



City of San Antonio, Texas

Planning & Development Services Department

October 20, 2009

Mr. Kerry Koehler
Moy Civil Engineers
12770 Cimarron Path, Ste. 100
San Antonio, Texas 78249

RE: MDP 856 Wind Gate @ Kallison Ranch

Dear Mr. Koehler:

The Master Development Plan (MDP), 856 Wind Gate @ Kallison Ranch, has failed to comply with **Sec. 35-412 (h)(1)(a) Scope of Approval** of the **Unified Development Code (UDC)**:

Sec. 35-412 (h)(1)(a) Scope of Approval

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 Larry Odis at (210) 207-0210.

Sincerely,

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

LAND DEVELOPMENT
SERVICES DIVISION

09 OCT 28 AM 8:08

RECEIVED



CITY OF SAN ANTONIO

November 16, 2005

John LaRo
Moy Civil Engineers
12770 Cimarron Path, Suite 100
San Antonio, TX 78249

Re: **Wind Gate @ Kallison Ranch**

MDP # 856

Dear Mr. LaRo,

The City Staff Development Review Committee has reviewed the Wind Gate @ Kallison Ranch Master Development Plan, **M.D.P. # 856**. Enclosed, please find 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, pursuant to the Aquifer Protection Ordinance No. 81491, the following items for Plat Certification:
 1. 100 year Flood Plain Shown and Buffering (if applicable)
 2. Sensitive Recharge Features and Buffering (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.

Historic Preservation Office

- The staff Archaeologist has reviewed the Master Development Plan and recommends that the project area be inventoried before moving the project forward. The analysis has revealed a high probability that cultural and archaeologically significant resources exist on the site.

The DSD – Traffic Impact Analysis & Streets Division

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Wind Gate at Kallison Ranch Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Wind Gate at Kallison Ranch Development is located in western Bexar County along the north side of Culebra Road (FM471) near its intersection with Talley Road. The proposed development consisting of 369.06 acres is proposed to be developed with 315 single-family residences and 65 units of multi-family residential. The Wind Gate at Kallison Ranch is estimated to generate 359 PM peak hour trips.

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 Wind Gate at Kallison Ranch Development MDP, at no cost to the City of San Antonio:

- Amended TIA for individual units required at platting for traffic movements at internal intersections at proposed collector.
- Construct collector width (70' of Right-of-way and 44' of pavement) roadway through the development. Collector to be widened at internal intersections to 86 feet to accommodate separate left-turn bays lanes with required vehicle storage and bay taper **if required** by amended TIA traffic counts.
- Construct a eastbound left-turn lane on Culebra Road and a westbound right-turn deceleration lane with required storage and bay taper lengths as it relates to the submitted TIA traffic counts and TxDOT requirements, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, at the intersection of Culebra Road and the proposed collector street entrance to the subdivision.
- Construct a southbound right-turn lane with required storage and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, at the intersection of Culebra Road and the proposed collector street entrance to the subdivision.
- The developer shall install a traffic signal (when warranted and approved Bexar County and TxDOT) at the proposed collector and Culebra Road intersection.
- Incorporate traffic control improvements such as signing and pavement markings into the site plan that conform to the *Texas Manual on Uniform Traffic Control Devices* for consistent, uniform traffic control.

Mr. LaRo
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- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.
- **It should be understood that the submitted TIA concurrent with the proposed Wind Gate at Kallison Ranch 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.

**All Platting will have to comply with the Unified Development Code,
Master Plan, and Major Thoroughfare Plan for the City of San Antonio.**

In closing, 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.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

CC: Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County

WIND GATE AT KALLISON RANCH

MASTER DEVELOPMENT PLAN
ACRES: 366.90
DATE : 04/28/05

LAND USE SUMMARY

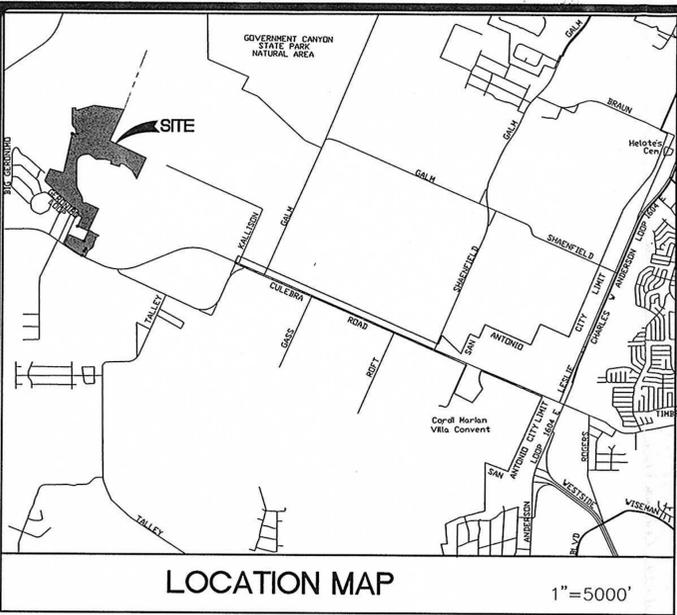
LAND USE	ACREAGES		
	TOTAL	PHASE 1	PHASE 2
SINGLE FAMILY RESIDENTIAL	324.58	201.65	122.93
MULTI-FAMILY RESIDENTIAL	7.91	7.91	-
OPEN SPACE	7.29	7.29	-
FLOODPLAIN	15.05	7.98	7.07
STREET R.O.W.	12.07	7.58	4.49
TOTAL	366.90	232.41	134.49

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT SUMMARY

ITEM	ACRES	DWELLING UNITS	DU./Ac.
PHASE 1	201.65	625	3.1
PHASE 2	122.93	650	5.3
TOTAL	324.58	1275	3.9

MULTI-FAMILY RESIDENTIAL DEVELOPMENT SUMMARY

ITEM	ACRES	DWELLING UNITS	DU./Ac.
PHASE 1	7.91	65	8.2
PHASE 2	7.91	65	8.2
TOTAL	7.91	65	8.2



CIVIL ENGINEER

MOY CIVIL ENGINEERS
CONTACT PERSON: KERRY J. KOEHLER, P.E.
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

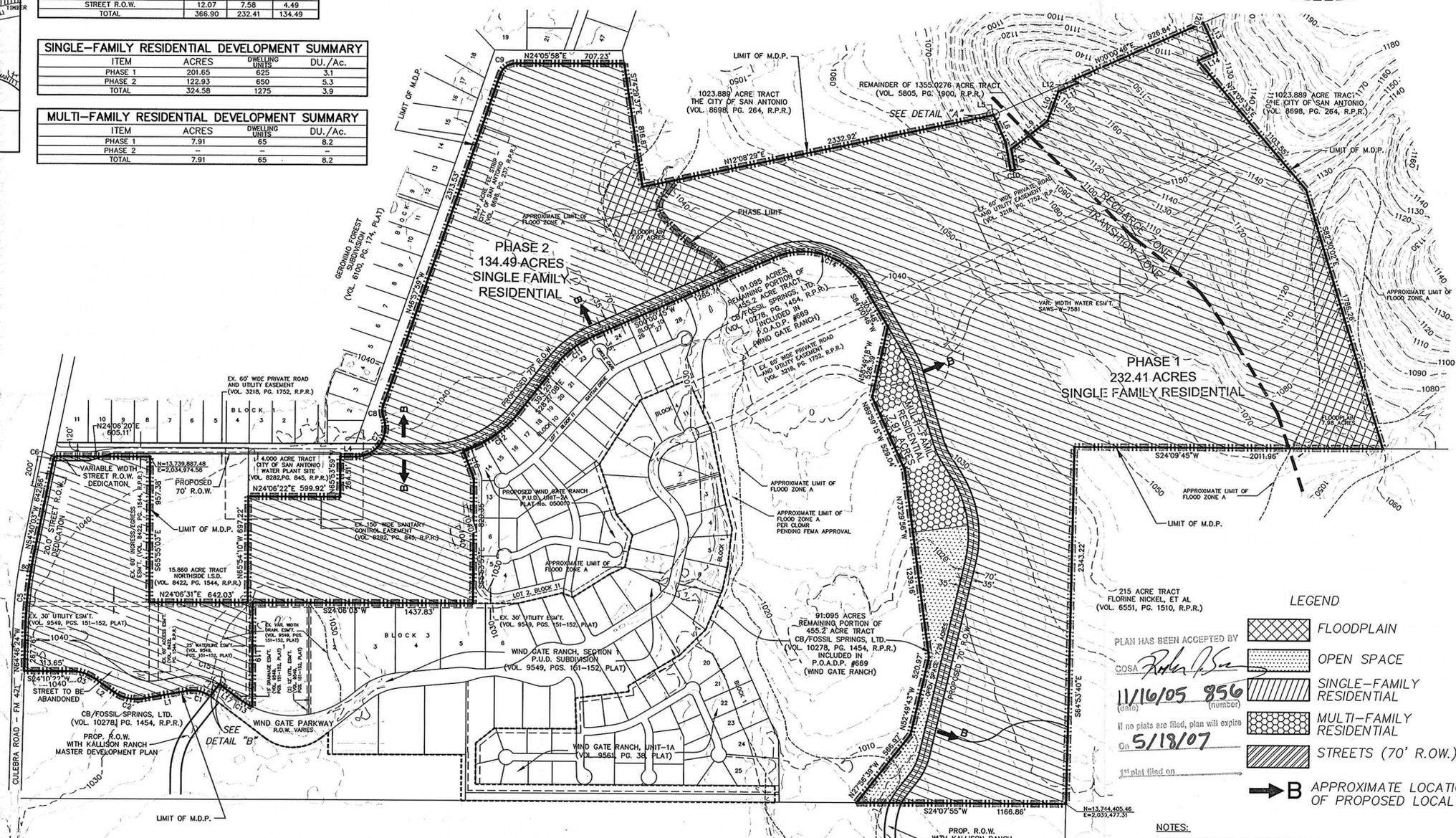
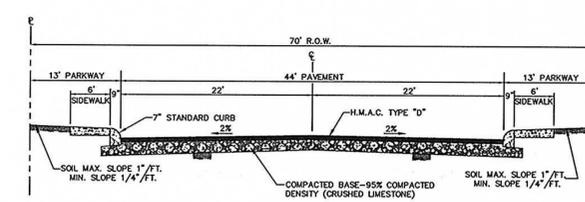
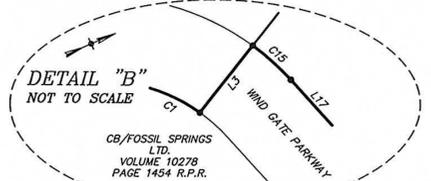
OWNER/DEVELOPER

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
LENNAR TEXAS HOLDING COMPANY, G.P.
CONTACT PERSON: MARK C. SPARROW
5150 N. LOOP 1604 W.
SAN ANTONIO, TEXAS 78249
TEL: (210) 493-3095
FAX: (210) 493-7161

CURVE TABLE					LINE TABLE		
NO.	RADIUS	DELTA	TANGENT	LENGTH	NO.	BEARING	LENGTH
C1	300.00'	47.2139°	131.55'	242.85'	L1	S 135°59'34" W	1293.45'
C2	250.00'	45.1654°	104.27'	187.28'	L2	S 59°16'31" W	156.89'
C3	250.00'	35.3611°	78.07'	153.17'	L3	S 28°33'02" E	1000.05'
C4	715.00'	18.3458°	116.82'	231.72'	L4	N 24°08'11" E	94.02'
C5	2824.00'	10.0671°	249.78'	498.27'	L5	N 00°00'46" E	5.27'
C6	254.00'	28.9474°	202.53'	34.32'	L6	S 82°48'31" E	125.94'
C7	183.00'	111.2845°	383.35'	378.52'	L7	S 26°01'40" E	188.65'
C8	110.00'	40.2435°	40.48'	72.56'	L8	S 26°01'40" E	140.16'
C9	110.00'	71.0357°	78.96'	136.44'	L9	N 13°44'13" W	295.56'
C10	425.00'	4.0245°	15.01'	30.01'	L10	N 45°31'48" W	210.15'
C11	650.00'	38.2753°	166.84'	336.40'	L11	N 00°02'44" E	138.71'
C12	245.00'	34.3051°	232.36'	441.32'	L12	S 27°39'50" W	35.69'
C13	600.00'	11.9051°	60.50'	120.58'	L13	N 89°58'50" E	215.17'
C14	655.00'	84.9301°	418.69'	692.73'	L14	S 00°00'11" E	132.42'
C15	300.00'	01.9542°	2.87'	5.73'	L15	N 65°33'11" E	501.00'
					L16	S 88°20'56" E	181.93'
					L17	S 61°20'58" W	133.55'
					L18	N 27°56'39" W	105.82'
					L19	S 65°24'00" E	683.97'

PROPERTY OWNERSHIP

- BLOCK 3 C.B. 4451
- LOT 1 BEWKE RANCH LTD C/O THOMAS E DRESS
 - LOT 2 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 - LOT 3 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 - LOT 4 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 - LOT 5 RIVERA, GEORGE D & ALICE S
 - LOT 6 HERNANDEZ, RAYMOND JR & RACHEL



LEGEND

- FLOODPLAIN
- OPEN SPACE
- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- STREETS (70' R.O.W.)
- APPROXIMATE LOCATION OF PROPOSED LOCAL "B"

PLAN HAS BEEN ACCEPTED BY
COSA *Roger B...*
11/16/05 856 (number)
If no plats are filed, plan will expire
On 5/18/07
1st plat filed on

- NOTES:
- BOUNDARY BASED ON SURVEY PROVIDED BY OVERY DESCAMPS ENGINEERS.
 - BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, N.A.D. 83.
 - THE LIMITS OF THE 100 YEAR FLOOD PLAN AS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
 - SITE WILL COMPLY WITH SECTION 35-503 PARK/OPEN SPACE STANDARDS.
 - A PORTION OF THIS PROJECT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 - THIS PROJECT WILL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE EFFECTIVE THE DATE OF PLAN APPROVAL.

CHAIRPERSON _____ DATE _____
SECRETARY _____ DATE _____

NO.	DATE	DESCRIPTION	BY
1	6/22/05	ADDRESS PARK COMMENTS	EC
2	6/29/05	TIA COMMENTS/REV. BOUNDARY	EC
3	11/02/05	MAJOR THOROUGHFARE COMMENTS/REV. BOUNDARY	EC

PROJ. # 052220
J.H.
K.C.K.
DATE: 04/17/05

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

WIND GATE AT KALLISON RANCH
MASTER DEVELOPMENT PLAN