



CITY OF SAN ANTONIO

December 15, 2003

Mr. Paul W. Denham

Denham-Ramones Engineering and Associates, Inc.
13424 West Avenue
San Antonio, TX 78216

Re: Miller Ranch

MDP # 768

Dear Mr. Denham:

The City Staff Planning Review Committee has reviewed Miller Ranch Master Development Plan M.D.P. # 768. 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.
- Development Services, Engineering Section cites the following:
Development Services engineering Division has reviewed the Level-2 Traffic Impact analysis (TIA) for the Miller tract (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Miller tract development is located in northeast Bexar County inside Loop 1604. the development is located approximate ½ mile north of the intersection of IH10 and Foster road. Foster Road will provide regional access to and from the site in the north-south direction. Binz-Engleman to the north and IH 10 to the south provide regional access to and from the site in the east-west direction.

The proposed development consists of 635 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 Miller tract Development, at no cost to the city of San Antonio:

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

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2. Construction of an internal collector street system. Collector streets with 70-feet of ROW and 44-feet of pavement shall have no houses fronting.
3. All Roadways shall conform to Table 506-1: Functional System Description.
4. It is recommended at the Miller Tract Unit 1 collector and Foster road that a right turn deceleration lane is provided for southbound traffic on foster road.

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.

- 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.
- The Parks and Recreation Department cites the following:
Miller Ranch is a proposed subdivision consisting of 635 residential units. UDC section 35-503 requires 1 acre of parkland for every 114 residential units. Miller Ranch has a 5.7-acre parkland dedication requirement however the applicant has elected to pay the fee in-lieu of park dedication. Based on the BACD appraisal of the property, the fee due is \$22,226.30. This fee must be pay prior to recordation of the first plat approval under this Master development Plan.
- The city arborist provided the following comment:
NOTE: Client needs to be aware of 80% tree preservation within 100-year flood plain

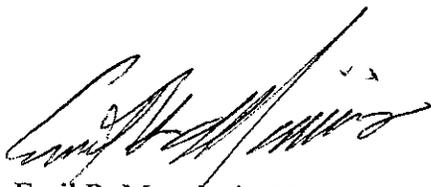
Mr. Denham
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Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in 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,



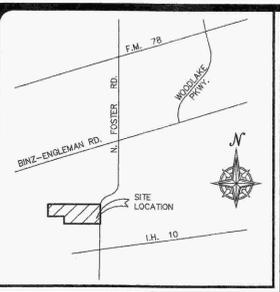
Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

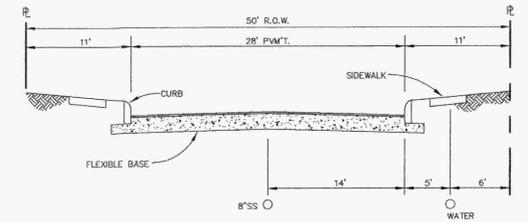
cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering



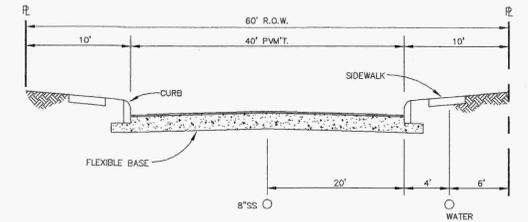
MASTER DEVELOPMENT PLAN
for
MILLER RANCH SUBDIVISION



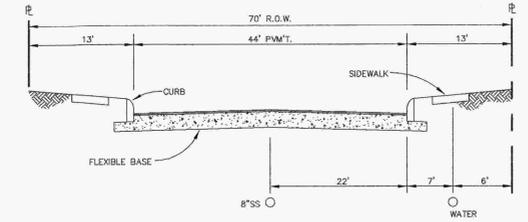
LOCATION MAP



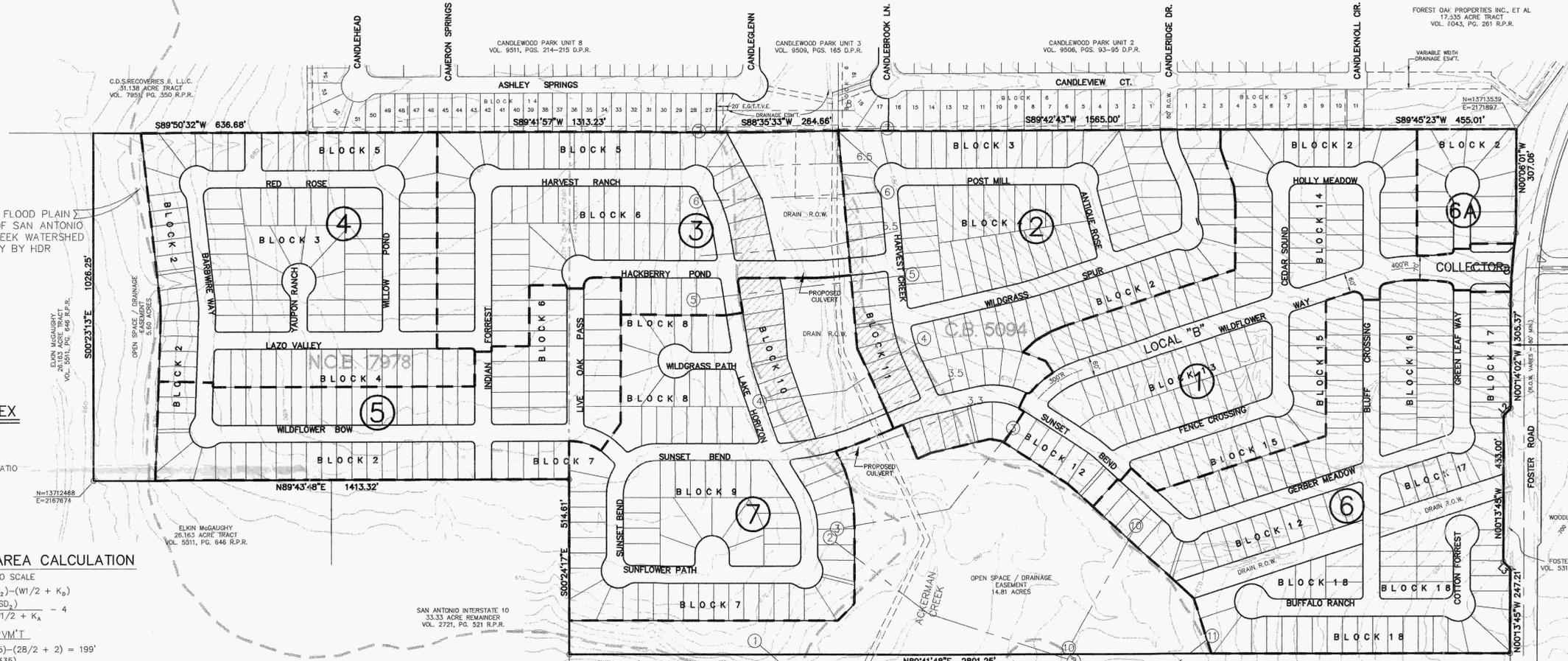
LOCAL "A"
NOT TO SCALE



LOCAL "B"
NOT TO SCALE



COLLECTOR
NOT TO SCALE



JUDSON SCHOOL DISTRICT
100.00 ACRE TRACT
VOL. 8111, PG. 490 R.P.R.
PROPOSED HIGH SCHOOL

APPROXIMATE LOCATION
OF PROPOSED
HIGH SCHOOL ENTRANCE

PROPOSED 3' STREET
DEDICATION TO THE
CITY OF SAN ANTONIO

WOODLAKE PIP III, L.P., REG'D LTD. PARTNERSHIP
94.45 ACRE REMAINDER
VOL. 7722, PG. 1352 R.P.R.

FOSTER ROAD R.O.W.
VOL. 5310, PG. 281 R.P.R.

MILLER PROPERTIES, LTD.
78.90 ACRE REMAINDER
VOL. 4718, PG. 911 R.P.R.

ELKIN MCGAUGHY
26.163 ACRE TRACT
VOL. 5511, PG. 646 R.P.R.

ELKIN MCGAUGHY
31.138 ACRE TRACT
VOL. 7893, PG. 350 R.P.R.

FOREST OAK PROPERTIES INC., ET AL
17.335 ACRE TRACT
VOL. 10443, PG. 251 R.P.R.

WILLOW POND
WILLOW POND
WILLOW POND

CONNECTIVITY INDEX

57 LINKS
45 NODES
57/45 = 1:27 CONNECTIVITY RATIO

CLEAR VISION AREA CALCULATION

NOT TO SCALE

$$R = 0.65(SD_2) - (W1/2 + K_0)$$

$$L = \frac{13(SD_2)}{13 + W1/2 + K_0} - 4$$

LOCAL A 28' P.V.M.T.

$$R = 0.65(335) - (28/2 + 2) = 199'$$

$$L = \frac{13(335)}{13 + (28/2) + 7} - 4 = 124'$$

SECONDARY ARTERIAL

$$R = 0.65(445) - (62/2 + 2) = 256'$$

$$L = \frac{13(445)}{13 + (62/2) + 7} - 4 = 109'$$

LINE	BEARING	DISTANCE
L1	S44°46'15"W	29.70'
L2	S45°13'45"E	29.70'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	81°1'00"	1472.41'	105.33'	210.30'	210.12'

APPROXIMATE ACREAGE & LOT SUMMARY

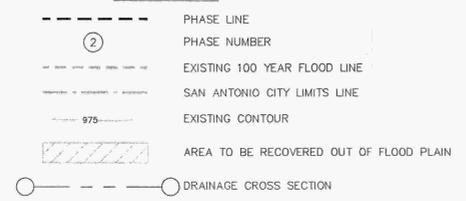
UNIT #	LOTS	LOT SIZE	ACRES
UNIT 1	95	45'X110'	17.13
UNIT 2	106	45'X110'	17.95
UNIT 3	72	45'X110'	14.27
UNIT 4	90	45'X112'	14.75
UNIT 5	68	45'X112'	10.68
UNIT 6	113	45'X110'	19.83
UNIT 6a	13	45'X110'	2.39
UNIT 7	83	45'X110'	17.37
OPEN	-	-	18.16
TOTAL	640		

4.83 UNITS PER ACRE

NOTES

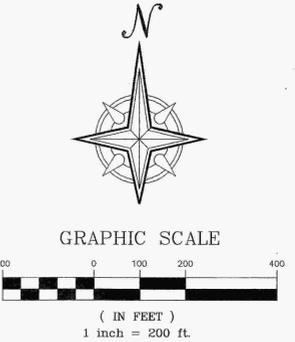
1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
6. ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
7. SPECIFIC LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT
8. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL
9. THIS DEVELOPMENT WILL BE COMPLETED IN SEVEN PHASES
10. THIS DEVELOPMENT IS IN THE JUDSON INDEPENDENT SCHOOL DISTRICT
11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS
12. DEVELOPER WILL COMPLY WITH UDC ARTICLE V.VI CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
13. BEARING REFERENCE SOURCE IS THE EAST LINE OF FOSTER ROAD PER VOLUME 7722, PAGE 1352 OFFICIAL PUBLIC OF BEXAR COUNTY, TEXAS
14. SIDEWALKS TO BE CONSTRUCTED IN CONJUNCTION WITH HOME CONSTRUCTION.
15. TOTAL AREA OF PASSIVE OPEN SPACE IS 20.41 ACRES

LEGEND



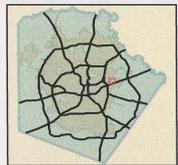
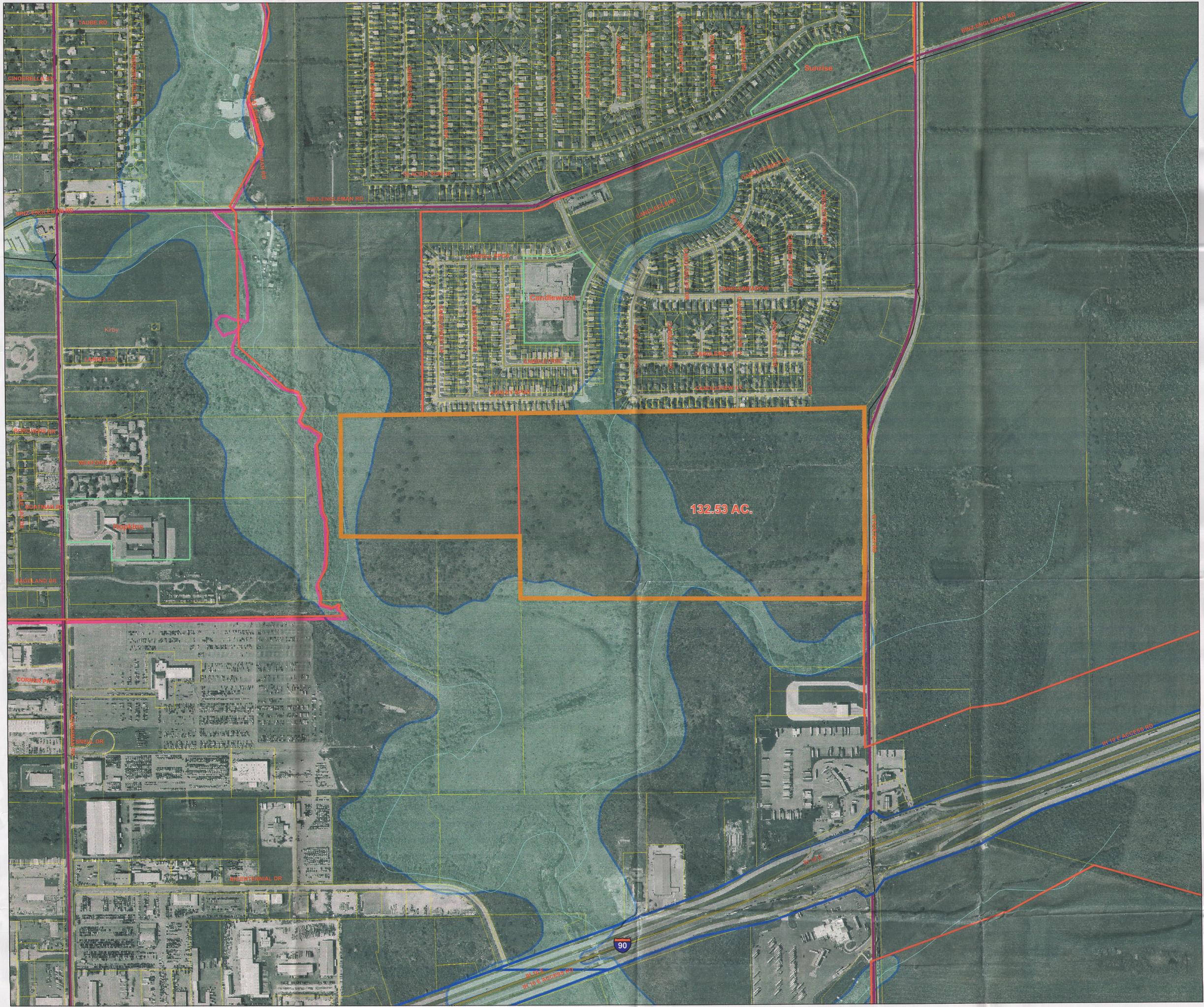
OWNER:
MILLER PROPERTIES, Ltd.
A TEXAS LIMITED PARTNERSHIP
2310 BRIARWOOD
SAN ANTONIO, TEXAS 78209
PHONE: (210) 824-6734

DEVELOPER:
OBRA HOMES
17319 SAN PEDRO, SUITE 140
SAN ANTONIO, TEXAS 78232
PHONE: (210) 674-8088



100 YEAR FLOOD PLAIN NOTE

HATCH AREA TO BE REMOVED FROM 100 FLOOD PLAIN AS PART OF CHANNELIZATION DUE TO INSTALLATION OF CULVERTS UNDER PROPOSED STREET CONNECTIONS TO WEST END OF PROPERTY. ALL OTHER AREAS OF EXISTING FLOOD PLAIN AS DETERMINED BY FLOOD STUDY TO BE LEFT AS IS.



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
 *This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient.
 Please contact the responsible City of San Antonio Department for specific determinations.
 City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: C.B. Barrientez
 Map Creation Date: 06-06-03
 Map file location: C:\arcview\PROJECTS\Mountain Lodge Unit-7.mxd
 PDF Filename: C:\arcview\PDF\0307G04.pdf

- Legend**
- Miller Ranch
 - Major Thoroughfare
 - Floodplains 100-2002
 - S.A. City Limits
 - Major Roads
 - Lakes



City of San Antonio

**City of San Antonio
 Planning Department**
 Emil R. Moncivais, AICP, AIA
 Director, Planning Department
 Development & Business
 Service Center
 1901 S. Alamo - 2nd Floor
 San Antonio, Texas 78204





City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

CITY OF SAN ANTONIO
 PLANNING DEPARTMENT
 OFFICE OF DIRECTOR
 03 JUL 29 PM 3 15

Project ID Number:	Date Submitted:
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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.

(Check One)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)
<input type="checkbox"/> Master Plan Community District (MPCD)
<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> P.U.D. Plan
<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Pedestrian Plan (PP)
<input type="checkbox"/> 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: Miller Ranch Subdivision

Owner/Agent: Miller Properties. Ltd. Phone: 210-495-3100 Fax: 210-495-3122

Address: 2310 Briarwood, San Antonio, TX Zip code: 78209

Engineer/Surveyor: Denham-Ramones Engineering Phone: 210-495-3100 Fax: 210-495-3122

Address: 13424 West Avenue, San Antonio, TX Zip code: 78216

January 1, 2003

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

Existing legal Description (PUD Only): _____

Existing zoning: R6 Proposed zoning: R5

Projected # of Phases: 7

Number of dwelling units (lots) by Phases: Unit 1-120 Lots, Unit 2-86 Lots, Unit 3-79 Lots
Unit 4-90 Lots, Unit 5-62 Lots, Unit 6-111 Lots, Unit 7-87 Lots

Total Number of lots: 635 divided by acreage: 132.53 = Density: 4.79

(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: 2 School District: Judson Ferguson map grid: 619/C1

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

Name _____ No. _____

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

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

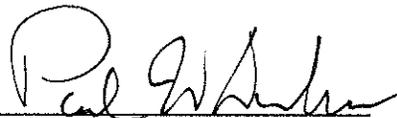
Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Paul W. Denham

Signature: 

Date: 7/7/2003

Phone: 210-495-3100

Fax: 210-495-3122

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)

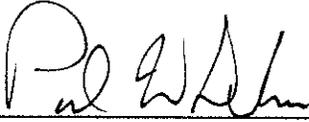
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether 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 Master Development Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Paul W. Dentham Signature:  Date: 7/7/2003

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

03 JUL -9 PM 3:15
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF PLANNING