City of San Antonio

Department of Development Services

May 25, 2007

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

Re: Moos Tract (Amendment) **MDP # 848-A**

Dear Mr. Balbaugh,

The City Staff Development Review Committee has reviewed Moos Tract Master Development Plan **MDP# 848-A (amendment)**. Please find enclosed a signed copy for your files. Your plan was accepted. 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 right-of-way 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.

Development Services Department – Traffic Impact Analysis & Streets indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Moos Tract MDP, at no cost to the City of San Antonio:

- All access driveways shall comply with UDC 35-506(r).
- All roadways shall conform to Table 506-2 functional classification system description for traditional design classification.
- All sidewalks shall comply with UDC 35-506(q).
- 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.
- The on-site improvements referenced on the approval letter for MDP# 848 dated February 1, 2005 still apply.

It should be understood that this is a general review of a conceptual plan and is not an in-depth review of traffic flow, streets, and drainage plans. All technical requirements of the Unified Development Code will be complied with at the time of platting.

If you have any further questions, please call Nicolas Fernandez at (210) 207-0282.

Parks and Recreation recommends approval with the following conditions:

- The total amount of fee in lieu to be paid is $14,915.84.
- The required amount to be paid is $2,226.24 per acre.
- The fees are to be paid per plat in order to release for recordation.

If you have any further questions, please call David Clear at (210) 207-4091.

Tree Preservation approves with the following conditions:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage.
- Streetscape standards per UDC section 35-512 – Galm Road requires streetscape planting.
- Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

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

Bexar County states the following:

- 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.

If you have any further questions, please call Bexar County Infrastructure at (210) 335-6700.

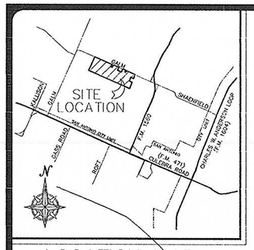
All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that you will plat all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space. It is suggested 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 shall become invalid.

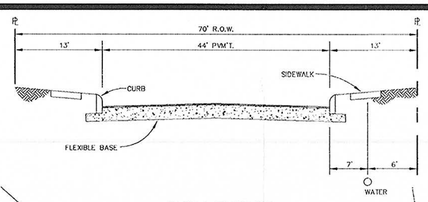
Should you need further assistance, please contact Larry Odis at 210-207-0210.

Sincerely,

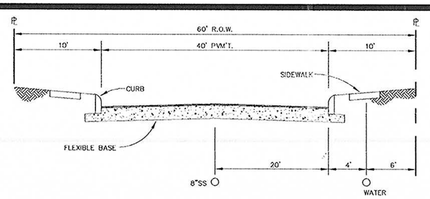
Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division



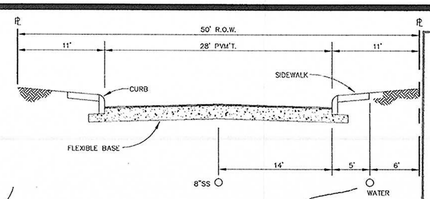
LOCATION MAP



COLLECTOR
NOT TO SCALE



LOCAL "B"
NOT TO SCALE



LOCAL "A"
NOT TO SCALE

PLAN HAS BEEN ACCEPTED BY
COSA
5/25/07 (Date) 848-A (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
5/24/09 Date

REVISED: 05/02/07 COSA COMMENTS

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

S65°34'00"E 2267.02' (23' STREET DEDICATION ALONG CALM ROAD)

OWNER: EARL W. & LILLY MAE 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

MILL PARK

LAURA HEIGHTS SUBDIVISION
UNIT 1-PUD
VOL. 9573, PAGE 140 D.P.R.

S65°34'00"E 704.72' (23' STREET DEDICATION ALONG CALM ROAD) GALM ROAD (R.O.W. VARIES) S65°34'00"E 385.76'

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
N=13,739,622
E= 2,056,258

(R.O.W. VARIES) S65°34'00"E 1134.35' (23' STREET DEDICATION ALONG CALM ROAD)

100 YEAR FLOOD PLAIN

100 YEAR FLOOD PLAIN
PER F.E.M.A. PANEL
No. 48029C0236F
& 48029C0238F
DATED JANUARY 4, 2002

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

N24°41'54"E 1807.69'

S30°19'37"W 305.90' L1
N30°15'21"E 304.47

19 COMMERCIAL 1.43 ACRES

OWNER: JIMMY MOOS
2.66 ACRE TRACT
VOL. 3671, PAGE 469 R.P.R

S24°26'00"W 382.74'
S65°34'00"E 518.98'
N24°26'00"E 382.74'

L2 L4 L3

S23°50'30"W 492.04'

N66°09'30"W 340.09'

OWNER: FREDNA C. STEURING
34.009 ACRE REMAINDER
VOL. 3122, PG. 202 R.P.R.

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

S23°50'30"W 493.10'

369.50'
S66°09'30"E

S24°09'56"W 349.32'

OWNER: NEW CITY COMMUNICATIONS OF SAN ANTONIO, INC
18.934 ACRES
VOL. 4777 PG. 1198 R.P.R

S23°50'14"W 470.53'

COLLECTOR

LOCAL "A" – RESIDENTIAL
LOCAL "B" – IF UNIT 7 IS SCHOOL USE

MOOS TRACT MDP
762 LOTS

12 13 15 15A 16 17 18 14 12A

DRAIN DRAIN

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

N65°37'15"W 1611.05'
N65°39'05"W 1890.47'
N65°31'08"W 1193.99'
N65°32'38"W 642.16'

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

PARK DATA

BASED ON 762 LOTS, THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 6.68 ACRES. THE DEVELOPER WILL PAY PARK FEE IN-LIEU OF DEDICATION.

LINE TABLE		
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'

NOTE:
THIS PLAN INCLUDES AMENDMENTS AS PER UDC ARTICLE 4, DIVISION 2: 35-412(g.).

AMENDMENTS INCLUDE REMOVAL OF DETENTION, INTERNAL STREET CIRCULATION PATTERN, PHASING SCHEDULE, REALIGNMENT OF COLLECTOR TO MATCH EXISTING COLLECTOR COMPLETED WITH LAURA HEIGHTS SUBDIVISION UNIT 1-PUD AS RECORDED IN VOLUME 9573, PAGE 140 D.P.R. AND INCREASE IN LOT COUNT FROM 749 TO 762. THIS GAIN IN LOT COUNT IS FROM LOTS LOST IN CULEBRA CREEK II 792-B MDP.

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 CPS
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.VII 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 SOUTHWEST R.O.W. LINE OF GALM ROAD ON AN UNRECORDED BOUNDARY SURVEY OF 209.92 AC. CONDUCTED BY M. W. CUDE 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(q.).
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 83/93(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.

CULEBRA VALLEY RANCH #840

APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	MIN. LOT SIZE	ACRES	DENSITY
UNIT 12	167	40'x110'	31.44	5.3
UNIT 12A	12	40'x110'	1.65	7.3
UNIT 13	115	40'x110'	17.49	6.6
UNIT 14	110	40'x110'	17.99	6.1
UNIT 15	58	40'x110'	9.21	6.3
UNIT 15A	13	40'x110'	3.48	3.7
UNIT 16	100	40'x110'	16.68	6.0
UNIT 17	65	40'x110'	11.90	5.5
POSSIBLE SCHOOL SITE	UNIT 18	122	40'x110'	17.34	7.0
UNIT 19	1	–	1.43	0.7
DRAINAGE	–	–	81.31	–
TOTAL	762 RESIDENTIAL 3.63 UNITS PER ACRE		209.92	

CONNECTIVITY INDEX

61 LINKS
43 NODES
61/43 = 1.42 CONNECTIVITY RATIO

OWNER/DEVELOPER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

CULEBRA CREEK II MDP #792-B

LEGEND

- UNIT BOUNDARY
- (2) UNIT NUMBER
- EXISTING 100 YEAR FLOOD LINE
- 940 EXISTING CONTOUR

N

05-23-07 P03:35 IN

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

209.92 TOTAL ACRES

THIS MDP MODIFICATION WAS PREPARED ON NOVEMBER 17th, 2005

MASTER DEVELOPMENT PLAN for MOOS TRACT 848-A

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

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

Date: May 16, 2007, 7:41pm User ID: Ramones\Mobile Files N:\Land Projects 3\Centex-Moos\dwg\Moos MDP-11-06-05-A.dwg