



CITY OF SAN ANTONIO

December 7, 2005

Mr. Jon Adame

Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Irvin 182.03 Acre Tract

MDP # 867

Dear Mr. Adame,

The City Staff Development Review Committee has reviewed Irvin 182.03 acre Tract Master Development Plan **M.D.P. # 867**. 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.

Historical Preservation:

- We believe that cultural resources exist within the project area that should be documented before the project moves forward. If you have any questions or need additional information, please contact Kay Hinds at 210-207-7306.

San Antonio Water Systems (SAWS)

- SAWS states that at this time, the Irvin 182.03 Acre Tract, MDP #867, was provided. However, please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:
 - 100 year Flood Plain Shown and Buffering (if applicable)
 - Sensitive Recharge Features and Buffering (if applicable)
 - Category Letter for All Site Specific Plats (if Category 2 or 2, an Aquifer Protection Plan is required) (if applicable)

Irvin MDP# 867, Page 1 of 3

- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
- Project is on contributing zone and the Water Quality Ordinance does not apply

DSD – Traffic Impact Analysis & Streets

- Traffic Impact Analysis states the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of 2008:
 - All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC §35-502(a)(9).
 - All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distance for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
 - 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.
 - No layout for a detailed internal street network has been provided. The Traffic Impact Analysis Division review is in no way a review of an internal street network. Streets reserve the right to make further comments should a detailed internal street network be provided prior to Planning Commission approval. UDC 35-506 will be implemented at the time of platting.
- Trees has indicated that this development will need to:
 - Comply with 2003 tree preservation ordinance. For information about these requirements you can contact Tree Preservation at 207-0278.
 - Be subject to streetscape standards
- Parks has recommended approval with the condition that the park requirement will be met through payment of a fee in lieu of land dedication as per UDC §35-503(g) Table 503-3.
 - Fee will be calculated at plat level and must be paid in full prior to recordation
- Bexar County Public Works has indicated as part of their conditional approval, the following conditions shall be met:

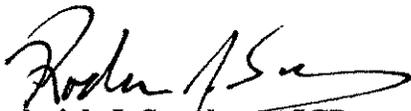
Mr. Adame
Page 3
December 7, 2005

- Access from Old Fredericksburg at the north most entrance will require a southbound left turn and a northbound right turn lane.
 - Access through the adjacent Lost Creek Subdivision to Ralph Fair Road shall be secured prior to approval of any plat submitted for the Irvin Tract Subdivision
 - All traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County
 - 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 Flood Plain issues at the 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. (formerly POADP) will be invalid.

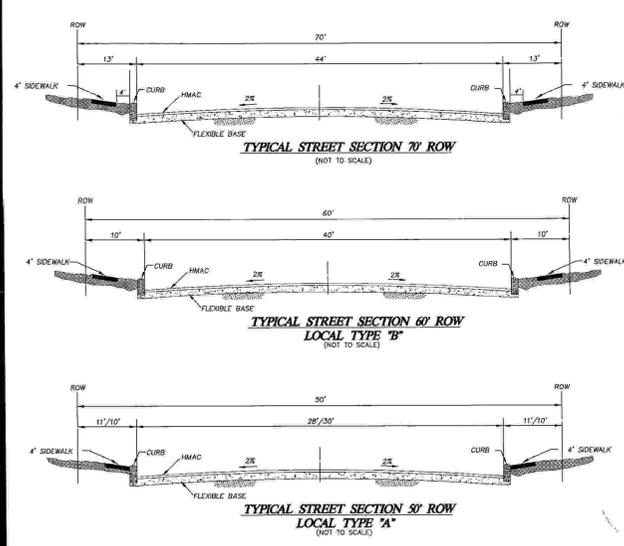
All Platting will have to comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio.

Sincerely,



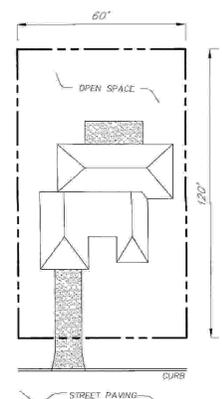
Roderick J. Sanchez, AICP
Assistant Development Services Director

CC: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering
Christina De La Cruz, P.E. Bexar County



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
CT	21°40'35"	760.00'	145.50'	287.52'	285.81'	N13°48'32"E

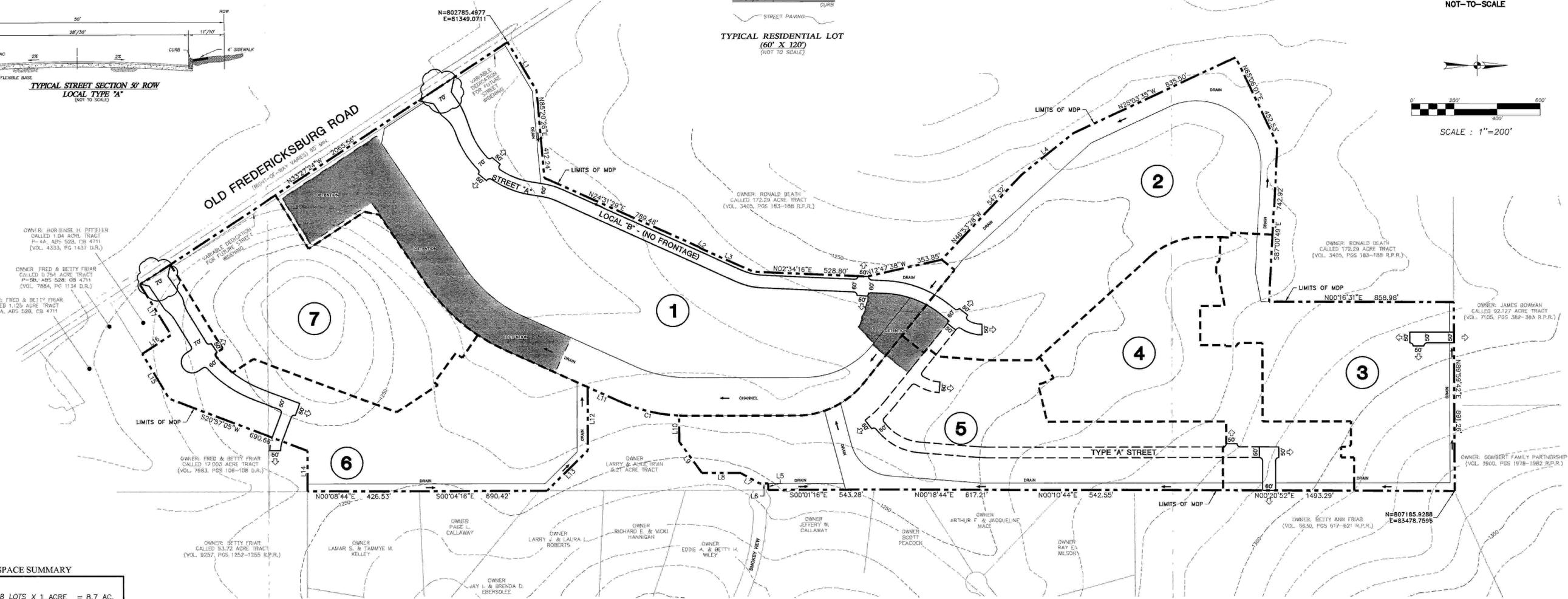
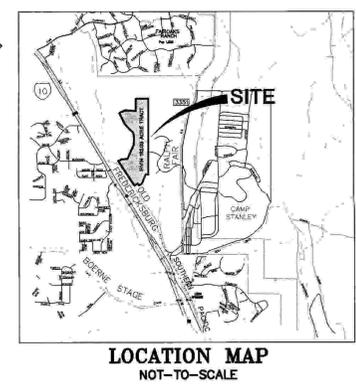
LINE	BEARING	LENGTH
L1	N58°46'51"E	285.38'
L2	N37°23'28"E	11.98'
L3	N24°15'05"E	271.24'
L4	N38°56'34"W	312.72'
L5	N69°54'21"W	30.19'
L6	S00°05'21"W	40.00'
L7	S30°05'21"W	100.00'
L8	S00°05'21"W	182.87'
L9	S54°33'06"W	181.89'
L10	N69°54'39"W	122.95'
L11	S24°38'49"W	162.31'
L12	S89°54'39"E	298.90'
L13	S44°54'39"E	268.87'
L14	N89°52'31"W	190.78'
L15	S59°23'36"W	246.09'
L16	N33°27'24"W	161.72'
L17	S58°44'36"W	279.70'



ENGINEER:
 PAPE-DAWSON ENGINEERS, INC.
 555 E. RAMSEY
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 375-9000
 FAX: (210) 375-9010

DEVELOPER/OWNER:
 LARRY IRVIN
 24165 I.H. 10 WEST, SUITE 217
 SAN ANTONIO, TEXAS 78257
 PHONE: (210)

PLAN HAS BEEN ACCEPTED BY
 12/7/05 867
 6/8/2007



PARK SPACE SUMMARY

REQUIRED PARK SPACE/OPEN SPACE: 608 LOTS X 1 ACRE = 8.7 AC.
 70 LOTS

NOTE:
 1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
 2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

UNIT/PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	51.63	128	2.48	-	JUNE 2006
2	SINGLE FAMILY RESIDENTIAL	28.05	98	3.49	-	JUNE 2007
3	SINGLE FAMILY RESIDENTIAL	18.19	68	3.74	-	JUNE 2007
4	SINGLE FAMILY RESIDENTIAL	18.14	72	3.97	-	JUNE 2008
5	SINGLE FAMILY RESIDENTIAL	24.71	94	3.80	-	JUNE 2008
6	SINGLE FAMILY RESIDENTIAL	22.15	72	3.25	-	JUNE 2009
7	SINGLE FAMILY RESIDENTIAL	19.16	76	3.97	-	JUNE 2009
TOTALS/AVERAGE		182.03	608	3.34	-	

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	182.03
DRAINAGE ROW/NATURAL AREA	-
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	-
PARK AREA	-
TOTALS	182.03

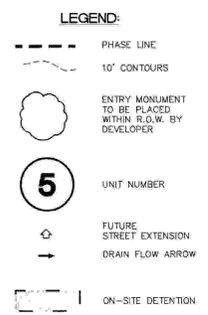
- NOTES:**
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-506 (d) (5).
 6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
 7. ALL STREETS ARE PUBLIC.
 8. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
 9. DEDICATION FOR FUTURE STREET RIGHT-OF-WAY FOR OLD FREDERICKSBURG ROAD IS TO BE DETERMINED AT TIME OF PLATTING.
 10. BLOCK LENGTHS SHALL COMPLY WITH UDC SECTION 35-515 (b)(3).
 11. PRIOR TO ANY PLAT APPROVAL AND OR RECORDATION A SUPPLEMENTAL PER UDC 35-B(C)(18) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COMPLIANCE OF THE UDC.
 12. STREET "A" WILL REQUIRE A LEFT TURN LANE AND A RIGHT TURN DECEL LANE AT OLD FREDERICKSBURG ROAD.
 13. AT THE TIME OF PLATTING OF UNIT-5 A VARIANCE TO THE EXTENSION TO SMOKEY VIEW WILL BE REQUESTED.

PROPERTY LEGAL DESCRIPTION

A 182.03 ACRE, (7,929,069 SQUARE FEET MORE OR LESS) TRACT OF LAND BEING ALL OF THAT 187.211 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9488, PAGES 2378-2381 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY 29, ABSTRACT 528, COUNTY BLOCK 4711 AND THE J.M. MCCULLOCH SURVEY 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY TEXAS.

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 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:
 PAPE-DAWSON ENGINEERS, INC. LARRY IRVIN



UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
 WATER: SAN ANTONIO WATER SYSTEM
 ELECTRIC: CITY PUBLIC SERVICE
 TELEPHONE: SBC
 GAS: GREY FOREST UTILITY

IRVIN 182.03 ACRE TRACT MASTER DEVELOPMENT PLAN

MDP PLAN NO.:
 APPROVED BY THE PLANNING COMMISSION
 OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
 SECRETARY: _____ DATE: _____



PREPARATION DATE: JUNE 14, 2005
 REVISED DATE: SEPTEMBER 8, 2005
 REVISED DATE: NOVEMBER 2, 2005

DATE: Nov 15, 2005, 10:40am, User: D:\p005
 Title: P:\18203\18203\18203.dwg, Plot: 18203.dwg

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City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



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: <div style="text-align: right; font-size: small;"> 2005 JUN 20 CITY OF SAN ANTONIO </div>
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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)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| | <input type="checkbox"/> 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: Irvin 182.03 Acre Tract

Owner/Agent: Larry Irvin Phone: (210) 414-9486 Fax: _____

Address: 24165 IH-10 West, Suite 217 San Antonio, TX Zip code: 78257

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9030

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

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

Existing legal Description: _____
N/A

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

Projected # of Phases: 7

Number of dwelling units (lots) by Phases: See Plan

Total Number of lots: 604 divided by acreage: 182.03 = Density: 3.3

(PUD Only) Linear feet of street N/A Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space _____ %

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

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Council District: N/A School District: Boerne and Northside Ferguson map grid: Pg 447, D-4, D-5, D-6

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

Name No 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. _____

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SERVICES

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

2005 JUN 30 A 9:04
DEV SERVICES

- 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)

DEV. SERVICES
2005 JUN 30 A 9:04

- (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)

2005 JUN 30 A 9:04
DEV SERVICES

- 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 Irvin – 182.03 Acre Tract Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: _____ Signature: Larry Irvin

Date: _____ Phone: _____ Fax: _____

E-mail: _____

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