detached homes. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 367 peak hour trips. A new collector street will extend from Nacogdoches Road (FM 2252) to the first cross street within the subdivision. Two stub-out streets will be provided to the southeast of the property for additional connectivity.

The following on-site improvements, as well as, improvements along the project limits are necessary before the completion of the Rolling Meadows Subdivision, at no cost to the City of San Antonio:

1. A right-turn deceleration lane shall be installed for northbound Nacogdoches Road at the main entrance to this subdivision.
 2. The City of San Antonio recommends the installation of a left-turn lane for the main entrance on southbound Nacogdoches Road.
- The Parks and Recreation Department as part of their conditional approval impose the following:
 1. Rolling Meadows is a proposed subdivision of 366 residential units. UDC Section 35-503 requires 1 acre of parkland for every 114 residential units. Rolling Meadows has a park dedication requirement of 3.3 acres of parkland or the equivalent fee in-lieu of dedication.
 2. Prior to the recordation of the first plat filed under this Plan, a fee in-lieu of dedication in the amount of \$20,475.97 is to be paid to the Parks and Recreation department for the remaining dedication requirement of 3.3 acres.

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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.

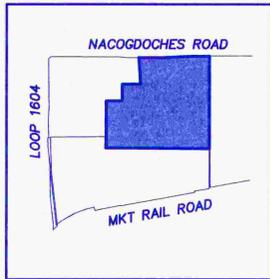
Sincerely,



Emil R. Monciwais AIA, AICP
Director, Planning Department

EM/MH. Jr.

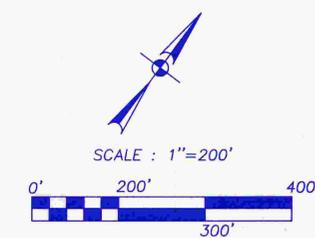
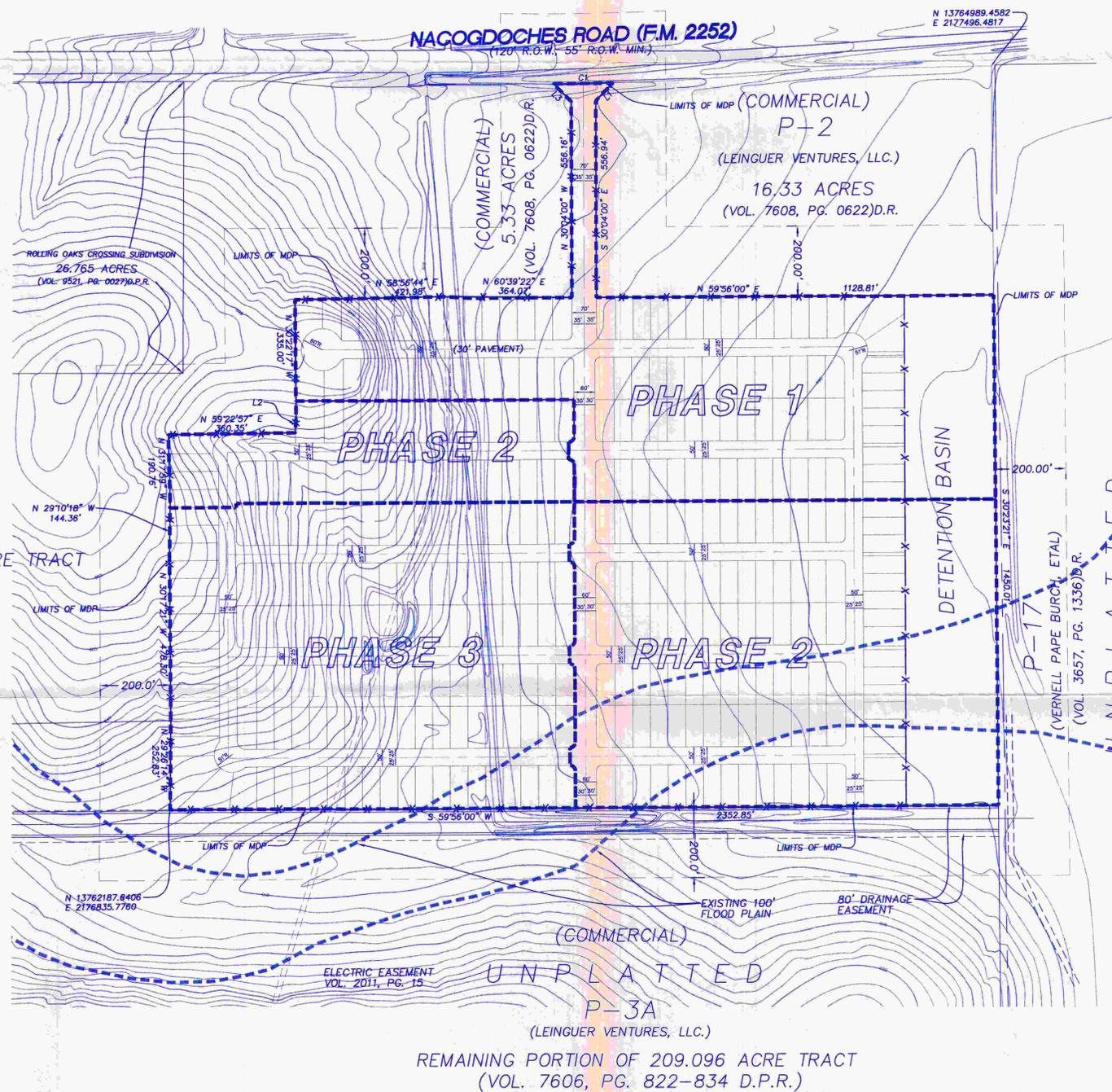
cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Christi Tanner, EIT. Senior Engineering Associate



OFFICE OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 AUG 11 AM 7:24
RECEIVED
03 AUG - 8 PM 3:18
LAND DEVELOPMENT
SERVICES DIVISION

LOCATION MAP
SCALE: 1"=2000'

(COMMERCIAL)
UNPLATTED
P-1
(M/SW NACOGDOCHES & 1604 JV ETAL)
REMAINING PORTION OF A 69.155 ACRE TRACT
(VOL. 6605, PGS. 596-606) R.P.R.



LEGEND

- PHASE LINES
- X-X- 8' PRIVACY FENCE

LINE TABLE

LINE	LENGTH	BEARING
L1	71.39'	N14°23'24"E
L2	42.75'	N26°59'44"W
L3	70.59'	N75°09'55"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
CT	170.01'	7709.44'	85.01'	115°49'	170.01'	N59°17'22"E

PHASE	LAND USE	ACREAGE (Ac.)	# OF LOTS	UNITS/AC.
1	RESIDENTIAL	22.26	97	4.35
2	RESIDENTIAL	30.94	138	4.46
3	RESIDENTIAL	22.84	130	5.69
TOTAL		76.04	365	4.80

REVISION HISTORY

MDP	ACCEPTED DATE

- NOTES:
1. WATER SERVICE TO BE PROVIDED BY S.A.W.S.
 2. SANITARY SEWER SERVICE TO BE PROVIDED BY CMAA
 3. ELECTRIC & GAS TO BE PROVIDED BY C.P.S.
 4. TELEPHONE SERVICE TO BE PROVIDED BY S.B.C.
 5. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
 6. ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.
 7. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
 8. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (d) (5) OF THE UNIFIED DEVELOPMENT CODE.
 9. SPECIFIC LOT BEARINGS & DIMENSIONS SHALL BE SHOWN ON THE RESPECTIVE PLATS.
 10. THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED, SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTIONS INDICATED.
 11. DEVELOPER WISHES TO PAY FEE IN LIEU OF 3.39 AC. OF PARK LAND DEDICATION IN ACCORDANCE WITH SECTION 35-503 (C).
 12. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

DEVELOPER: LEINGUER VENTURES, LLC.
AGENT: JOEY GUERRA
11202 DISCO
SAN ANTONIO, TEXAS 78216
PHONE: 210-495-8777
FAX: 210-499-4217

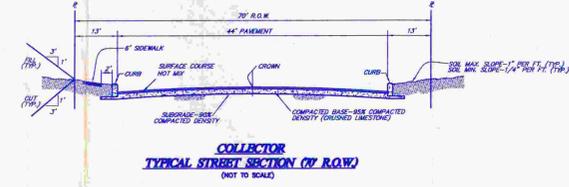
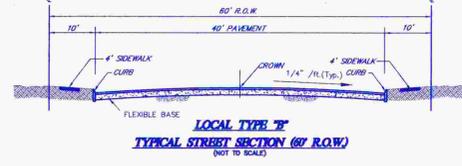
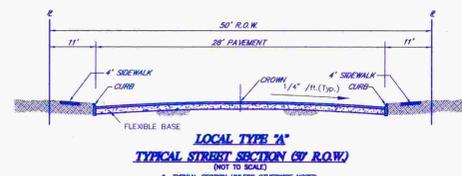
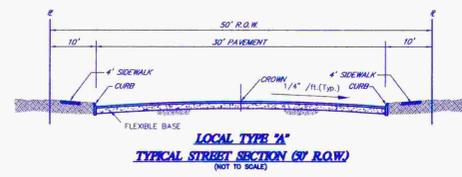
PLAN HAS BEEN ACCEPTED BY
[Signature]
[Signature]

2/10/03 760
(date) (number)

If no plats are filed, plan will expire
On 3/9/05

1st plat filed on _____

M.D.P. # 760



REVISIONS:
ENTRY DRIVE MODIFICATION-7/11/03

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

ROLLING MEADOWS
SAN ANTONIO, TEXAS
MASTER DEVELOPMENT PLAN

JOB NO. 5652-01
DATE AUGUST 2003
DESIGNER RG
CHECKED RG DRAWN MK
SHEET 1



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: 02/08/05

Case Manager: Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	File Number:
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****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, (Indicate TIF Project Name on all submissions).

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| | <input type="checkbox"/> Other: _____ |

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: Rolling Meadows Master Development Plan

Owner/Agent: Leinguer Ventures, L.L.C. Phone: 495-8777 Fax: 499-4217

Address: 11202 Disco San Antonio, TX Zip code: 78216

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9030

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Chris Van Heerde, P.E. E-mail: cvanheerde@pape-dawson.com

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

03 JAN -2 3 11 2 03

Existing legal Description (PUD Only): _____

Existing zoning: BP and C3 Proposed zoning: R-5

Projected # of Phases: 3

Number of dwelling units (lots) by Phases: 95 Phase I, 144 Phase II, 148 Phase III

Total Number of lots: 387 divided by acreage: 76.94 = Density: 5.03

(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

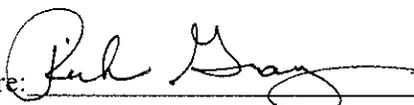
Council District: 10 School District: Selma Ferguson Map Grid: 519 / F4

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: Rick Gray, P.E. Signature: 

Date: 6-2-03 Phone: (210) 375-9000 Fax: (210) 375-9010

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;

N/A 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)

02.001-0.01.000
02.001-0.01.000

- (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.
- N/A **(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.
- N/A A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- N/A 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.
- N/A (c)(PUD Only) Total floor area ratio for each type of use.
- N/A (d) Total area in passive open space.
- N/A (e) Total area in active developed recreational open space.
- N/A (f) Total number of off-street parking and loading spaces.

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

03 MAY 14 2 12 PM
DEVELOPMENT

- Traffic Impact Analysis (section 35-502).
- 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.
- N/A 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 Rolling Meadows MDP Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: J.L. GUERRA JR. Signature:  Date: 5/2/03

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