



City of San Antonio, Texas

Planning & Development Services Department

January 15, 2010

Paul A. Schroeder, P.E.
Alamo Consulting Engineering
& Surveying, Inc.
140 Heimer Road, Suite 617
San Antonio, Tx 78232

RE: MDP 837 Pioneer Meadows

Dear Mr. Schroeder:

The Master Development Plan (MDP), 837 Pioneer Meadows, has failed to comply with Sec. 35-412 (h)(1)(a) Scope of Approval of the Unified Development Code (UDC):

The master development plan shall expire unless a final plat is approved within twenty-four (24) months from the approval of the master development plan

This Master Development Plan (MDP) has been deemed invalid. It will be scanned and archived with the Department's permanent files. You may submit a new Master Development Plan application under the current Unified Development Code (UDC) for our consideration. If you feel this is in error, an appeal in writing with supporting documentation may be filed within thirty (30) days of receipt of this notice.

For additional information on your permit status please visit the MDP Master List website at: <http://epay.sanantonio.gov/dsddocumentcentral/upload/MDPMasterList.xls>

If you have any questions regarding this matter, contact Luz M. Gonzales at (210) 207-8050.

Sincerely,

Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department

LAND DEVELOPMENT
SERVICES DIVISION

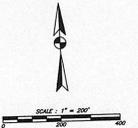
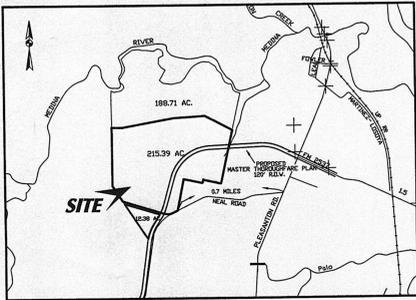
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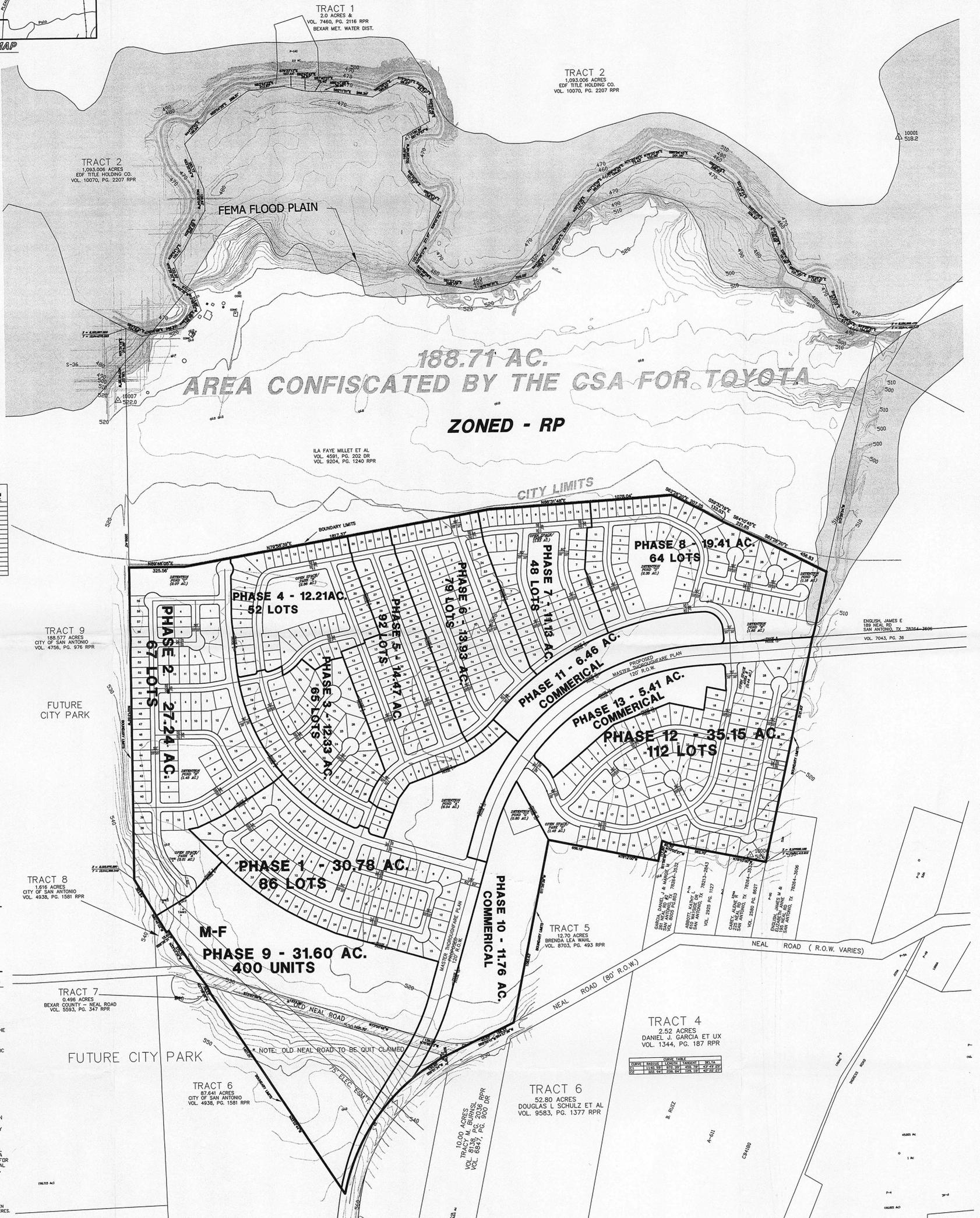
PIONEER MEADOWS

A MASTER PLANNED RESIDENTIAL COMMUNITY

MASTER DEVELOPEMENT PLAN



PLAN HAS BEEN ACCEPTED BY
 COBA *Robb Adams*
 07/19/2005 #837
 (number)
 If no plans are filed, plan will expire
 On 03/11/2007
 1st plan filed on _____

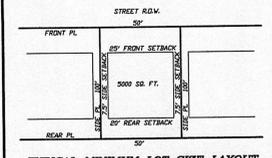


PHASE	AC.	UNITS*	UNITS/AC.	OPEN SPACE AC.	DETENTION POND(S) AC.
1	30.78	86	2.80	3.51	6.04
2	27.24	67	2.48	3.51	3.52
3	12.83	65	5.08	2.96	—
4	12.21	52	4.26	—	—
5	14.47	92	6.36	—	—
6	13.93	79	5.69	—	—
7	14.18	48	3.31	1.92	3.15
8	19.41	64	3.32	—	—
9	31.60	400	12.66	—	0.80
10	11.76	—	—	—	—
11	6.46	—	—	—	—
12	35.15	112	3.19	1.92	—
13	5.41	—	—	—	—
TOTAL	231.85	1062	4.59	9.92	10.51

OPEN SPACE/PHASE	AC.	PHASE
1	3.51	1
2	3.51	2
3	2.96	3
4	—	—
5	—	—
6	—	—
7	1.92	7
8	—	—
9	—	—
10	—	—
11	—	—
12	1.92	12
TOTAL	9.92	—

PHASE	DEVELOPMENT PHASE SCHEDULE	AC.
1	07/06	30.78
2	07/06	27.24
3	07/06	12.83
4	07/06	12.21
5	07/06	14.47
6	07/06	13.93
7	07/06	14.18
8	07/06	19.41
9	07/06	31.60
10	07/06	11.76
11	07/06	6.46
12	07/06	35.15
13	07/06	5.41

DETENTION POND	AC.	PHASE
1	1.45	1
2	1.45	2
3	1.45	3
4	1.45	4
5	1.45	5
6	1.45	6
7	1.45	7
8	1.45	8
9	1.45	9
10	1.45	10
11	1.45	11
12	1.45	12



GENERAL NOTES:

IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO NOTIFIED.

ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

SIDEWALKS WILL BE INSTALLED IN PUBLIC ROW PER UDC ARTICLE 5, DIVISION 2:35-508(0).

THIS PROJECT IS IN THE DAM BREACH INUNDATION AREA.

231.85 ACRES TOTAL.

PRIVATE PARKS TO BE MAINTAINED BY H.O.A. IN ACCORDANCE WITH UDC PNC 35-503.

OPEN SPACE PROVISION AND MAINTENANCE PLAN

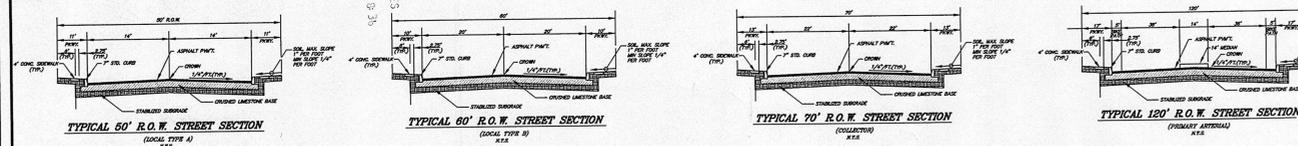
THE OPEN SPACE AND PARKLANDS SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION (HOA). SAID HOA SHALL BE RESPONSIBLE FOR MAINTENANCE THEREOF. THE OPEN SPACE/PARKLANDS SHALL GENERALLY REMAIN IN A NATURAL STATE. VEGETATION CONTROL SHALL BE AT THE DISCRETION OF THE HOA, BUT AT A MINIMUM SHALL BE INSPECTED ON A YEARLY BASIS FOR SIGNS OF PUBLIC HEALTH CONCERNS AND THE REMOVAL OF TRASH AND DEBRIS. ADDITIONAL IMPROVEMENTS, SUCH AS: TRAILS, PLAYGROUNDS, MEETING FACILITIES, ETC. CAN BE PROVIDED AT THE DISCRETION OF THE HOA.

THE MULTI FAMILY UNITS (PHASE 9) WILL PROVIDE FACILITIES INTERNALLY TO MEET THE UDC 35-503(d) OPEN SPACE/PARKS REQUIREMENTS, 400 UNITS / 114 = 3.51 ACRES.

RESIDENTIAL LOTS 662 / 70 = 9.46 ACRES REQUIRED. 9.92 ACRES OF OPEN SPACE AND 50% OF DETENTION PONDS (7.76 ACRES) FOR A TOTAL OF 17.68 ACRES ARE PROVIDED INTERNALLY WITHIN THIS DEVELOPMENT AND CONSIDERATION BEING GIVEN FOR ADJACENT CITY OWNED PROPERTY TO BE DEVELOPED AT A FUTURE DATE INTO A PUBLIC PARK.

TWO OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH LOT.

MULTI-FAMILY PHASE WILL MEET APPLICABLE ZONING REQUIREMENTS.



JOB NO: 106610
 HORIZ: 1" = 200'
 VERT: 1/4"
 DRAWN: R.K.
 DESIGNED:
 FILE:IMP-CITYMTP.dwg
 SHEET: OF
 PAGE: 1 OF 1

PIONEER MEADOWS
 MASTER DEVELOPEMENT PLAN

SITE PLAN

CITY OF SAN ANTONIO BEXAR COUNTY TEXAS

ALAMO
 CONSULTING ENGINEERING & SURVEYING, INC.

140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232
 PHONE: (210)828-0691 FAX: (210)824-3055

REVISIONS

NO.	DATE	DESCRIPTION
07-15-05	CSA COMMENTS - STORM WATER NOTES	
8-22-05	CSA COMMENTS - STREETS	
8-29-05	CSA COMMENTS - OPEN SPACE / PARKS	

Some or all of this property is located in the dam breach inundation area of the Medina river dam located in the Medina river watershed. The dam is owned and operated by the Bexar-Medina-Atascosa counties water control and improvement District No.1(BMA). This plat note must be on all plats and replats of this property.

The floodplain limits on this Master Development plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of a Storm Water management Plan in accordance with Appendix B, Section 35-5110 of the city of San Antonio Unified Development Code.

PREPARED: APRIL 5, 2004

OWNER/DEVELOPER
 ESTATE OF WILLIAM T. MILLER
 430 SOUTH SANTA ROSA
 SAN ANTONIO, TEXAS 78207

ENGINEER
 ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
 140 HEIMER ROAD, SUITE 617
 SAN ANTONIO, TEXAS 78232

ENGINEER: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

PLANNING DIRECTOR OR ASSIGNEE

PLAT NO.



CITY OF SAN ANTONIO

September 9, 2005

Paul Schroeder

Alamo Consulting Engineering and Surveying, Inc
140 Heimer Road, Suite 617,
San Antonio, TX 78232

Re: Pioneer Meadows Subdivision

MDP # 837

Dear Mr Schroeder:

The City Staff Development Review Committee has reviewed The Pioneer Meadows Subdivision Master Development Plan M.D.P. # 837. 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.
- The acceptance of this Master Development Plan # 837 is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- 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.
- The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code. (Article 6 35-630 to 35-634) We believe that cultural resources exist within the project area that should be documented before the project moves forward.
- The Development Services TIA Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Pioneer Meadows (MDP). The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located on the south side of Neal Road, west of Pleasanton Road in south Bexar County. Proposed to consist of 695 single-family residential, 400 multi-

family residential and 24 acres commercial uses, this development is estimated to generate 20,389 average daily trips, and 1,922 weekday peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Pioneer Meadows, at no cost to the City of San Antonio:

1. All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
2. All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
3. The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

It should be understood that the submitted TIA concurrent with the proposed Pioneer Meadows is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways 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.

- At the time of initial submittal, the area included within the currently proposed MDP was outside of the city limits, based upon the drawing submitted depicting the City Limit line drawn by a professional engineer.
- This project will be subject to the 1997 Tree Preservation ordinance, Streetscape standards on Master Thoroughfare and 2003 Tree Preservation ordinance.

Other Recommendations:

1. Detention pond to include landscaping for aesthetics
2. Buffer included between residential and multi-family and commercial development
3. Pedestrian access to retail development

- The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Pioneer Meadows Subdivision located north of Neal Road west of Pleasanton Road. Proposed to consist of 665 single-family residential, 400 multi-family residential and 24 acres commercial uses, this development is estimated to generate 19,293 average daily trips. Neal Road will be extended north through this development with four collector streets accessing the new extension.

The following improvements will be provided by the developer prior to completion of the Pioneer Meadows Subdivision:

1. Neal Road will be extended north through this development as an Enhanced Secondary Arterial with 120 feet ROW.
2. The existing westbound Neal Road will be realigned into the Enhanced Secondary Arterial, creating a perpendicular T-intersection.
3. Care should be taken in the final design in order to reduce long residential streets which may encourage speeding.
4. All traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County or the City of San Antonio.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

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.

Mr. Schroeder
September 9, 2005
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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) 207-7038.

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