# City of San Antonio

Department of Development Services

March 9, 2007

Mr. Lee Wright
Turner Collie & Braden
6800 Park Ten Blvd Ste 180S
San Antonio, TX 78213

Re: North Pointe(Amended) **MDP # 813-A**

Dear Mr. Wright,

The City Staff Development Review Committee has reviewed North Pointe Master Development Plan **M.D.P. # 813-A**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance; however please note the following conditions:

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.

**DSD – Traffic Impact Analysis & Streets** states: It shall be understood that the submitted MDP Plan is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 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. UDC 35-506 will be implemented at the time of platting.

- UDC 35-506(e)(3) *Reserve Strips.*
- UDC 35-506 (g) *Dedication of Arterial*

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal site plan.

**Tree Preservation** states:

- This project will be subject to the Streetscape standards and the 2003 Tree Preservation ordinance standards per UDC Section 35-B125 and Table 35-B101.

If you have any further questions, please call Joan Miller at (210) 207-8265.

**Storm Water Engineering** states:

- Given the known hydraulic conditions of this watershed at this time, this development is eligible for FILO. Should the dynamics of the watershed change that show "adverse impact" then a reconsideration to provide detention will be considered.

**SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (If applicable)
- Significant Recharge Features and Buffering (If applicable)
- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required (If applicable)
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
- Any existing well(s) found on site shall be plugged by the property owner in accordance with SAWS regulations. For plugging procedures please contact Kirk Nixon at 233-3523.

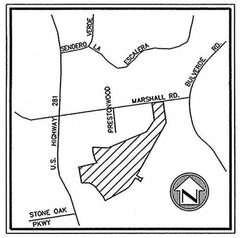
All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the city of San Antonio. It is suggested to work closely with the school district, so they can plan accordingly.

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 (MDP) will be invalid.

If you should need further assistance, please feel free to contact Larry Odis at 210-207-0210.

Sincerely,

Roderick J. Sanchez, AICP, CBO
Interim Director, Development Services

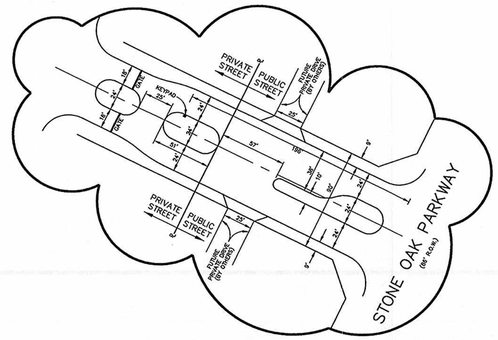


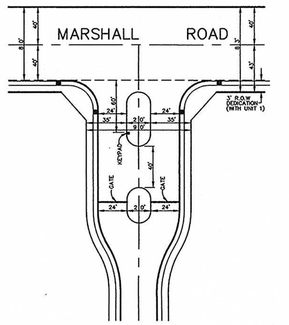

LOCATION MAP

GRAPHIC SCALE

200 0 100 200 400

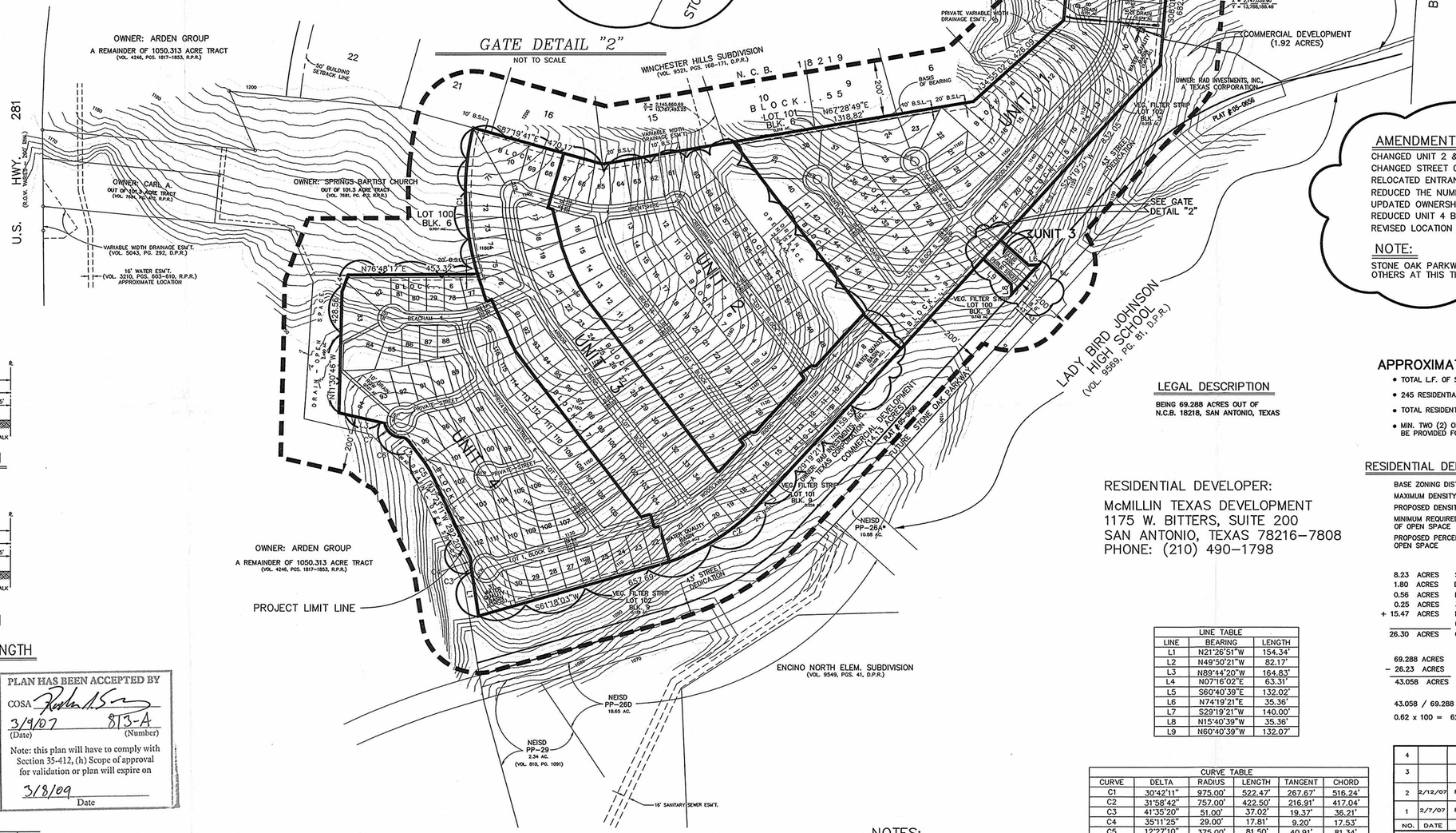
( IN FEET )
1 inch = 200 ft.



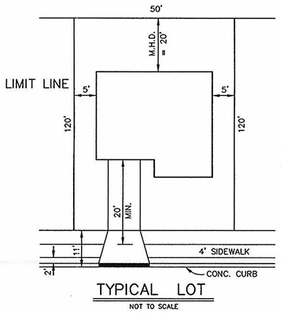

GATE DETAIL "1"

NOT TO SCALE




GATE DETAIL "2"

NOT TO SCALE




TYPICAL LOT

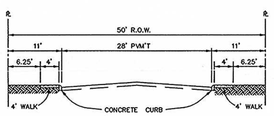
NOT TO SCALE

## AMENDMENT:

CHANGED UNIT 2 & 3 PHASING BOUNDARY.
CHANGED STREET CONFIRGURATION IN UNIT 4.
RELOCATED ENTRANCE ON STONE OAK PARKWAY.
REDUCED THE NUMBER OF RESIDENTIAL LOTS.
UPDATED OWNERSHIP.
REDUCED UNIT 4 BOUNDARY.
REVISED LOCATION OF CONNECTION TO STONE OAK PARKWAY.

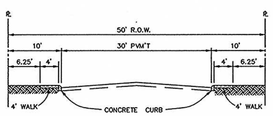
## NOTE:

STONE OAK PARKWAY IS BEING CONSTRUCTED BY OTHERS AT THIS TIME.




TYPICAL STREET SECTION

NOT TO SCALE




TYPICAL STREET SECTION FOR CUL-DE-SACS GREATER THAN 500 FEET IN LENGTH

NOT TO SCALE

## LEGAL DESCRIPTION

BEING 69.288 ACRES OUT OF N.C.B. 18218, SAN ANTONIO, TEXAS

## APPROXIMATELY 260 LOTS

- TOTAL L.F. OF STREET 10,198
- 245 RESIDENTIAL UNITS
- TOTAL RESIDENTIAL ACREAGE 69.288 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

## RESIDENTIAL DENSITY AND OPEN SPACE RATIOS

| | | |
|---|---|---|
| BASE ZONING DISTRICT | = | PUD R-6 ERZD |
| MAXIMUM DENSITY ALLOWED | = | 7 LOTS PER ACRE |
| PROPOSED DENSITY | = | 3.52 LOTS PER ACRE |
| MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE | = | 35% |
| PROPOSED PERCENTAGE OF OPEN SPACE | = | 62% |

| | | |
|---|---|---|
| 8.23 | ACRES | STREET PAVEMENT/ISLANDS & CONC. DRAINS |
| 1.80 | ACRES | DRIVEWAYS (16' X 20') |
| 0.56 | ACRES | PATIOS (10' X 10') |
| 0.25 | ACRES | 3' WALK (3' X 15') |
| + 15.47 | ACRES | HOUSE SLABS, TYPICAL 2,750 SF (INCLUDES GARAGE) |
| 26.30 | ACRES | OCCUPIED SPACE |

| | | |
|---|---|---|
| 69.288 | ACRES | TOTAL AREA |
| − 26.23 | ACRES | OCCUPIED SPACE |
| 43.058 | ACRES | OPEN SPACE |

43.058 / 69.288 = 0.62 OPEN SPACE RATIO

0.62 x 100 = 62% PERCENTAGE OF OPEN SPACE

RESIDENTIAL DEVELOPER:

McMILLIN TEXAS DEVELOPMENT
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TEXAS 78216-7808
PHONE: (210) 490-1798

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N21°26'51"W | 154.34' |
| L2 | N49°50'21"W | 82.17' |
| L3 | N89°44'20"W | 164.83' |
| L4 | N07°16'02"E | 63.31' |
| L5 | S60°40'39"E | 132.02' |
| L6 | N74°19'21"E | 35.36' |
| L7 | S29°19'21"W | 140.00' |
| L8 | N15°40'39"W | 35.36' |
| L9 | N60°40'39"W | 132.07' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD |
| C1 | 30°42'11" | 975.00' | 522.47' | 267.67' | 516.24' |
| C2 | 31°58'42" | 757.00' | 422.50' | 216.91' | 417.04' |
| C3 | 41°35'20" | 51.00' | 37.02' | 19.37' | 36.21' |
| C4 | 35°11'25" | 29.00' | 17.81' | 9.20' | 17.53' |
| C5 | 12°27'10" | 375.00' | 81.50' | 40.91' | 81.34' |
| C6 | 52°38'45" | 29.00' | 26.65' | 14.35' | 25.72' |
| C7 | 78°50'40" | 60.00' | 82.57' | 49.32' | 76.20' |

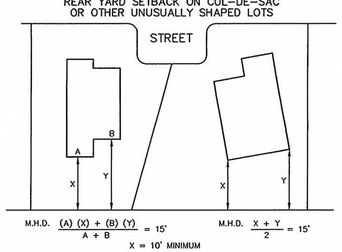
| UNIT | ACREAGE | LOTS | RESIDENTIAL LOTS |
|---|---|---|---|
| NORTH POINTE UNIT 1 | 21.095 AC. | 80 LOTS | 72 LOTS |
| NORTH POINTE UNIT 2 | 16.776 AC. | 62 LOTS | 62 LOTS |
| NORTH POINTE UNIT 3 | 15.102 AC. | 57 LOTS | 53 LOTS |
| NORTH POINTE UNIT 4 | 16.314 AC. | 61 LOTS | 58 LOTS |
| TOTAL NORTHPOINTE | 69.288 AC. | 260 LOTS (INCL. STREET) | 245 LOTS |

PLAN HAS BEEN ACCEPTED BY
COSA
3/9/07 (Date) 813-A (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
3/8/09 Date

## CLEAR VISION AREA

ALL INTERSECTIONS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506(d)(5) OF THE UNIFIED DEVELOPMENT CODE.

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS




MEAN HORIZONTAL DISTANCE

THIS AMENDMENT TO THE MASTER DEVELOPMENT/P.U.D. PLAN OF THE NORTH POINTE P.U.D. PLAN HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D.,

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

## NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS 4' SIDEWALKS TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS.
4. THIS PROJECT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE.
5. ELLIS PARK WILL BE BOTH A PUBLIC STREET AND A PRIVATE STREET. (SEE DETAIL "2", THIS SHEET, FOR LIMITS).

NOTE: LOT 1, BLOCK 5 IS A PRIVATE STREET AND ALSO A WATER, GAS, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE T.V. & DRAINAGE EASEMENT.

2/16/07
STATE OF TEXAS
HEATHER E.S. O'GORMAN
90242
LICENSED PROFESSIONAL ENGINEER

| NO. | DATE | REVISION | APPROV. |
|---|---|---|---|
| 4 | | | |
| 3 | | | |
| 2 | 2/12/07 | REVISED UNIT 3 & 4 LOT LAYOUT | |
| 1 | 2/7/07 | REVISED AS PER COSA REDLINES | |

# MINOR AMENDMENT OF MDP/P.U.D. PLAN

# NORTH POINTE SUBDIVISION

TCB | AECOM

TURNER COLLIE & BRADEN
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210)-734-5351

| | | | | | |
|---|---|---|---|---|---|
| Unit | 1-4 | Scale: | 1" = 200' | Date | 11/27/06 |
| Designed | TCB | Checked | H.E.O'G. | Project No. | 52802630 |
| Drawn | R.R. | Approved | HEOG | Sheet | 1 of 1 |