



# CITY OF SAN ANTONIO

January 4, 2006

Mr. Gary Balbaugh

Denham – Ramones Engineering, Inc.  
12961 Park Central, Suite 1390  
San Antonio, TX 78216

Re: The Enclave at Hausman

**MDP # 869**

Dear Mr. Balbaugh,

The City Staff Development Review Committee has reviewed The Enclave at Hausman Master Development Plan **M.D.P. # 869**. 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. The cultural resources review will be conducted at the time of platting. If you have any questions or need additional information, please contact Kay Hindes at 210-207-7306.
- **SAWS** states the following issue should be addressed:
  - To keep Category 1 status, development needs to be 70% or less impervious cover.
- **Streets & Drainage:**
  - It should be understood that this is a general review of a conceptual plan and that *all* technical requirements of the Unified Development Code for Streets and Drainage shall be complied with.

The Enclave at Hausman MDP# 869, Page1 of 3

PLANNING DEPARTMENT  
TEL: (210) 207-7873

• P.O. BOX 839966 •  
TTY: (210) 207-7911

SAN ANTONIO, TEXAS 78283-3966  
FAX: (210) 207-7897

- **DSD – Traffic Impact Analysis** indicates the following on-site improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Enclave at Hausman Development, MDP, at no cost to the City of San Antonio:
  - Construct a westbound left-turn lane with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) – 35-502(a)(7), subsection C, on FM 1560 Hausman Road at the entrance to the residential subdivision.
  - Incorporate traffic control improvements such as signing and pavement markings into the site plan that conforms to the *Texas Manual on Uniform Traffic Control Devices* for consistent, uniform traffic control.
  - 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 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 The Enclave at Hausman MDP is a conceptual plan and therefore this document does not represent an approval of the internal street plan.
- **Trees** has indicated that this development will be subject to:
  - Streetscape Standards
    - FM 1604 and Hausman Road – existing ROW – will require estimate number of trees and valuation at platting stage if being bonded
    - New ROW on collector at entrance off Hausman requires streetscape trees on Plan and Profile and estimate on streetscape form
  - 2003 Tree Preservation ordinance – Master Tree Permit, A/P 1145438 approved using Canopy Tree Method. Approval sent under different cover – please include approval A/P for submittals of plats (also require \$75 review fee) and building permit submittal

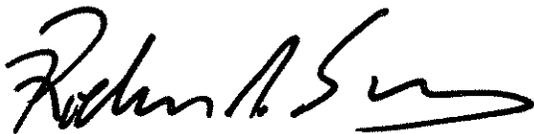
Mr. Balbaugh  
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- A Conditional Approval has been issued on this permit. Utilities must be front-loaded or if rear-loaded, individual service must avoid tree save areas or be coordinated with DSD Staff.
- **Parks** has recommended approval with the conditions:
  - That the drainage easement is allowed as open space as long as area is kept usable for recreational purposes
- 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.

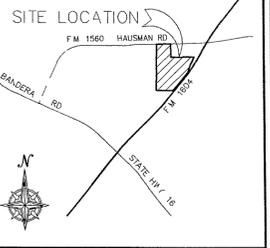
**All Platting will have to comply with the Unified Development Code,  
Master Plan, and Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,

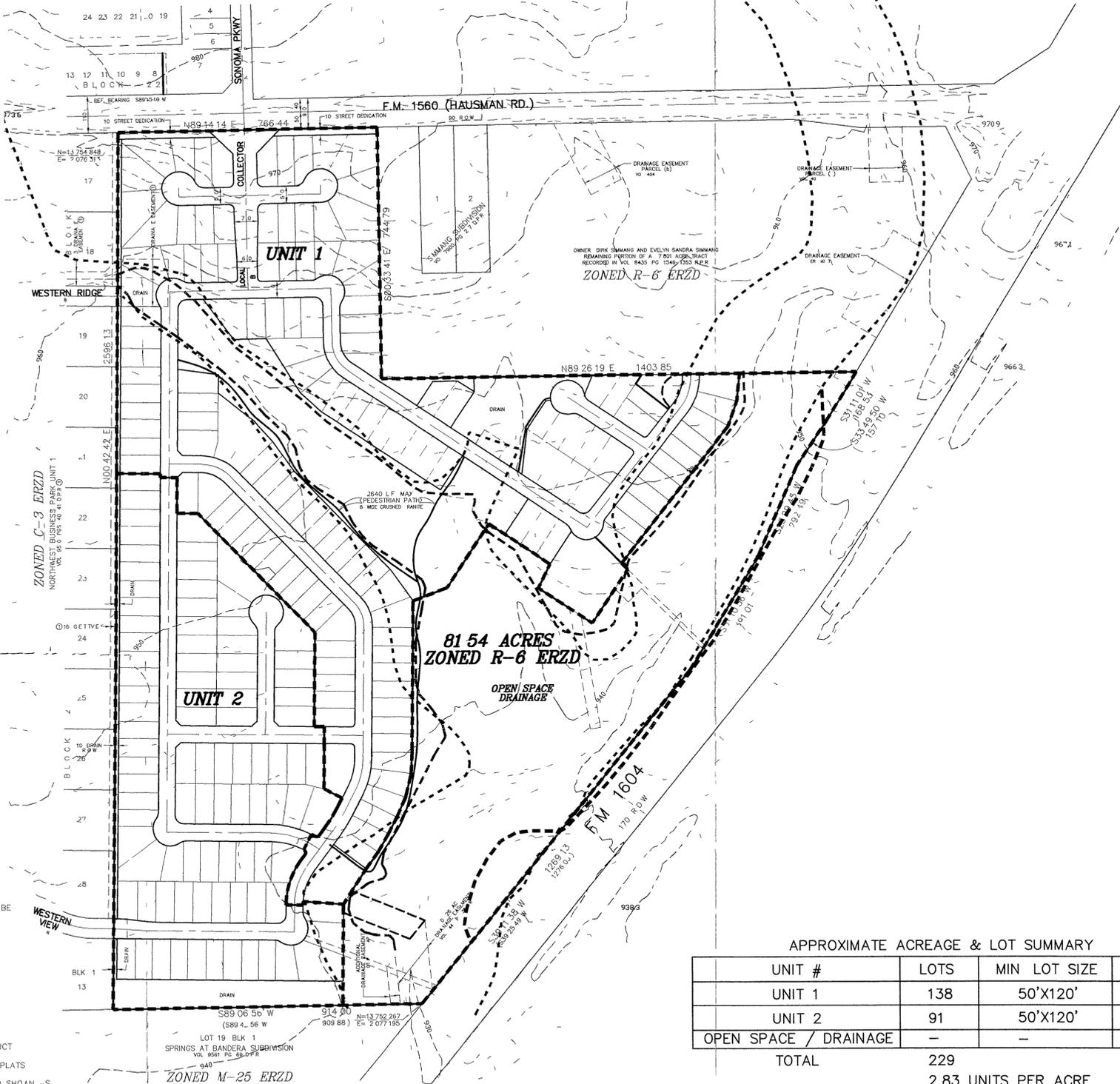


**Roderick J. Sanchez, AICP**  
**Assistant Development Services Director**

CC: Sam Dent, P.E. Chief Engineer Development Service  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Todd Sang, Civil Engineer Assistant Bexar County



LOCATION MAP



NOTES

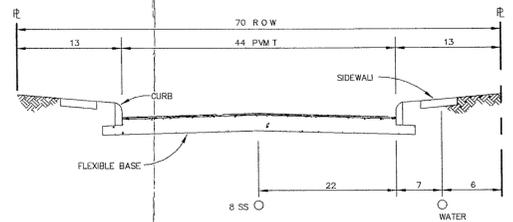
- 1 WATER SERVICE TO BE PROVIDED BY SAWS
- 2 SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
- 3 GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS AND TO BE INSTALLED ALONG FRONT OF LOTS
- 4 TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE
- 5 CABLE TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
- 6 ALL STREETS ARE LOCAL A UNLESS OTHERWISE SHOWN
- 7 INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLATS
- 8 ALL LAND USE IS SINGLE FAMILY RESIDENTIAL
- 9 THIS DEVELOPMENT WILL BE COMPLETED IN TWO PHASES
- 10 THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
- 11 DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS
- 12 BEARING REFERENCE SOURCE IS THE NORTH R.O.V. LINE OF F.M. 1560 SHOWN AS S89°15'10" W ON THE PLAT OF SQUOMA RANCH II SUBDIVISION UNIT 11 RECORDED IN VOLUME 9561 PAGE 12 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS
- 13 SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 3 DIVISION 2 35-509(q)
- 14 ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO AND IS ZONED R-6 ERZD
- 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 (HARN) SOUTH CENTRAL ZONE ROTATION GRID TO PLAT IS 001624
- 17 ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED

APPROXIMATE ACREAGE & LOT SUMMARY

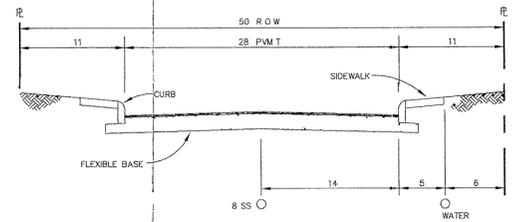
UNIT #	LOTS	MIN LOT SIZE	ACRES
UNIT 1	138	50'X120'	39.96
UNIT 2	91	50'X120'	19.56
OPEN SPACE / DRAINAGE	-	-	22.02
<b>TOTAL</b>	<b>229</b>		<b>81.54</b>

2.83 UNITS PER ACRE

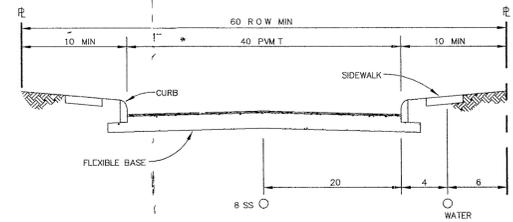
OWNER/DEVELOPER  
 RH OF TEXAS L.P.  
 607 E SONTERRA BLVD SUITE 108  
 SAN ANTONIO, TEXAS 78258  
 PHONE (210) 496-8030



COLLECTOR  
NOT TO SCALE



LOCAL "A"  
NOT TO SCALE



LOCAL "B"  
NOT TO SCALE

LEGEND

- PHASE LINE
- ② PHASE NUMBER
- - - - EXISTING 100 YEAR FLOOD LINE
- - - - EXISTING CONTOUR



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 200 ft  
**81.54 TOTAL ACRES**  
 THIS MDP WAS PREPARED ON JUNE 24th 2005

PLAN HAS BEEN ACCEPTED BY  
 [Signature]  
 1/4/06 [Signature]  
 If no plate are held plan will expire  
 On 7/6/07  
 [Signature]

REVISED 10/20/2005 UPDATED SOUTH ADJONER & ADJOINING ZONING

**Denham-Ramones Engineering and Associates Inc**  
 (210) 496-3100 Office  
 (210) 496-3122 Fax  
 12861 Park Central Suite 1390  
 San Antonio TX 78716

MASTER DEVELOPMENT PLAN  
 for  
**THE ENCLAVE AT HAUSMAN**

JOB # 050011.00  
 DWG FILE  
 DATE 06/24/05  
 DESIGN  
 DRAWN J.M.M.  
 CHECKED  
 SHEET 1 OF 1



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: JUNE 30, 2005

<b>Case Manager:</b> 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	<b>File Number:</b>
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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)

- 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)
  - Farm and Ranch (FR)
  - Rural Development (RD)
  - 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: THE ENCLAVE AT HAUSMAN

Owner/Agent: RH OF TEXAS L.P. Phone: 496-8030 Fax: \_\_\_\_\_

Address: 607 E. SCOTTERA BLVD. SUITE 108, S.A. TX Zip code: 78258

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

Address: 12961 PARK CENTRAL, SUITE 1330, SAN ANTONIO, TX Zip code: 78216

Contact Person Name: GARY R. BALBAUGH E-mail: BALBAUGH@SATERR.COM

February 23, 2004

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

Existing legal Description:

81.54 ACRES IN NCB 14867

Existing zoning: R-6 ERZD

Proposed zoning: —

Projected # of Phases: 2

Number of dwelling units (lots) by Phases: PH. 1 = 140 LOTS, PH. 2 = 91 LOTS

Total Number of lots: 231 divided by acreage: 81.54 = Density: 2.83 4/1

(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: 8      School District: NISD      Ferguson map grid: 513-B-8

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. \_\_\_\_\_

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DEV SERVICES

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

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- 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 an 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)

- (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)

- 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 ENCLAVE AT HAUSMAN 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: 7-5-05 Phone: 495-3100 Fax: 495-3122

E-mail: BALBAUGHG@SATX.RR.COM

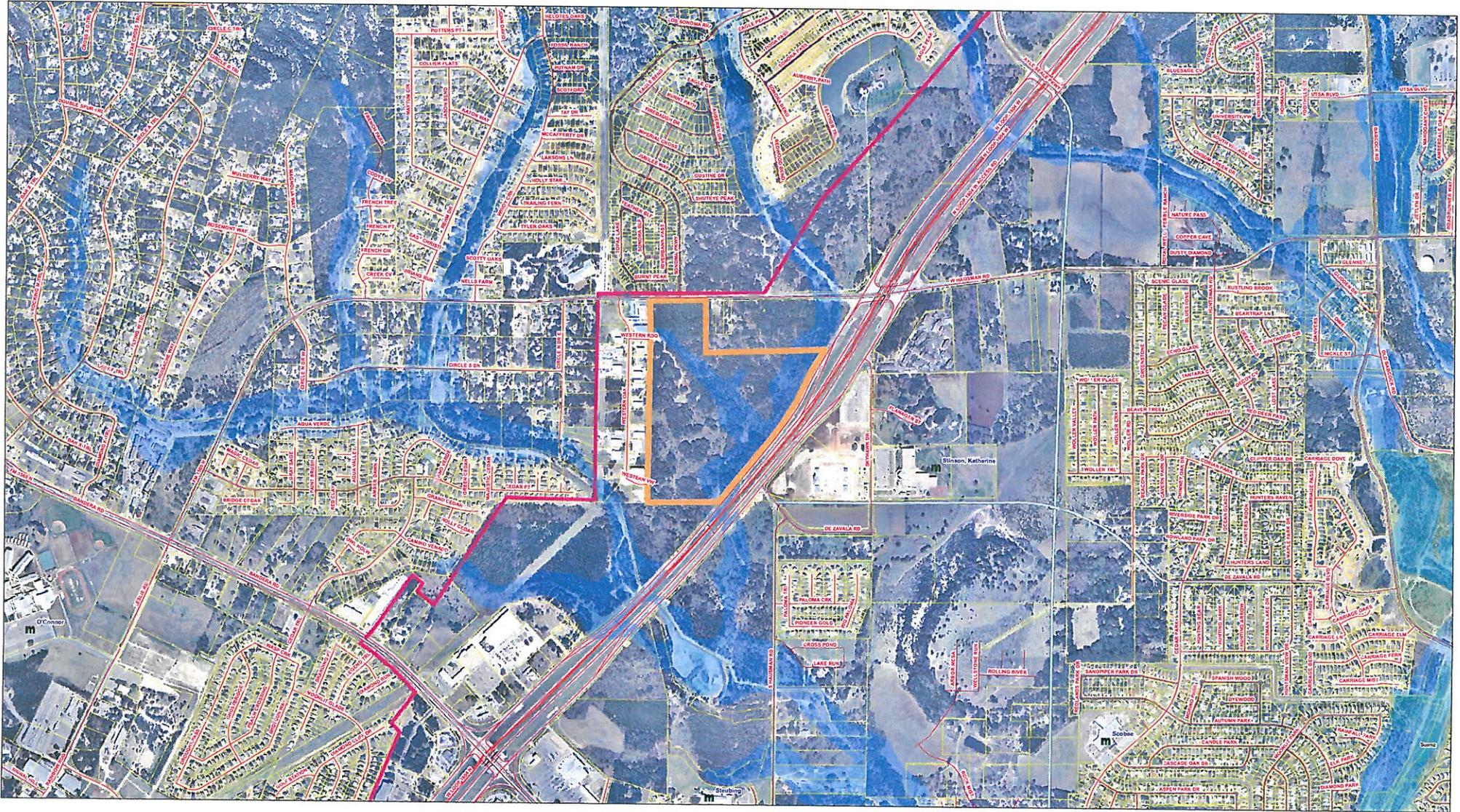
If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

February 23, 2004

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DEV SERVICES



**City of San Antonio**  
**Master Development Plan**  
**The Enclave at Hausman**

