



CITY OF SAN ANTONIO

August 14, 2006

Mr. Gary Balbaugh

Denham-Ramones Engineering
12961 Park Central Ste. 1390
San Antonio, TX 78216

Re: Moos Tract

MDP # 848

Dear Mr. Balbaugh,

The City Staff Development Review Committee has reviewed Moos Tract Master Development Plan **M.D.P. # 848**. 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.
- **Historic**
 - The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, there is a **high probability** that the property may contain sites, some of which may be significant. Also, the property may contain a historical architectural site. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property.
- **DSD – Traffic Impact Analysis & Streets**
 - All roadways shall conform to UDC 35-506(c)(1), Table 506-1: Functional Classification System Description
 - All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways
 - Provide clear sight distance at each roadway/driveway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as not block these clear sight distance areas.

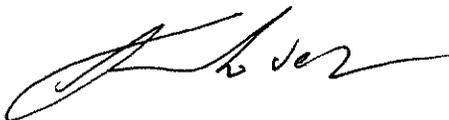
Moos Tract MDP# 848, Page 1 of 2

- Galm Road. The developer shall construct sufficient left and right turn storage lanes with a bay taper and transition as it relates to the submitted TIA analysis.
- **Parks** recommends approval with the following conditions:
 - The amount to be paid is \$2,226.24 per acre required
 - The fees are to be paid per plat in order to release for recordation
- **Bexar County** – the following is recommended to be provided by the developer prior to completion of the Moss Tract Subdivision:
 - Provide westbound left turn storage on Galm Road at all three access point into this subdivision
 - Provide an eastbound right turn deceleration lane for the main collector entry
 - Coordination with Bexar County Capital Project Section should be made to include the design of all auxiliary lanes on Galm Road
 - Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County
- 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.**

Sincerely,



Fernando De Leon
Interim Assistant Development Services Director

CC: Sam Dent, P.E. Chief Engineer Development Service
Todd Sang, Civil Engineer Assistant Bexar County



CITY OF SAN ANTONIO

February 6, 2006

Mr. Gary Balbaugh

Denham – Ramones Engineering.
11980 Galm Rd.
San Antonio, TX 78254

Re: Moos Tract Subdivision

Proposed: MDP

Dear Mr. Balbaugh:

In an effort to update our working file as shown on the tracking system, Case Managers have been directed to update and possibly clear any and all out dated applications. This project has not shown any activity since August 4, 2005. The following is a chronology of events as per recorded data currently on file in the department for this project.

Project was submitted 12/21/2004.

Agencies/Departments comments and review dates.

Master Development Plan – No Comments
Major Thoroughfare Plan - Disapproved, 1/4/2005
Historic – Approved, 1/27/2005
Disability Access – Approved, 12/23/2004
SAWS Aquifer – NOT REQUIRED
Storm Water Engineering – Approved, 1/13/2005
Street and Drainage – Approved, 2/2/2005
TIA – Approved, 2/9/2005
Zoning – Approved, 1/26/05
Tree – Disapproved, 8/4/2005
Park - Open Space – Disapproved 5/26/2005
Fire Protection - NOT REQUIRED UNTIL PLATTING
Bexar County Public Works – Disapproved, 1/26/2005

02-23-UGA11:25 RCVD

The above state chronology of events referencing this project application as of current.

Mr. Balbaugh
Page 2
February 6, 2006

Per UDC section 35-412 (c) and (e) new, and or 35-2073 old, this project was considered non-conforming and therefore has been denied. However, before the issuance of a formal denial letter the applicant is given an opportunity to work with staff on reaching a mutual satisfactory resolution. Because there has been no activity on the above referenced project and no resolution of the issues between the applicant and reviewing agencies/departments, this letter shall be recorded as the official denial letter for non-conformance, per aforementioned cited code.

You have the right to appeal the decision of the Director before the Planning Commission per UDC, Article 4, section 35-412 Master Development Plan (d) Decision, (2) Appeal.

Sincerely,



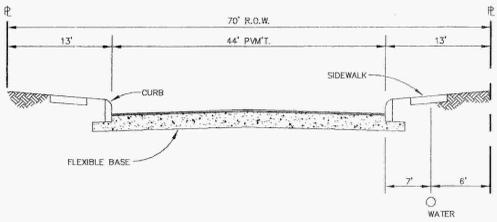
Roderick J. Sanchez, AICP
Assistant Director, Development Services

cc: Sam Dent, P.E., Chief Engineer, Development Services
Arturo Villarreal Jr., P.E., Storm Water Engineering
Richard Chamberlin, P.E., Senior Engineer, Development Services
Todd Sang, Civil Engineer Assistant, Bexar County

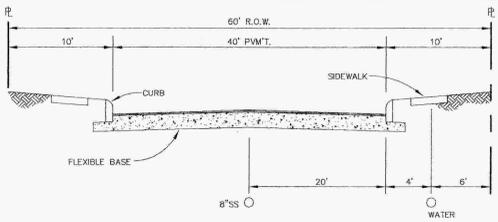
02-23-06 11:25 RCVD



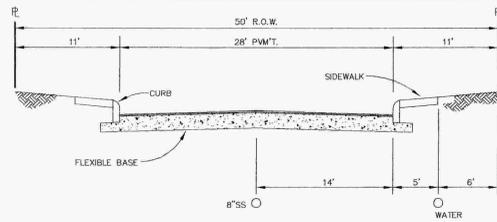
LOCATION MAP



COLLECTOR
NOT TO SCALE

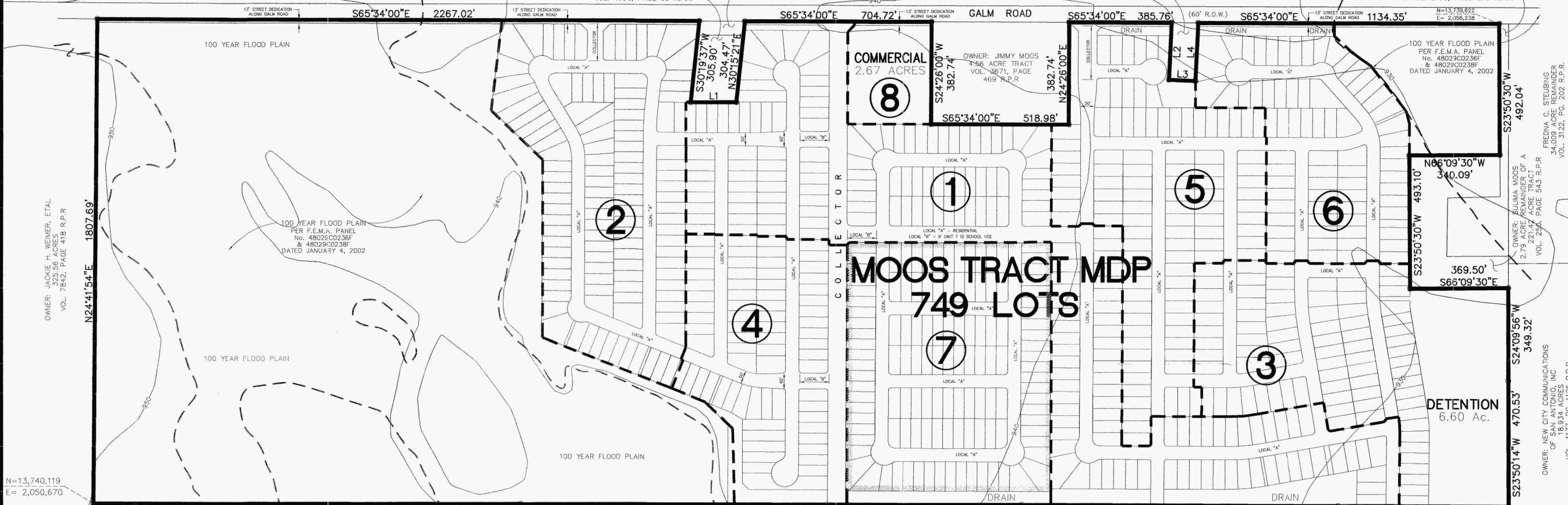


LOCAL "B"
NOT TO SCALE



LOCAL "A"
NOT TO SCALE

PLAN HAS BEEN ACCEPTED BY
 3051 *[Signature]*
 8/14/06 #844
 (date) (number)
 If no plats are filed, plan will expire
 On 8/13/06
 1" plat filed on



OWNER: JACKIE H. WEIMER, ETAL
 325.56 ACRES
 VOL. 7842, PAGE 418 R.P.R.

N=13,740,119
 E= 2,050,670

OWNER: JACKIE H. WEIMER, ETAL
 325.56 ACRES
 VOL. 7842, PAGE 418 R.P.R.

OWNER: EARL W. & LILLY MAE MOOS
 MOOS LIVING TRUST AGREEMENT
 1.00 ACRE
 VOL. 4658, PAGE 93 R.P.R.

OWNER: EARL & LILLY MAE MOOS
 0.2034 ACRE TRACT
 VOL. 3671, PAGE 469 R.P.R.

OWNER: SULIMA MOOS
 0.49 ACRE REMAINDER OF A
 221.42 ACRE TRACT
 VOL. 250, PAGE 543 R.P.R.

OWNER: HOFFMANN MARY A
 1.785 ACRES
 VOL. 6879, PAGE 812 R.P.R.
 & VOL. 2155, PAGE 376 R.P.R.

**MOOS TRACT MDP
 749 LOTS**

PARK DATA
 BASED ON 749 LOTS, THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 6.57 ACRES. THE DEVELOPER WILL PAY PARK FEE IN-LIEU OF DEDICATION.

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S66°01'36"E | 172.80' |
| L2 | S26°51'31"W | 213.20' |
| L3 | S63°08'29"E | 100.00' |
| L4 | N26°51'31"E | 217.43' |

APPROXIMATE ACREAGE & LOT SUMMARY

| UNIT # | LOTS | MIN. LOT SIZE | ACRES | DENSITY |
|--------------|----------------------------|---------------|---------------|---------|
| UNIT 1 | 178 | 40"x110' | 31.77 | 5.6 |
| UNIT 2 | 114 | 40"x110' | 17.87 | 6.4 |
| UNIT 3 | 90 | 40"x110' | 18.00 | 5.0 |
| UNIT 4 | 71 | 40"x110' | 12.61 | 5.6 |
| UNIT 5 | 103 | 40"x110' | 16.71 | 6.2 |
| UNIT 6 | 71 | 40"x110' | 11.89 | 6.0 |
| UNIT 7 | 122 | 40"x110' | 17.32 | 7.0 |
| UNIT 8 | 1 | - | 2.67 | 0.4 |
| DRAINAGE | - | - | 81.08 | - |
| TOTAL | 749 RESIDENTIAL | | 209.92 | |
| | 3.57 UNITS PER ACRE | | | |

POSSIBLE SCHOOL SITE

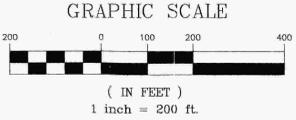
CONNECTIVITY INDEX

59 LINKS
 40 NODES
 59/40 = 1.48 CONNECTIVITY RATIO

LEGEND

- - - UNIT BOUNDARY
- ② UNIT NUMBER
- - - EXISTING 100 YEAR FLOOD LINE
- - - EXISTING CONTOUR

ADJACENT PROPERTY WITHIN CULEBRA CREEK II MDP #792-A IS CURRENTLY OWNED BY CENTEX HOMES AND UPON FINAL APPROVAL OF THIS MDP CENTEX HOMES WILL SUBMIT A MINOR MODIFICATION TO SAID CULEBRA CREEK II MDP #792-A TO ADJUST FOR STREET CONNECTIONS BETWEEN THE MOOS TRACT AND THE CULEBRA CREEK II MDP #792-A.
[Signature]
 TREV S. MARSH



209.92 TOTAL ACRES
 THIS MDP WAS PREPARED ON DECEMBER 8th, 2004

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 GPS
4. TELEPHONE SERVICE TO BE PROVIDED BY AT&T TELEPHONE
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
6. ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLATS
8. THIS DEVELOPMENT WILL BE COMPLETED IN 7 PHASES
9. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
10. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
11. DEVELOPER WILL COMPLY WITH UDC ARTICLE V.711 CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
12. BEARING REFERENCE SOURCE IS S65°34'00"E SHOWN FOR THE SOUTH-WEST R.O.W. LINE OF CALM ROAD ON AN UNRECORDED BOUNDARY SURVEY OF 209.92 AC. CONDUCTED BY M. W. CUDR ENGINEERS, L.L.C. DATED JULY 9, 2004.
13. SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(c).
14. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO ETJ.
15. TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
16. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS, DATUM IS NAD 83/83(HARN), SOUTH CENTRAL ZONE, ROTATION GRID TO PLAT IS 00°28'47".
17. ALL INTERSECTIONS WILL MEET MINIMUM SIGHT DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

REVISED:

Denham-Ramones Engineering
 and Associates, Inc.



12961 Park Central, Suite 1390
 San Antonio, Tx. 78216

MASTER DEVELOPMENT PLAN
 for
MOOS TRACT

JOB # 040051.00
 DWG FILE:
 DATE: 12/08/04
 DESIGN:
 DRAWN: J.M.M.
 CHECKED:
 SHEET 1 OF 1

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Aug. 02, 2005, 2:46pm User: b. romanosus File: N:\user\projects\3\Denham-Ramones\Moos MDP\Adjuster 02-05.mxd Plot: 08-05

City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 04 DEC 21 PM 3:3

MDP 848

Date: _____

| | |
|--|-----------------------------|
| Case Manager: 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 | File Number: |
|--|-----------------------------|

****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: MOOS TRACT

Owner/Agent: SULIMA MOOS Phone: 210-688-3200 Fax: _____

Address: 11980 GALM RD, SAN ANTONIO, TX Zip code: 78254

Engineer/Surveyor: DENHAM RAMONES Phone: 495-3100 Fax: 495-3122

Address: 12961 PARK CENTRAL, SUITE 1390, SAN ANTONIO TX Zip code: 78216

Contact Person Name: GARY BALBAUGH E-mail: BALBAUGH@SATX.PP.COM

February 23, 2004

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

Existing legal Description:

IN THE MMY MUSQUIZ SURVEY No. 80 ABSTRACT No. 467
COMITY BLOCK No. 4450 IN BEXAR CO. TEXAS

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 7

Number of dwelling units (lots) by Phases: SEE TABLE ON MDP

Total Number of lots: 749 divided by acreage: 209.92 = Density: 3.57

(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: N/A School District: NISD Ferguson map grid: S45C-6

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? No
Name _____ No. _____

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

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

Name _____ No. _____
Name _____ No. _____
Name _____ No. _____

04 DEC 21 PM 3:37
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

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

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3:37

- 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
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

OFFICE OF SAN ANTONIO
DEPARTMENT OF PLANNING
OFFICE OF DIRECTOR
DEC 21 PM 3:30

- (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
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3:30

- 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)

Owner or Authorized Representative:

I certify that the MOOS TRACT Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: GARY R. BALBAUGH Signature: *Gary R. Balbaugh*

Date: 12-16-04 Phone: 495-3100 Fax: 495-3122

E-mail: BALBAUGH@SATX.PR.COM

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



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: _____
 Plat Name: MOOS TRACT
 Project Engineers/Surveyors or Firm Name: DENHAM - RAMONES
 Address: 12961 PARK CENTRAL, SUITE 1390 SAN ANTONIO, TX 78216
 Phone# 495-3100 Fax #: 495-3122 E-mail: BALSAUGH@SATX.PZR.COM

Development Services Department
MDP Division

Required Items for Completeness Review

- Completed and signed Application Form
- Appropriate Plan Review Fee
- Digital information (MDP's and PUD)
- 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- Storm Water Management Plan (MDP's and PUD)

• **(Plats Only):**

2 copies (folded) with Master Development Plan Section Request for Review form (attached):
 (1) Master Development, (1) Major thoroughfare,

• **(Master Development Plans and PUD Plans):** 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

Accepted

Rejected

04 DEC 21 PM 3:37
 OFFICE OF DIRECTOR
 DEPT. OF PLANNING
 CITY OF SAN ANTONIO

Completeness Review By: *Justin* Date: _____