



# CITY OF SAN ANTONIO

August 1, 2005

Mr. Lee Wright

W.F. Castella Engineering  
6800 Park Ten Blvd., Suite 1805  
San Antonio, TX 78213

Re: **Birdwell - Stone Oak**

MDP # 833

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed **Birdwell - Stone Oak** Master Development Plan M.D.P. # 833. 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.
- **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.
  1. 100 year Flood Plain Shown and Buffing (if applicable)
  2. Sensitive Recharge Features and Buffing (if applicable)
  3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

As a Category 3 Multi-use Project, Ord. 81491, Sec.34-935 (e) may apply.

- **Development Services Department Engineering – Street and Drainage** has indicated based upon the information provided, the above referenced MDP is approved with the following conditions:

1. It should be understood that this is a general review of a conceptual plan and that *all* technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

**Development Services, Engineering Section (TIA)** has indicated as part of their conditional approval, The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Birdwell–Stone Oak Development, at no cost to the City of San Antonio:

- Construction of two internal north south collector street system. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c), (4)).
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- The developer shall construct four sufficient left-turn storage lanes on Hardy Oak Blvd, with bay taper and transition (UDC - 35-506, (m), (2) two right-turn deceleration lanes with storage lane and bay taper at the entrances to subdivision as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C.

*It should be understood that the submitted TIA concurrent with the proposed Birdwell – Stone Oak MDP 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.

- This development will need to comply with **Tree Preservation** ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.
- **Parks and Open Space** cites the following conditions:
  - The applicant shall provide detailed information as to what amenities will be provided in order to get credit for remaining acreage owed per UDC §(h) Table 503-4.
  - The Park/Open Space is dedicated to the Home Owners Association and a Provision and Maintenance Plan shall be submitted at the time of platting.
- **The Bexar County Infrastructure Services Department** cites the following conditions:

Right- Turn acceleration lane will be required at both entrances on Hardy Oak prior To approval of Phase 2 Plat as identified on the Birdwell – Stone Oak MDP.

Mr. Wright  
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It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

- 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.

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) 207-7038.

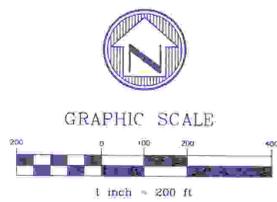
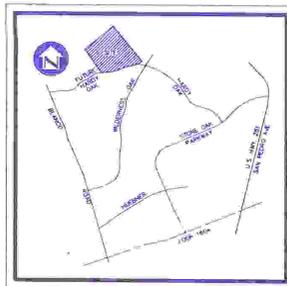
Sincerely,



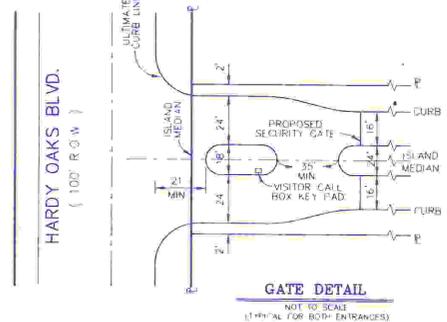
Roderick J. Sanchez, AICP  
Assistant Development Services Director

RS/MH Jr.

cc: Richard Chamberlin, P.E. Engineer Development Services  
Ismeal B. Segovia, M.A. planner II, Parks Project Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Todd Sang, Civil Engineer Assistant, Bexar County  
Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage



LOCATION MAP  
NOT TO SCALE



GATE DETAIL  
NOT TO SCALE  
(TYPICAL FOR BOPM ENTRANCES)

- 403 RESIDENTIAL LOTS
- 1 MULTIFAMILY LOT
- TOTAL ACREAGE 144.26 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS	DENSITY
1	41.23	108	2.6
2	30.36	122	4.0
3	31.42	101	3.2
4	19.35	72	3.7
<b>TOTAL</b>	<b>122.36</b>	<b>403</b>	<b>3.3</b>

5 19.97 1 20 (DWELLING UNITS PER ACRE)

APPROXIMATE AREA SUMMARY

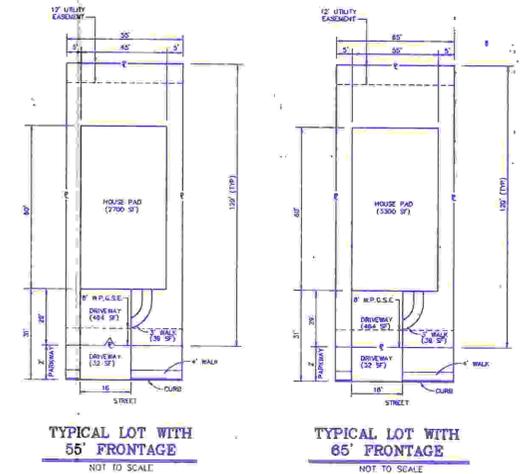
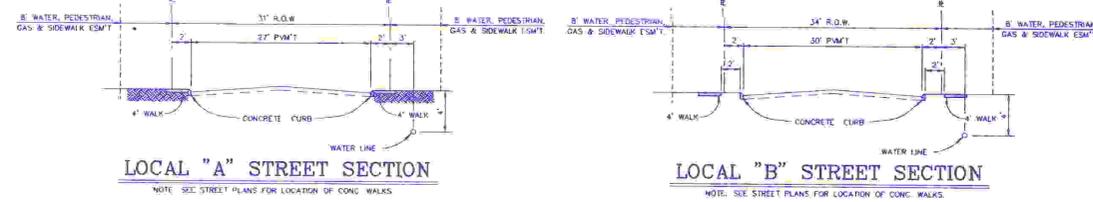
DRAIN R.O.W.	0.42 AC.
AMENITY/PARK	8.63 AC.
STREET DEDICATION	21.21 AC.
SINGLE FAMILY	89.88 AC.
WATER QUALITY BASIN	4.15 AC.
MULTIFAMILY	19.97 AC.

TOTAL 144.26 ACRES

- NOTES:
1. BEARING REFERENCE SOURCE IS VOLUME 9548, PAGE 1 D.P.R.
  2. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
  3. LOCAL "A" STREETS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND ARE SUBJECT TO REVISION AT THE TIME OF PLATTING.
  4. ALL STREETS, SHOWN HEREON ARE PRIVATE STREETS, EXCEPT THE EXTENSION OF HARDY OAK BLVD.
  5. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
  6. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
  7. PROPERTY IS O.C.L.
  8. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(c.) AND/OR WITHIN SIDEWALK EASEMENTS.
  9. THIS DEVELOPMENT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT.
  10. IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO AND SHPO NOTIFIED.

PARK DEDICATION CALCULATION:  
 403 RESIDENTIAL LOTS + 399 DWELLING UNITS (19.97 AC. X 20 UNITS/ACRE) = 802 (LOTS & UNITS) ÷ 114 (LOTS/ACRE) = 7.0 AC. (MINIMUM)

OWNER/DEVELOPER:  
 HOLFORD GROUP  
 4833 SPICEWOOD SPRINGS ROAD, SUITE 103  
 AUSTIN, TEXAS 78759-8436  
 PHONE: (512) 346-8181  
 FAX: (512) 346-9556



TYPICAL LOT WITH 55' FRONTAGE  
NOT TO SCALE

TYPICAL LOT WITH 65' FRONTAGE  
NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= NA: OUTSIDE CITY LIMITS
MAXIMUM DENSITY ALLOWED	= NA
PROPOSED DENSITY	= 5.6 LOTS & UNITS PER ACRE (RESIDENTIAL & MULTIFAMILY)
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE (RESIDENTIAL)	= 35%
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE (MULTIFAMILY)	= 20%
PROPOSED PERCENTAGE OF OPEN SPACE	= 51%
TOTAL SPACE	= 144.26 ACRES
UN-OCCUPIED SPACE	61.46 ACRES
YARD AREA CONTAINED IN RESIDENTIAL LOTS [PER SEC. 35-344 (g)]	3.99 ACRES
YARD AREA CONTAINED IN MULTIFAMILY UNITS [PER SEC. 35-344 (g)]	8.63 ACRES
AMENITY/PARK	74.08 ACRES
TOTAL	74.06 ACRES
NET OPEN SPACE	= 74.06 ACRES
OPEN SPACE RATIO	= 144.26 ACRES
	= 0.51

UTILITIES

WATER: BEXAR METROPOLITAN WATER DISTRICT  
 SEWER: S.A.W.S.  
 ELECTRIC: CITY PUBLIC SERVICE  
 TELEPHONE: S.W. BELL TELEPHONE CO.

PLAN HAS BEEN ACCEPTED BY  
*Roda A. Smith*  
 8/10/05 833 (number)  
 On 1/31/07  
 1st plat filed on

LINE	BEARING	LENGTH
L1	S64°04'36"W	291.14'
L2	S04°38'11"W	100.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	8°33'15"	657.00'	98.08'	49.13'	97.99'

LEGAL DESCRIPTION

BEING 144.26 ACRES OF LAND OUT OF THE NATHANIEL LEWIS SURVEY NO. 381, ABS. 425, C.B. 4829, THE L.C. GROTHUES SURVEY NO. 2, ABS. 932, C.B. 4931, THE COMMANCHE CREEK IRR. CO. SURVEY NO. 7, ABS. 175, C.B. 4932 AND THE BEATY & MOULTON ADAMS SURVEY NO. 5, ABS. 38, C.B. 4930, BEXAR COUNTY, TEXAS.

DATE PREPARED : 11/30/04

THIS MASTER DEVELOPMENT PLAN OF THE BIRDWELL-STONEOAK SUBDIVISION 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

CITY PLAN # \_\_\_\_\_



THIS PLAT OF THE BIRDWELL-STONEOAK SUBDIVISION P.U.D. PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.

BY: \_\_\_\_\_ CHAIRMAN

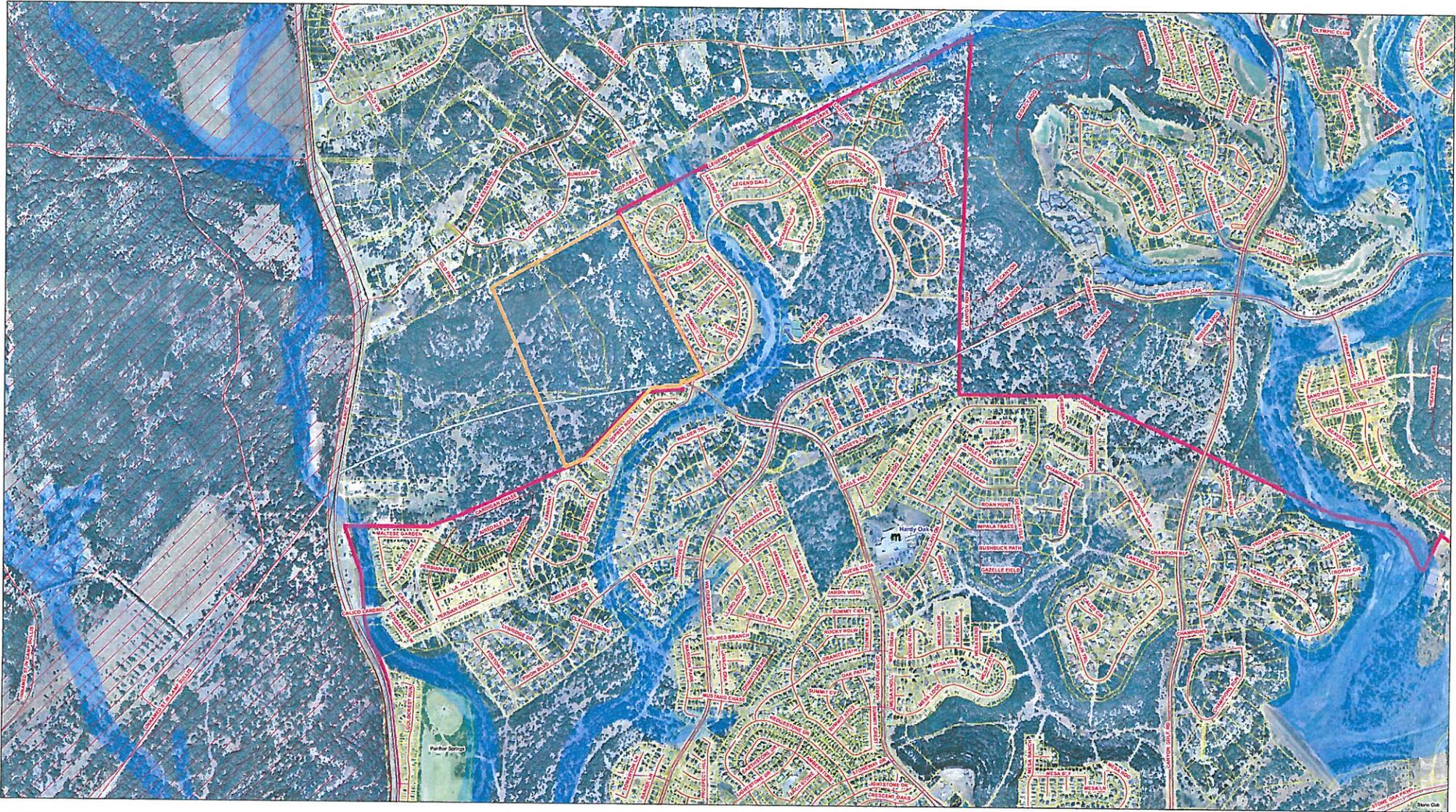
BY: \_\_\_\_\_ SECRETARY

MASTER DEVELOPMENT/ P.U.D. PLAN  
 for  
 BIRDWELL - STONEOAK  
 SUBDIVISION

WFC  
 A TCB INC. Company  
 W.F. CASTELLA  
 Engineers - Planners  
 8800 Park Ten Blvd, Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

- REVISIONS:
- 04/05/05 - ADDED UNIT 5
  - 04/14/05 - REVISED R.O.W.'S & LOT LAYOUT
  - 05/03/05 - REVISED LOT LAYOUT
  - 05/25/05 - REVISED R.O.W.'S
  - 06/05/05 - REVISED GATE DETAIL & NOTE B

JOB NO. 052281776.01  
 FILE: \_\_\_\_\_  
 DATE: 02/07/05  
 DESIGN: \_\_\_\_\_  
 DRAWN: O.T.  
 CHECKED: \_\_\_\_\_  
 SHEET 1 OF 1



- Legend**
- Birdwell - Stone Oak
  - Public School
  - Park
  - Paved
  - Camp/Built
  - Flooded 100 yr. - 2001
  - San Antonio City Limits
  - Streets
  - Major Highway
  - Major Thoroughfare Plan

## City of San Antonio Master Development Plan Planned Unit Development Birdwell - Stone Oak



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: 10/8/04

<b>Case Manager:</b> 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	<b>File Number:</b>
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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)

- Master Development Plan (MDP) (Formerly POADP)
- MDP/ P.U.D. Plan (combination)
- Master Plan Community District (MPCD)
- Traditional Neighborhood Development (TND)
- Flexible Development District
  - Urban Development (UD)
  - Rural Development (RD)
  - Farm and Ranch (FR)
  - Mix Light Industrial (MI-1)
- P.U.D. Plan
- Mixed Used District (MXD)
- Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- Pedestrian Plan (PP)
- 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: BIRDWELL - STONE OAK SUBDIVISION  
 Owner/Agent: HOLFORD GROUP Phone: 512-346-<sup>2181</sup> Fax: 512-346-9556  
 Address: 4833 SPICEWOOD SPRINGS STE. 103 Zip code: AUSTIN TX 78759  
 Engineer/Surveyor: W.F. CASTELLA Phone: 296 2139 Fax: 734 5363  
 Address: 6800 PARK TEN BLVD. STE 1805. Zip code: 78213  
 Contact Person Name: LEE WRIGHT E-mail: lee.wright@tcb.aecor.com  
 February 23, 2004

REVISED 5/16/05

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

Existing legal Description:

144.26 ACRES OUT OF C.B. 4829, C.B. 4830, BEXAR CO., TX

Existing zoning: NA, OCL

Proposed zoning: \_\_\_\_\_

Projected # of Phases: 5

Number of dwelling units (lots) by Phases: 1/107, 2/124, 3/101, 4/72, 5/399\*

Total Number of lots: 803 divided by acreage: 144.26 Density: 5.64/AC. \*MF DWELING UNITS

(PUD Only) Linear feet of street 19,500 ±       Private       Gated       Attached  
 Public       Un-Gated       Detached

(PUD Only) Total open space: 72.50 divided by total acreage: 144.26 = Open space 50 %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): UNKNOWN

(PUD Only) Construction start date: 6/05

(PUD Only) X/Y coordinates at major street entrance: X: 2118411 Y: 13789051

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone:  Yes       No

San Antonio City Limits?       Yes       No

Council District: NA      School District: NEISD Ferguson map grid: 482 C2

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

Name UNKNOWN No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name UNKNOWN No. \_\_\_\_\_

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

Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_

REVISED 5/16/05

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

- Name of the Master Development Plan or P.U.D. and the subdivision;
- NA*  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;
- NA*  Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- NA*  (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;
- NA*  (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;
- NA*  (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity  
*ocL* (residential density or non-residential FAR);

**City of San Antonio**  
**Development Services 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)
- NA*  (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;
- NA*  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.
- NA*  The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- NA*  (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**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- Traffic Impact Analysis (section 35-502).
- NA  (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.
- NA  (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks as required.
- NA  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)

**Owner or Authorized Representative:**

I certify that the BIRDWELL-SPONEOAK MDP/PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: LEE WRIGHT Signature:   
Date: 10/8/04 Phone: 296 2139 Fax: 734 5363  
E-mail: lee.wright@tcb.aecom.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038