



CITY OF SAN ANTONIO

February 24, 2006

Mr. Rolando Briones, Jr. P.E.

Briones Consulting & Engineering, Ltd.
8118 Broadway
San Antonio, TX 78209

Re: Laura Heights

MDP # 870

Dear Mr. Briones,

The City Staff Development Review Committee has reviewed Laura Heights Master Development Plan **M.D.P. # 870**. 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** indicates that
 - The Texas Site Altas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is within the Culebra Creek drainage area, an area known to contain significant archeological deposits. Therefore, there is a **high probability** that the property may contain sites, some of which may be significant. 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** indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Laura Heights:
 - 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.

Laura Heights MDP# 870, Page1 of 3

- 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.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).
- **Parks** has indicated that amenities to be provided are as follows:
 - Playground
 - Swimming Pool (2,500 sq.ft.)
 - Recreation Center
 - Athletic Courts
- **Bexar County** states the following improvements will be provided by the developer prior to completion of the Laura Heights Subdivision:
 - Secondary access onto the public collector must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units.
 - All decorative structures shall be placed within private property and not within public right-of-way.
 - All 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. (formerly POADP) will be invalid.

Mr. Briones
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February 24, 2006

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

Sincerely,

A handwritten signature in black ink, appearing to read "Roderick J. Sanchez". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

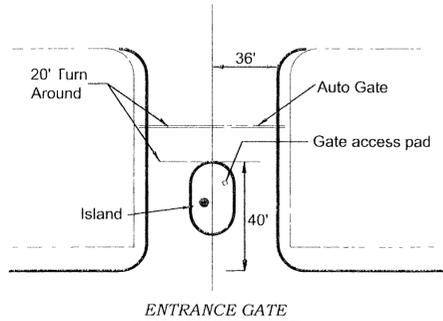
CC: Sam Dent, P.E. Chief Engineer Development Service
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant Bexar County

PARK LAND ANALYSIS

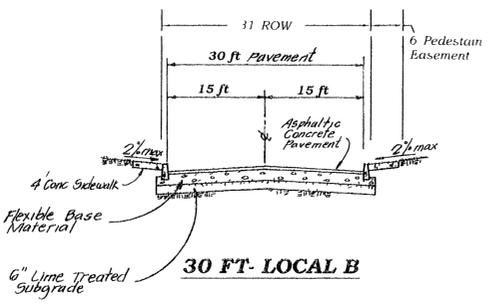
439 LOTS 1AC / 70 LOTS	PLAN	REQUIRED
PLAYGROUND	1 00 AC	6 20 AC
PARK AT WELL SITE	0 50 AC	
POOL (2,500 sqft)	1 50 AC	
RECREATION CENTER BUILDING (1,500 sqft)	1 00 AC	
PARK AT TANK SITE	0 25 AC	
PARK AT POOL	0 50 AC	
ATHLETIC COURT	1 50 AC	
	6 25 AC	6 25 AC

PLANNED UNIT DEVELOPMENT ANALYSIS

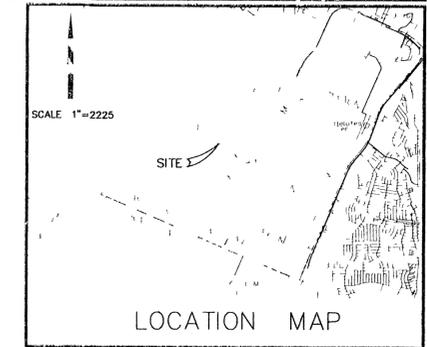
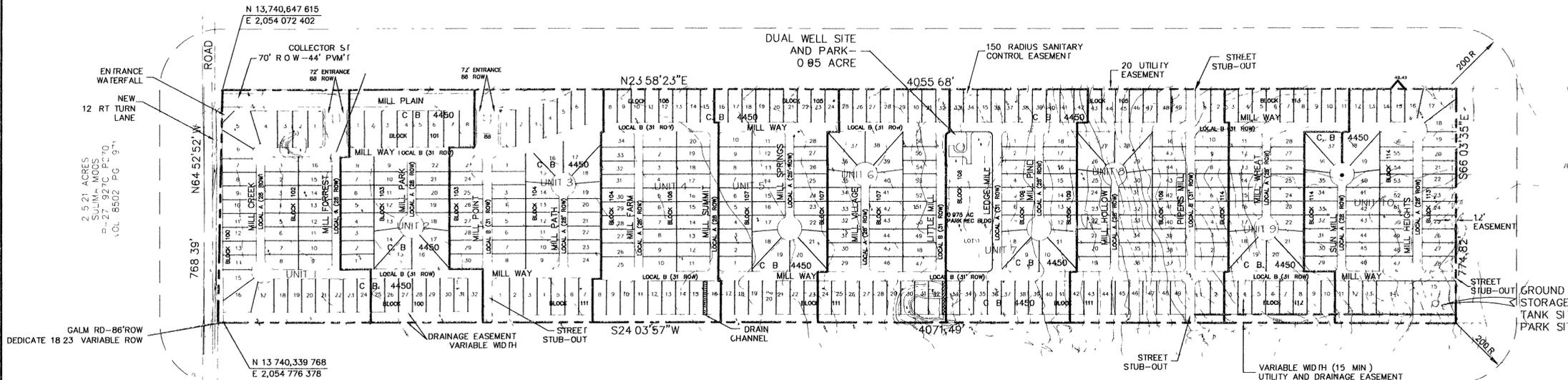
UNIT	NUMBER OF LOTS	ACREAGE	DENSITY (LOTS/ACRE)
1	40	7 366	5 4
2	38	6 584	5 8
3	46	7 950	5 8
4	47	6 918	6 8
5	44	6 379	6 9
6	47	6 933	6 8
7	38	7 629	4 9
8	56	8 763	6 4
9	35	5 366	6 5
10	48	8 015	6 0
TOTAL	439	71 952	6 2



SCALE 1"=200'



1 25 ACRT S
ELSIE E. SCHNEIDER - TRACT D
VOL 3/56 PG 2020 BCRPR



ALL BEARINGS AND DISTANCES REFERENCED HERE ON THE OVERALL TRACT ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE (NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) AND AS SHOWN ON SURVEY PLAT BY BROWN ENGINEERING COMPANY DATED APRIL 27 '04

LEGAL DESCRIPTION

71 974 ACRES OUT OF THE M M MUSQUIZ SURVEY NO 80 SECTION 5 ABSTRACT NO 467 COUNTY BLOCK 4450 BEXAR COUNTY TEXAS

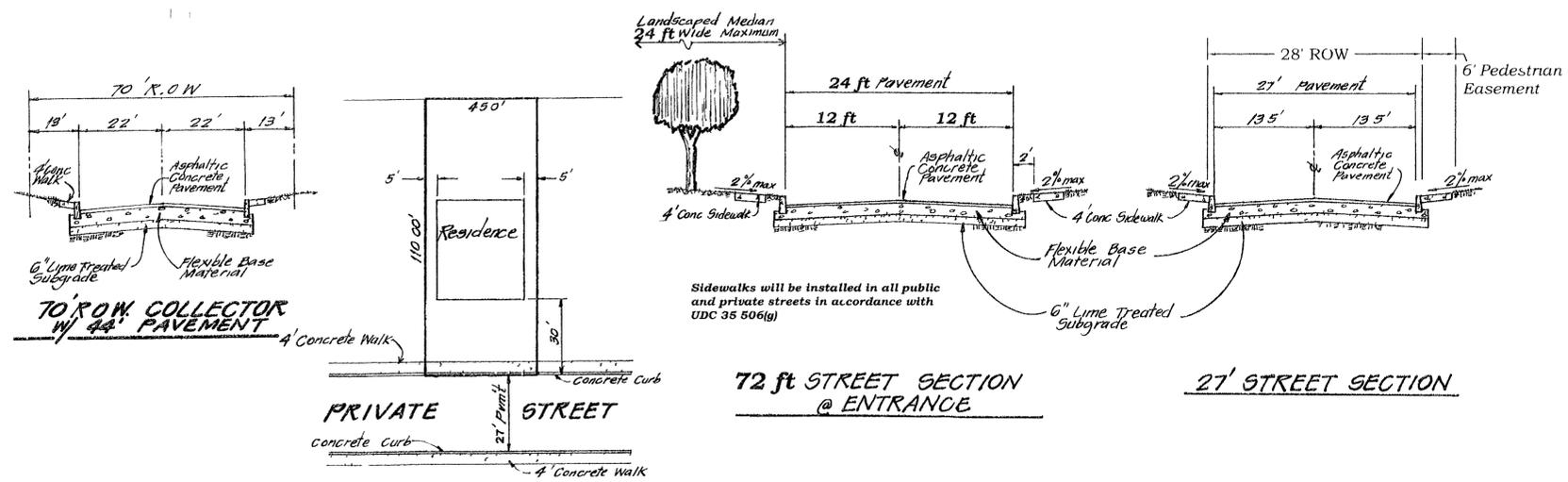
OWNER/DEVELOPER

HLH PROPERTIES-HLH DEVELOPMENT
1603 BABCOCK RD, SUITE 151
SAN ANTONIO, TEXAS 78229
(210) 348-7136
(210) 348-7671-FAX
C B 4450

LEGEND

- BOUNDARY UNIT LINE
- PROPERTY LINE

Roberts



REVISIONS

date	description
8 18-05	C S A REVIEW
1 24-06	C S A REVIEW

BRIANES
CONSULTING & ENGINEERING LTD
8118 BROADWAY
SAN ANTONIO, TX 78209
(210) 828-1431
(210) 828-1432 fax



PUD MASTER DEVELOPMENT PLAN
LAURA HEIGHTS
BEXAR COUNTY, TEXAS

DIRECTOR OF DEVELOPMENT SERVICES

DATE 06-06-05
JOB No
1 SHEET OF 1



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: July 7, 2005

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: <p align="center">MDP 870</p>
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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 type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" 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: Laura Heights

Owner/Agent: HLH Properties-HLH Development Phone: 348-7136 Fax: 348-7671

Address: 1603 Babcock Rd., Suite 151 Zip code: 78229

Engineer/Surveyor: Briones Consulting & Engineering, Ltd. Phone: 828-1431 Fax: 828-1432

Address: 8118 Broadway, San Antonio, TX Zip code: 78209

Contact Person Name: Rolando H. Briones, Jr., P.E. E-mail: rbriones@brionesengineering.com

February 23, 2004

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

- 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)

- (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.

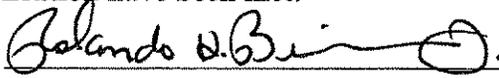
City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(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:

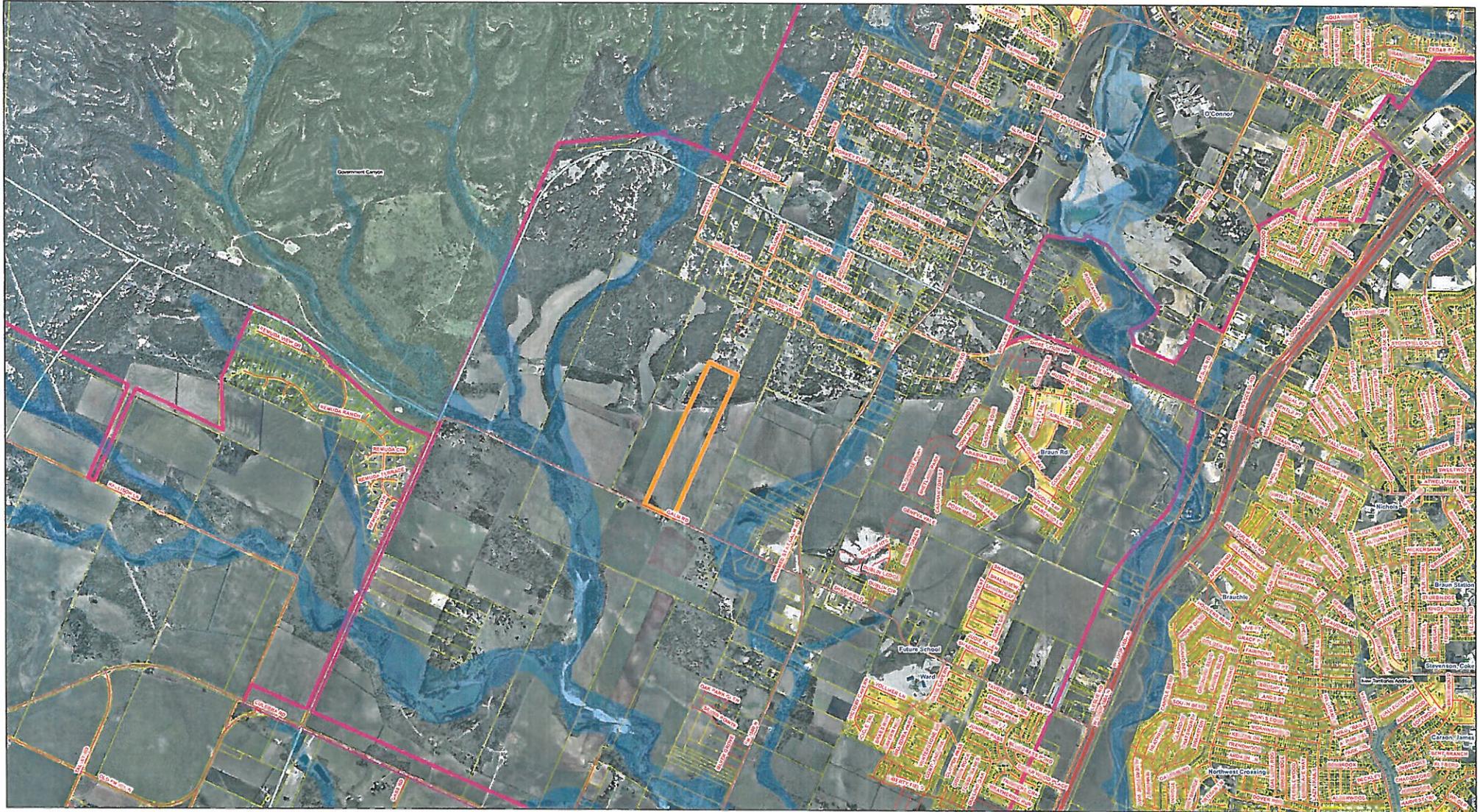
I certify that the PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Rolando H. Briones, Jr., P.E. Signature: 

Date: July 7, 2005 Phone: 828-1431 Fax: 828-1432

E-mail: rbriones@obcengineers.com

DEV. SERVICES



City of San Antonio
Master Development Plan
Planned Unit Development
Galm Road, 73.984 Acres





**City of San Antonio
 Planned Unit Development
 Galm Road, 73.948 Acres
 Master Development Plan**

