



# CITY OF SAN ANTONIO

July 22, 2005

Mr. Paul W. Denham

Denham-Ramones Engineering  
13424 West Avenue  
San Antonio, TX 78216

Re: Highland Farms III

MDP # 780-A

Dear Mr. Denham:

The City Staff Development Review Committee has reviewed Highland Farms III Master Development Plan M.D.P. # 780-A. 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.
- Detention is not required at this time. However, the final determination is made during platting. Conditions in the watershed may change over time. Storm Water Engineering (SWE) cannot grant blanket approvals for detention requirements during the MDP process.
- Development Services, TIA Engineering Section has reviewed the Level-1 traffic Impact analysis (TIA) for the subject project. The analysis is in compliance with the TIA Ordinance 91700. As part of the conditional approval, the following conditions shall be met by the developer at the time of final plat submittal:

This property is proposed to consist of 396 single family detached homes. Based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual, this property is estimated to generate 400 peak hour trips. Primary access will be provided to FM 78 with alternate access to Summer Fest Drive and Jackies Farm.

- This development will need to comply with tree preservation ordinance #85262 and the 2003 Tree Protection Standards, Streetscape Standards and other applicable codes and standards. For information about these requirements you can contact Development Service at 207-7102.
- The Parks and Recreation Department cites the following:

Highland Farms III is a proposed subdivision of 396 residential units. UDC Section 35-503 requires 1 acre of parkland for every 114 residential units. Highland Farms III has a 3.5-acre parkland dedication.

Approval of the Highland Farms III Master Development Plan is recommended with the following conditions:

1. The 2.85-acre park designated "Park" on the plan be deeded to the Highland Farms III Home Owner's Association (HOA). All requirements of 35-503 (f)(2) are in force and required for this park.
2. Trees shall be planted parallel to all perimeter rights-of-ways. The distance between trees shall be an average of 32.5 feet with no distance greater than 50 feet. Each tree must have a minimum caliper of three (3) inches. Applicant may plant a minimum of two of the following species: Cedar Elm, Live Oak, or Monterrey Oak. Trees must be cared for and maintained by the developer for a minimum of one year from installation.
3. Park to include at least three of the following improvements: playground, informal play area, trail, parking/access control, park furnishings, or landscaping. Improvements to be approved with Unit 7 or the second phase platted under this plan. Park must be constructed with the second unit platted.

Mr. Denham  
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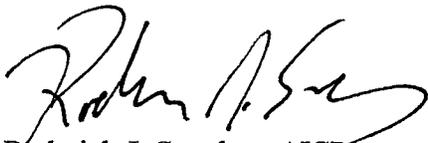
4. Remaining balance of 0.65 acres due is to be paid as a fee in-lieu of dedication. Fee is to be paid in full prior to recordation of first plat filed under this plan.

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.**

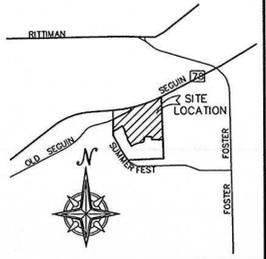
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Roderick J. Sanchez, AICP  
Assistant Development Services Director

cc: Sam Dent, P. E., Development Services  
Arturo Villarreal Jr, P.E. Strom Water Engineering  
Christina De La Cruz, P.E. Public Works



LOCATION MAP

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
L1	N00°3'03"W	83.20'	C1	16°35'55"	629.14'	91.77'	182.26'	181.63'
			C2	31°47'12"	678.44'	193.17'	376.39'	371.58'



**CONNECTIVITY INDEX**

42 LINKS  
33 NODES

42/33 = 1.27 CONNECTIVITY RATIO

**100 YEAR FLOOD PLAIN NOTE**

FLOOD PLAIN IMPROVEMENTS LIMITED TO INSTALLATION OF CULVERTS UNDER PROPOSED ENTRANCE STREET CONNECTION TO FM 78. ALL OTHER AREAS OF EXISTING FLOOD PLAIN AS DETERMINED BY FLOOD STUDY TO BE LEFT AS IS.

**APPROXIMATE ACREAGE & LOT SUMMARY**

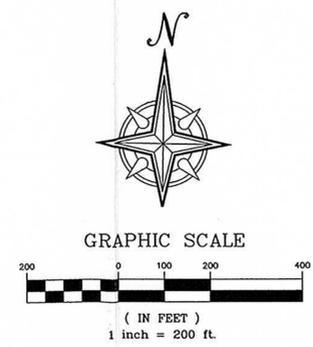
UNIT #	LOTS	LOT SIZE	ACRES
UNIT 6	83	50'X110'	24.3
UNIT 7	47	50'X110'	16.3
UNIT 8	118	50'X110'	23.2
UNIT 9	67	50'X110'	16.3
UNIT 10	81	50'X110'	14.0
<b>TOTAL</b>	<b>396</b>		<b>4.20 UNITS PER ACRE</b>

**DEVELOPER/OWNER:**  
HLL II LAND ACQUISITIONS OF TEXAS, L.P.  
5150 N. LOOP 1604 W.  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 493-3095

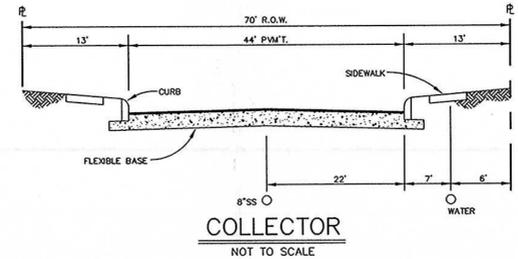
**NOTE:**  
THIS PLAN INCLUDES MINOR AMENDMENTS AS PER UDC ARTICLE 4, DIVISION 2: 35-412(g.).  
AMENDMENTS ARE TO PHASING SCHEDULE

**LEGEND**

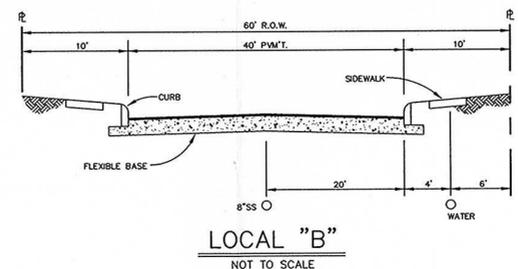
- PHASE LINE
- ② PHASE NUMBER
- - - - EXISTING 100 YEAR FLOOD LINE
- - - - EXISTING CONTOUR
- ② --- ② DRAINAGE CROSS SECTION



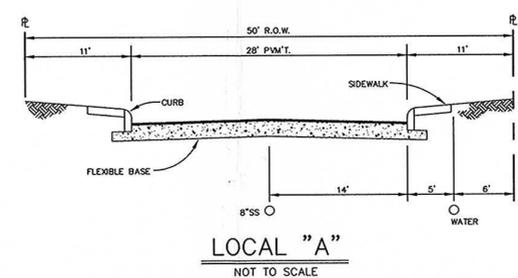
ALL PROPERTY WITHIN THE LIMITS OF THIS MDP IS CURRENTLY ZONED R-5



COLLECTOR  
NOT TO SCALE



LOCAL "B"  
NOT TO SCALE



LOCAL "A"  
NOT TO SCALE

**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 CFS
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 FIVE 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, VII CONCERNING PARKS AND OPEN SPACE. PARK IMPROVEMENT AND FEE WILL BE ADDRESSED AT PLATTING.
13. BEARING REFERENCE SOURCE IS VOLUME 9554, PAGE 160 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
14. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(a.)
15. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SITE CLEARANCE EASEMENTS AS REQUIRED.
16. TOTAL ACTIVE OPEN SPACE 2.85 AC.  
TOTAL PASSIVE OPEN SPACE 14.45 AC
17. PARK DEDICATION WILL COMPLY WITH SECTION 35-503(F)(2).
18. DEVELOPER WILL DEDICATE 3.56 ACRES FOR PARK AND PAY PARK FEE FOR REMAINING REQUIREMENT AS PER U.D.C. ARTICLE V.

PLAN HAS BEEN ACCEPTED BY

COSA *[Signature]*  
7/26/05 700-A  
(date) (number)

If no plats are filed, plan will expire  
On 1/21/07

1st plat filed on \_\_\_\_\_

MASTER DEVELOPMENT PLAN  
for  
HIGHLAND FARMS III  
SUBDIVISION

**Denham-Ramones Engineering and Associates, Inc.**



13424 West Avenue  
San Antonio, TX 78216  
(210) 495-3100 Office  
(210) 495-3122 Fax

JOB # 020009

DWG FILE: \_\_\_\_\_

DATE: 8/1/03

DESIGN: \_\_\_\_\_

DRAWN: L.M.R.

CHECKED: \_\_\_\_\_

SHEET 1 OF 1

94.11 TOTAL ACRES  
THIS MDP MODIFICATION WAS PREPARED ON JUNE 13th, 2005

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