



City of San Antonio

Development Services Department

May 19, 2011

Andy Rodriguez
Briones Engineering, LTD.
8118 Broadway
San Antonio, Texas 78209

Re: **Laura Heights – Minor Amendment**

MDP # 870-E & PUD 05-035F

Dear Mr. Rodriguez,

The Development Review Committee has evaluated the **Laura Heights** Master Development Plan and Planned Unit Development Combo Minor Amendment, or **MDP # 870-E & PUD 05-035F**. Enclosed is an accepted and signed copy of the MDP & PUD for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan and Planned Unit Development including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

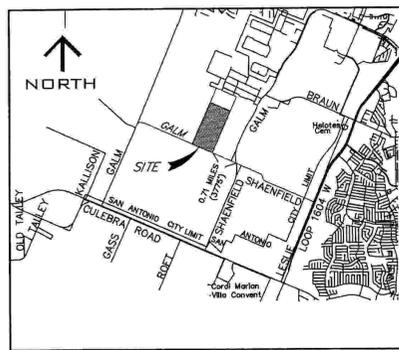
Please note that this action by the committee does not establish any commitment for the provision of drainage, utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the North Side Independent school district, so they can plan for the development accordingly.

The validity for this MDP shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). The validity for this PUD shall expire within six years from the date of acceptance in accordance with UDC §35-344(k). Should you need further assistance, please contact Larry Odis, Planner at (210) 207-0210

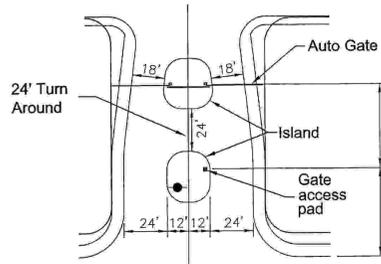
Sincerely,

A handwritten signature in blue ink that reads 'Barbara Nelson'.

Barbara Nelson, ACIP
Assistant Director



LOCATION MAP
NOT TO SCALE



ENTRANCE GATE

PARK LAND ANALYSIS

	PLAN	REQUIRED
444 LOTS 1AC / 70 LOTS		6.34 AC
LAND DEDICATION	1.36 AC	
PLAYGROUND	1.25 AC	
POOL (2,500 sqft)	1.50 AC	
RECREATION CENTER BUILDING (1,500 sqft)	1.00 AC	
PICNIC AREA	0.25 AC	
OPEN PLAY AREA	1.00 AC	
	6.36 AC	6.34 AC

AMENDMENT HISTORY

- JULY 7, 2006 CHANGES INCLUDE LOT REDUCTION IN UNIT 1, REVISED PHASING OF ALL UNITS AND MINOR CHANGES IN STREET AND LOT CONFIGURATIONS.
- SEPTEMBER 11, 2007 CHANGES INCLUDE THE ADDITION OF UNIT 3A, REVISED PHASING OF ALL UNITS AND MINOR CHANGES IN STREET AND LOT CONFIGURATIONS.
- JUNE 24, 2008 CHANGES INCLUDE THE REVISED BOUNDARIES OF UNITS 5 THRU 10 WITH ASSOCIATED LOT CHANGES.
- MAY 6, 2010 CHANGES INCLUDE THE REVISED BOUNDARIES OF UNITS 7 THRU 10 WITH ASSOCIATED LOT CHANGES. REMOVED 2 LOTS ADDED 7 LOTS.
- NOVEMBER 12, 2010 CHANGES INCLUDE THE REVISED BOUNDARIES OF UNITS 8 & 9 AND OMITTING UNIT 10.

MASTER DEVELOPMENT AND PLANNED UNIT DEVELOPMENT ANALYSIS

UNIT	NUMBER OF LOTS	ACREAGE	DENSITY (LOTS/ACRE)
1	28	7.57	3.7
2	33	5.47	6.0
3	51	8.92	5.7
3A	5	2.11	2.4
4	51	7.73	6.6
5	45	6.43	7.0
6	51	7.19	7.1
7	59	8.56	6.9
8	59	9.08	6.5
9	62	8.91	7.0
TOTAL:	444	71.97	6.2

ADJACENT PROPERTY OWNERS: SEE PLAN
 E.A.R.Z.: THE PROPERTY IS NOT LOCATED OVER THE EDWARD'S AQUIFER ZONE.
 STREET: THE STREET WILL BE A PRIVATE STREET. APPROXIMATELY (16,082 LINEAR FT)
 GATED STATUS: THE SUBDIVISION WILL BE GATED.
 NUMBER OF PHASES: THE SUBDIVISION WILL BE DEVELOPED IN TEN PHASES.
 PROPOSED LAND USE: THE PROPOSED LAND USE IS RESIDENTIAL.
 PROPERTY ZONING: THE PROPERTY IS OUT OF THE CITY LIMITS
 TOTAL PROPERTY ACREAGE: 71.97 ACRES (3,135,172 S.F.)
 PAVED SQUARE FOOTAGE: 506,583 S.F. (11.63 AC.)
 TOTAL AREA OF OPEN SPACE - PASSIVE: 1,618,690 S.F. (37.16 AC.)

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LEGEND

- BOUNDARY UNIT LINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- P.S. = PRIVATE STREET LINE
- EXISTING CONTOUR
- PARK AREA

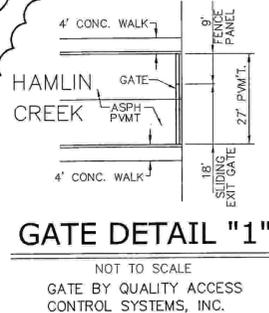
ALL BEARINGS AND DISTANCES REFERENCED HERE ON THE OVERALL TRACT ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS), AND AS SHOWN ON SURVEY PLAT BY BROWN ENGINEERING COMPANY, DATED APRIL 27, 04.

LEGAL DESCRIPTION

71.97 ACRES OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, SECTION 5, ABSTRACT NO.467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER

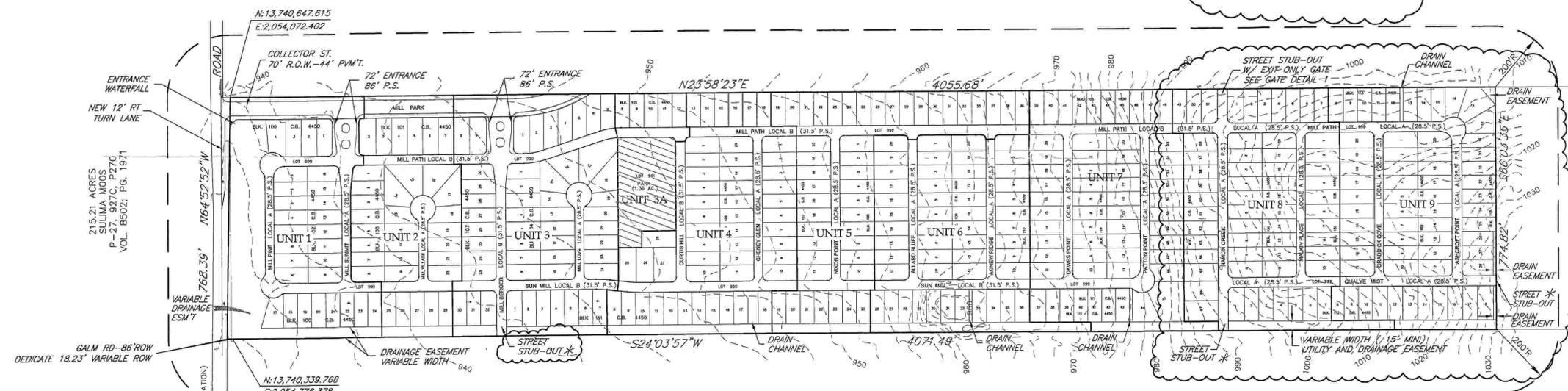
HJ ENTERPRISES, L.P.
 15303 HUEBNER ROAD, BLDG 115
 SAN ANTONIO, TEXAS, 78248
 (210) 222-1500
 (210) 222-9100 FAX



GATE DETAIL "1"

NOT TO SCALE
 GATE BY QUALITY ACCESS CONTROL SYSTEMS, INC.

125 ACRES
 ELSIE E. SCHNEIDER - TRACT "D"
 VOL. 3756, PG. 2020, BCRPR

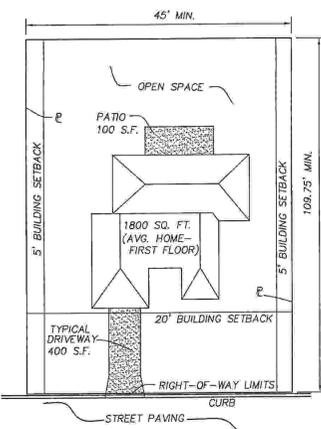


20.076 ACRES
 ERNIE DeWINNE, et ux
 VOL. 8041, PG. 1173, BCRPR

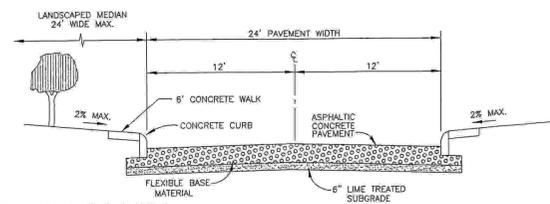
Revision to R.U.D. # 05-035F
 APPROVED: *Barbara Nelson*
 Director of Development Services
 City of San Antonio
 Date 5/19/11

PLAN HAS BEEN ACCEPTED BY
 COSA *Barbara Nelson*
 5/19/11 870-E
 (Date) (Number)
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
 5/18/13
 Date

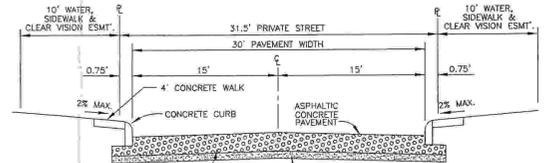
100 ACRES - "2ND TRACT"
 MALINDA MARIA PALOWSKI
 VOL. 6591, PG. 259, BCDR



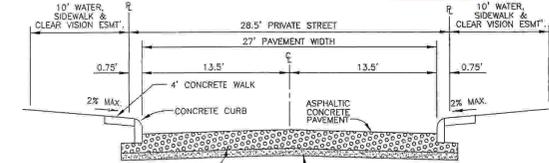
TYPICAL LOT
NOT TO SCALE



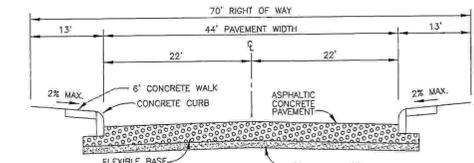
72' STREET SECTION AT ENTRANCE
NOT TO SCALE



LOCAL B 30' PAVEMENT SECTION
NOT TO SCALE



LOCAL A 27' PAVEMENT SECTION
NOT TO SCALE



70' R.O.W. COLLECTOR W/ 44' PAVEMENT
NOT TO SCALE

P.U.D. 05-035F MINOR AMENDMENT, AMENDING PUD 05-035E
 M.D.P. 870-E MINOR AMENDMENT, AMENDING MDP 870-D

CHANGES INCLUDE REVISING THE STREET SECTIONS IN UNITS 8 & 9 FOR HAMLIN CREEK, QUAYLE MIST, ASHCROFT POINT AND MILL PATH FROM HAMLIN CREEK TO ASHCROFT POINT.
 * GATES WILL BE REQUIRED WHEN NEW DEVELOPMENT CONNECTS TO THE STUB OUT STREETS SHOWN ON THIS PLAN.

REVISIONS

date	description
8-18-05	C.S.A. REVIEW
1-24-06	C.S.A. REVIEW
6-25-06	C.S.A. REVIEW
7-07-06	C.S.A. REVIEW
9-17-07	revised remainder
10-17-07	C.S.A. REVIEW
6-24-08	Unit Bound. 5 - 10
7-07-08	C.S.A. COMMENTS
5-06-10	Unit Bound. 7 - 10
8-13-10	C.S.A. COMMENTS
9-03-10	C.S.A. COMMENTS
11-12-10	Revised Unit Lines
04-04-11	Revised pavement sections for Units 8 & 9 Gate Note, C.O.S.A. Review

BRIONES
 CONSULTING & ENGINEERING LTD.
 8118 BROADWAY
 SAN ANTONIO, TX 78209
 TBE FIRM REG. NO. F-5028
 (210) 828-1431
 (210) 828-1432 fax

PUD & MASTER DEVELOPMENT PLAN
 LAURA HEIGHTS
 BEXAR COUNTY, TEXAS



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City of San Antonio

Planning & Development Services

Master Plan Review

APPLICATION



In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 1/2 by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

<input type="checkbox"/> Master Development Plan (MDP) <input checked="" type="checkbox"/> Master Development Plan Amendment <input type="checkbox"/> Major <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) <input type="checkbox"/> Flexible Development Plan (FDP) <input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR) <input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1) <input type="checkbox"/> Mixed Heavy Industrial (MI-2) <input type="checkbox"/> Form Based Zone District (FBZD)	<input type="checkbox"/> Planned Unit Development (PUD) <input checked="" type="checkbox"/> Planned Unit Development Amendment <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> Mixed Use District (MXD) <input type="checkbox"/> Traditional Neighborhood Development (TND) <input type="checkbox"/> Master Planned Community District (MPCD) <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) <input type="checkbox"/> Manufactured Home Park Plan (MHPP) <input type="checkbox"/> Alternative Pedestrian Plan (APP)
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Applicant Contact Information:

Project Name: <u>LAURA HEIGHTS PUD AND MDP (AMENDMENT)</u>		
Owner/Agent: <u>HARRY HAUSMAN</u>	E-mail: <u>hlhausman@csbcglobal.net</u>	
Address: <u>P.O. Box 1341, HELOTES, Tx.</u>	Zip code: <u>78203</u>	Phone: <u>372-0092</u>
Contact Person Name: <u>ANDY RODRIGUEZ</u>	E-mail: <u>arodriguez@brionesengineering.com</u>	
Company: <u>BRIONES ENGRS., LTD.</u>	Relationship to Owner: _____	
Address: <u>818 BROADWAY S.A. Tx.</u>	Zip code: <u>78209</u>	Phone: <u>828-1431</u>

Plan Proposal:

Total number of lots: <u>121</u>	Total acreage: <u>17.99</u>
Existing zoning: <u>N/A</u>	Proposed zoning: <u>N/A</u>
Density (dwelling units per acre): <u>6.7</u>	Typical residential lot size: <u>45x100</u>
Number of dwelling units per phase:	
Phase: <u>8</u> Dwelling units: <u>59</u>	Phase: _____ Dwelling units: _____
Phase: <u>9</u> Dwelling units: <u>62</u>	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

Private street(s), linear feet of street: 16,082 Public street(s), linear feet of street: _____

Total open space: 6.36 Percent open space (total open space divided by total acreage): 11.32 %

Gated Un-Gated If gated, type of gate (guard/mag card/key/transmitter/etc.): MAG CARD

Construction start date: UNDER CONSTRUCTION

X/Y coordinates at major street entrance(s): X: 13,740,647.615 Y: 2,054,072.402

For City Use Only

Intake Date: _____	Intake By: _____
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April 05, 2011

List of associated Plats for this whether approved or pending approval?

1. Laura Heights Unit 1-PUD Plat # 060191 (Recorded)
2. Amending Plat of Laura Heights Unit 1-PUD Plat # 070547 (Recorded)
3. Laura Heights U 2-PUD Plat # 060483 (Recorded)
4. Laura Heights U 3-PUD Plat # 060503 (Recorded)
5. Replat of a portion of Laura Heights Unit 3-PUD Plat # 0900058 (Recorded)
6. Laura Heights Unit 3A-PUD Plat # 070468 (Recorded)
7. Laura Heights Unit 4-PUD Plat # 080059 (Recorded)
8. Laura Heights Unit 5-PUD Plat # 080464 (Recorded)
9. Laura Heights Unit 6-PUD Plat # 090358 (Recorded)
10. Laura Heights Units 7-PUD Plat # 100222 (Recorded)



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 Planning & Development Services
 Master Plan Review Application

File #: _____

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Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Planning & Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: HARRY HAUSMAN Signature: 

Date: APRIL 4, 2011 Phone: 372-0092 Fax: _____

E-mail: hlhausman@sbcglobal.com

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez Senior Management Analyst (210) 207-7038 Melissa.Ramirez@sanantonio.gov	Elizabeth Carol Senior Management Analyst (210) 207-7893 Elizabeth.Carol@sanantonio.gov
Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov	Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov
Robert Lombrano Planner (210) 207-5014 Robert.Lombrano@sanantonio.gov	Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov
	Donna Schueling Planner (210) 207-5016 Donna.Schueling@sanantonio.gov

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APPENDIX A: APPLICATION CHECKLIST APR -7 PM 1:26

Submittal Requirements:

The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310.15, -345, -B101, -B109, -B113):

GENERAL:

- Name of the Master Development Plan or PUD and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name(s) of all adjacent property owner(s) as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Development Services Director or assignee).
- Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications);
- Topographic contour lines no greater than ten (10) feet (PUD applications require two feet intervals);
- Location of property lines, existing easements, cemeteries and/or historic graves, 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 from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

- Two points identified by Texas Planes Coordinates;
- Basis of bearings used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- 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;
- All existing easements or right-of-way with street names impacting the development area, their nature and width.

TRAFFIC AND CIRCULATION:

- The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;
- The schematic (typical section) 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 (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);
- Traffic Impact Analysis (UDC §35-502).

LOTS, PHASING AND USES:

- The location and dimensions of all proposed or existing lots;
- 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;
- A delineation of EARZ, wetlands and floodplains;
- 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;
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;
- 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 lots;

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- (b) Total area of open space;
- (c) Total number of dwelling units, by development phase;
- (d) Residential density and units per acre;
- (e) Total area of property.

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.

The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);

STORM WATER MANAGEMENT:

Storm water management plan (UDC §35-B119).

The following additional items are required for PUD Plan and FDP applications only(UDC §35-310.15, -B101, -B113) :

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;

Proposed covenants on the property, if any, including a map and legal description of area affected;

Proposed land uses and zoning classifications by location, type, density and size to include residential density and non-residential floor area ratio (FAR);

Notation of any restrictions required by the City Council in accordance with the PUD ordinance;

Tabulation showing the following:

- (a) Total acreage;
- (b) Total number of lots;
- (c) Square footage of all buildings and structures;
- (d) The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
- (e) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waste containers, signs or outdoor mechanical equipment;
- (f) Total floor area ratio (FAR) for each type of non-residential use;
- (g) Total area of passive open space;
- (h) Total area of active developed recreational open space;
- (i) Total number of off-street parking and loading spaces.

The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;

Location and dimensions of public and/or private streets, parking areas, access control stations, and clear vision areas;

Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages;

Staging plan if PUD is to be developed in more than one phase;

Utilities plan;

Lots numbered as approved by the City;

Perimeter setbacks as required;

Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;

Delineation of woodlands;

List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;

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- Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;
- Provisions for maintenance funding.

MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (UDC §35-B101):

- Delineation of woodlands;
- A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;
- Historic, archaeological or cultural resources to be credited as conservation areas.

Applications for MPCD also require (UDC §35-345):

- Site plan to include proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, flood plains, and significant vegetation shall be noted.

Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):

- Land Use: location, acreage, notation of restrictions based on use-type;
- Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;
- Block lengths must be indicated on plan;
- Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

Applications for Pedestrian Plan require (UDC §35-506):

- Location and arrangement of all-weather walkways;
- Phasing or time schedule for the construction of walkways.

Applications for MAOZ require (UDC §35-334, -B110):

- Site size, locational information, and adjacent land uses;
- Dimensioned layout, with the location, size, and height of all buildings and structures;
- Floor area ratio of each lot;
- The location and size of all above and below ground storage containers for flammable and combustible materials;
- Size and location of all vehicular access points, streets, and parking areas;
- Major physical features such as creeks, topography, and easements;
- Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;
- Staging plan if appropriate.

Applications for MHPP required (UDC §35-B108):

- A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;
- The name of the developer;
- The name of the record owner of the land involved;
- The legal description of the land being developed, with an identification number assigned to each manufactured home site;
- The tract boundary lines;

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Master Plan Review Application

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- The scale; north arrow and date;
- The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;
- The source of water supply and layout of the water system, including locations of standard fire hydrants;
- The method of sewage disposal and the layout of the sewer system;
- The name of the manufactured home park and the legal description of property;
- The location and dimensions of all streets, easements, and other rights-of-way
- Typical space dimensions and the locations of park facilities shall be shown;
- The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;
- A location diagram.

- Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF) do not email.



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Planning & Development Services



Master Development Plan
Completeness Review

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Project Name: LAURA HEIGHTS PUD AND MDP
Project Engineers/Surveyors or Firm Name: BRIONES ENGRS.
Address: 8118 BROADWAY S.A. TX. 78209
Contact Person Name: ANDY RODRIGUEZ
Phone: 828-1431 Fax: 828-1432 E-mail: arodriguez@brionesengineering.com

Master Plan Application Type (check one):

- Master Development Plan (MDP)
- Master Development Plan Amendment
 - Major
 - Minor
- MDP/ P.U.D. Plan (combination) (**AMENDMENT**)
- Flexible Development Plan (FDP)
 - Urban Development (UD)
 - Farm and Ranch (FR)
 - Rural Development (RD)
 - Mixed Light Industrial (MI-1)
 - Mixed Heavy Industrial (MI-2)
- Form Based Zone District (FBZD)
- Planned Unit Development (PUD)
- Planned Unit Development Amendment
 - Major
 - Minor
- Mixed Use District (MXD)
- Traditional Neighborhood Development (TND)
- Master Planned Community District (MPCD)
- Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- Alternative Pedestrian Plan (APP)

To be accepted for review a Plan shall comply with the provisions of the Unified Development Code.

Required Items for Completeness Review

Items Submitted	Staff Inventory	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Completed and signed Application Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Review Fee
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital information in xxx.DWG or xxx.DXF
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8 1/2 "x 11" Reduced Copy
N/A <input type="checkbox"/>	<input type="checkbox"/>	Storm Water Management Plan (2 copies)
N/A <input type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Analysis (TIA) (4 copies) – FEE Received <input type="checkbox"/>
		Indicate type: <input type="checkbox"/> Worksheet <input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3
N/A <input type="checkbox"/>	<input type="checkbox"/>	Parks Review Fee
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF), do not email.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20 copies (folded) with Land Entitlements Office, MDP Division Request for Review form (attached) for respective departments or agencies. If project is an MDP/PUD combination, two sets of everything is required.
		<input checked="" type="checkbox"/> Master Development Plan/ Major Thoroughfare
		<input type="checkbox"/> Historic
		<input type="checkbox"/> Disability Access (Sidewalks)
		<input type="checkbox"/> Zoning
		<input type="checkbox"/> SAWS Aquifer
		<input checked="" type="checkbox"/> Bexar County Public Works
		<input checked="" type="checkbox"/> Storm Water Engineering
		<input checked="" type="checkbox"/> Traffic & Streets
		<input type="checkbox"/> Trees Preservation
		<input type="checkbox"/> Parks
		<input type="checkbox"/> Bicycle Mobility
		<input type="checkbox"/> Other:

For Staff Use Only

Complete Incomplete

Completeness Review By: _____ Date: _____



City of San Antonio
Planning & Development Services
Master Development Plan Division
REQUEST FOR REVIEW

Date: 4-7-11

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The attached item has been submitted for your review, recommendation, and/or comment. If necessary, please circulate within your department. Your written comments are part of the permanent files at Development Services. Please provide your recommendations for approval or disapproval by email to the project contact person and the assigned case manager indicated below with clear and concise information and avoid using any abbreviations.

Project Name: LAURA HEIGHTS File#: MDP-870-D
PUD-05-035E

Contact Person Name: ANDY RODRIGUEZ

Company: BRIONES ENGRS., LTD. Phone: 828-1431

Address: 8118 BROADWAY S.A. TX. Zip code: 78209

Email: arodriguez@brionesengineering.com Fax: 828-1432

Check one of the following:

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> Planned Unit Development (PUD) |
| <input type="checkbox"/> Master Development Plan Amendment | <input type="checkbox"/> Planned Unit Development Amendment |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Major <input type="checkbox"/> Minor |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Use District (MXD) |
| <input type="checkbox"/> Flexible Development Plan (FDP) | <input type="checkbox"/> Traditional Neighborhood Development (TND) |
| <input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Master Planned Community District (MPCD) |
| <input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Mixed Heavy Industrial (MI-2) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Form Based Zone District (FBZD) | <input type="checkbox"/> Alternative Pedestrian Plan (APP) |

Reference all City approved MDPs, POADPs, PUDs, Rights Determinations, and/or Plats associated with this proposed project:

PLEASE SEE ATTACH SHEET

For amendments please specify the proposed changes to the previously accepted plan:

R.O.W. ADJUSTMENT IN UNITS 8 & 9

If you are submitting a revision based on comments from a committee reviewer, please specify the changes proposed in this revision and date of revision. Attach another sheet if necessary:

MDP STAFF USE ONLY ASSIGNED CASE MANAGER:

<input type="checkbox"/> Robert Lombrano rlombrano@sanantonio.gov	<input type="checkbox"/> Donna Schueling donna.schueling@sanantonio.gov	<input type="checkbox"/> Richard Carrizales rcarrizales@sanantonio.gov	<input type="checkbox"/> Luz Gonzales luz.gonzales@sanantonio.gov
<input type="checkbox"/> Larry Odis larry.odis@sanantonio.gov			

April 05, 2011

List of associated Plats for this whether approved or pending approval?

1. Laura Heights Unit 1-PUD Plat # 060191 (Recorded)
2. Amending Plat of Laura Heights Unit 1-PUD Plat # 070547 (Recorded)
3. Laura Heights U 2-PUD Plat # 060483 (Recorded)
4. Laura Heights U 3-PUD Plat # 060503 (Recorded)
5. Replat of a portion of Laura Heights Unit 3-PUD Plat # 0900058 (Recorded)
6. Laura Heights Unit 3A-PUD Plat # 070468 (Recorded)
7. Laura Heights Unit 4-PUD Plat # 080059 (Recorded)
8. Laura Heights Unit 5-PUD Plat # 080464 (Recorded)
9. Laura Heights Unit 6-PUD Plat # 090358 (Recorded)
10. Laura Heights Units 7-PUD Plat # 100222 (Recorded)

LAURA HEIGHTS MDP 870-D
" " PUD 05-035 E

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Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Project Name: Laura Heights PUD

PUD#: 05-035F / MDP#: 870-E

Engineer/Surveyor: Briones Consulting & Engineering

Review Type: TIA & Bicycle **TIA#2011TIA0512**

City of San Antonio Development Services Department use

FROM: Jesse T. Muñiz, P.E. Date: May 13, 2011

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

I recommend approval **I do not recommend approval**

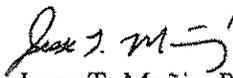
On _____ I notified _____,

the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #____

Comments: _____ The following comments are returned to the engineer by the County/COSA:

1. It is understood that this is a **conceptual plan**. Approval of this plan does not constitute approval of a specific street or lot configuration. **Actual alignments, classifications, and design of roadways may vary within the constraints of this approved MDP as necessary to provide adequate connectivity to and through adjoining parcels of property as development continues.** Controlled access should be maintained in order to uphold safe and efficient traffic flow and all access shall comply with the requirements of the Unified Development Code and shall be within the guidelines of the American Association of State Highway and Transportation Officials. COSA/Bexar County reserve the right to address all design issues including, but not limited to: driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at the time of platting.
2. Secondary access must be provided (constructed) before any plat or combination of plats in a single area with greater than 125 lots will be approved.
3. This amendment does not add an arterial or collector road, no bicycle facilities required.
4. Mitigation from approval letter 2005TIA1127 still applies.

Reviewed by:


Jesse T. Muñiz, P.E.
DSD
City of San Antonio

Larry Odis

From: Chavarria, Adam [achavarria@bexar.org]
Sent: Friday, May 13, 2011 2:58 PM
To: Jesse Muniz
Cc: Victoriano Martinez; Larry Odis; Brach, Robert
Subject: Laura Heights MDP/PUD 870E/05-035F Acceptance

Bexar County has completed the review of the Laura Heights MDP/PUD 870E/05-035F plan and we have no further comments. This plan may proceed with the following comments for acceptance:

1. It is understood that this is a conceptual plan. Acceptance of this plan does not constitute approval of a specific street or lot configuration. Actual alignments, classifications, and design of roadways may vary within the constraints of this approved MDP as necessary to provide adequate connectivity to and through adjoining parcels of property as development continues.
2. Controlled access should be maintained in order to uphold safe and efficient traffic flow and all access shall comply with the requirements of the Unified Development Code and shall be within the guidelines of the American Association of State Highway and Transportation Officials. Bexar County reserves the right to address all design issues including, but not limited to: driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at the time of platting.
3. Secondary access must be provided (constructed) before any plat or combination of plats in a single area with greater than 125 dwelling units will be accepted.

If you have any questions, please contact me.

Adam Chavarria
Civil Engineering Assistant
Bexar County Infrastructure Services
233 N. Pecos Ste. 420
San Antonio, TX 78207
(210) 335-3840

Larry Odis

From: Larry Odis
Sent: Monday, April 25, 2011 4:31 PM
To: 'Joe Gonzalez'
Subject: Laura heights MDP/PUD

Joe,

The only thing that I see is just removing the cloud from the number of phases note in the upper right corner, The subdivision will be developed in Ten phases.

Larry Odis
Planner
Development Services Department
1901 S. Alamo, San Antonio, TX 78204
Tel 210-207-0210 fax 210-207-4441

Larry Odis

From: Chavarria, Adam [achavarria@bexar.org]
Sent: Wednesday, April 27, 2011 11:31 AM
To: Jesse Muniz
Cc: Victoriano Martinez; Brach, Robert; Larry Odis
Subject: Laura Heights MDP 870-D/PUD 05-035-E 1st Submittal COMMENTS

Bexar County has completed its review of the Laura Heights MDP 870-D/PUD 05-035-E 1st submittal and we have the following comments:

1. Address the gating on all stub out streets.

NOTE: Mill Berger is constructed without a gate. If the adjacent land is developed, it will be required to connect to this street. In the event that this is a public street, no accommodations for a gate will likely be provided.

Please contact me if you have any questions.

Adam Chavarria
Civil Engineering Assistant
Bexar County Infrastructure Services
233 N. Pecos Ste. 420
San Antonio, TX 78207
(210) 335-3840

Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Project Name: Laura Heights MDP/PUD

MDP#870E/PUD#: 05-035F

Engineer/Surveyor: Briones Consulting & Engineering

Review Type: TIA & Bicycle

City of San Antonio Development Services Department use

FROM: Jesse T. Muñoz, P.E. **Date:** April 27, 2011

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

I recommend approval

I do not recommend approval

On _____ I notified _____,

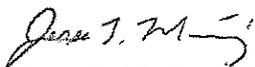
the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #__

Comments: _____ The following comments are returned to the engineer by the County/COSA:

1. Will the proposed local A (Hamlin Creek) be able to handle the projected traffic? Provide a breakdown.
2. Address the gating on all stub out streets.

NOTE: Mill Berger is constructed without a gate. If the adjacent land is developed, it will be required to connect to this street. In the event that this is a public street, no accommodations for a gate will likely be provided.

Reviewed by:



Jesse T. Muñoz, P.E.

DSD

City of San Antonio



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Figure 35-B133-1

Habitat Compliance Form

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CITY OF SAN ANTONIO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

1. Commentary:

For information on endangered species habitat within Bexar County as may be established, see 2008 Draft Recovery Plan for Bexar County Karst Invertebrates, available on US Fish and Wildlife Service's website, and Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes by Texas Parks and Wildlife Department available on their website.

2. Applicant Contact Information:

Project Name: <u>LAURA HEIGHTS MDP/PUD</u>	E-mail: _____
Property Owner: <u>H.J. ENTERPRISES, L.P.</u>	E-mail: _____
Address: <u>15303 HUEBNER RD. BLDG. 115</u>	Zip code: <u>78248</u> Phone: <u>222-1500</u>
Agent: <u>HARRY HAVSMAN</u>	E-mail: <u>hhavsman@sbglobal.net</u>
Address: <u>P.O. Box 1341, HELOTES, Tx.</u>	Zip code: <u>78203</u> Phone: <u>372-0092</u>
Contact Person Name: <u>ANDY RODRIGUEZ</u>	E-mail: <u>arodriguez@brionesengineering.com</u>
Company: <u>BRIONES ENGRS, LTD.</u>	Relationship to Owner: <u>CONSULTANT</u>
Address: <u>8118 BROADWAY, S.A-Tx.</u>	Zip code: <u>78209</u> Phone: <u>828-1431</u>

3. Property Location:

Property address or nearest street intersection if address not available: 11975 GALM RD.
 Acres: 17.99 Ferguson map grid: 545-E5 USGS Grid: HELOTES DUAP MAP
In addition to this form, please submit an aerial map designating property boundaries based on the most recently available imagery. Maps can be obtained from www.sanantonio.gov/dsd and saved into a PDF format.

4. Application Type (check one):

<input checked="" type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Tree Permit
<input type="checkbox"/> Major Plat	<input checked="" type="checkbox"/> Planned Unit Development (PUD) Plan
<input type="checkbox"/> Development Plat	<input type="checkbox"/> Minor Plat

5. Endangered Species Act Coverage (check one):

<input type="checkbox"/> The activity subject to the application to the City of San Antonio is covered under an existing Section 10(a) permit or a Section 7 Biological Opinion analyzing the activity as proposed, and the activity is identical or very similar to the activity proposed in permit and located in the same geographic location. <i>Skip to section 7, no affidavit required.</i>
<input type="checkbox"/> The activity subject to the application to the City of San Antonio is covered by participation in an approved Regional Habitat Conservation Plan. <i>Skip to section 7, no affidavit required.</i>
<input checked="" type="checkbox"/> The activity subject to the application to the City of San Antonio is not covered by an existing Section 10(a) permit or a Section 7 Biological Opinion nor participation in an approved Regional Habitat Conservation Plan. <i>(Complete sections 6, 7 and 8 (if applicable) below)</i>



Habitat Compliance Form

CITY OF SAN ANTONIO
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
1901 S. Alamo, San Antonio, TX 78204

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6. Description for Activities Without Coverage (check one box for both sections A and B):

<p>A. Golden-cheeked Warbler Endangered Species</p>	<p><input type="checkbox"/> There is no requirement for coverage of this listed species because no part of the tract subject to the application to the City of San Antonio contains habitat types that may be used by Golden-cheeked Warblers as set forth in <i>Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes, Texas Parks and Wildlife Department, available on their website</i>. While this requirement applies throughout the jurisdiction of the City of San Antonio, based on the U.S. Fish & Wildlife Service Recovery Plan maps for Golden-cheeked Warblers, there is a rebuttable presumption that areas located inside of Loop 1604 that are within the jurisdiction of the City of San Antonio, as well as areas located to the south of U.S. Highway 90 and east of Interstate Highway 35, do not contain habitat.</p> <p><input checked="" type="checkbox"/> The tract subject to the application to the City of San Antonio is within a presumptive habitat areas and an Endangered Species Survey has been completed within the last 3 years by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758</p> <p><input type="checkbox"/> The tract subject to the application to the City of San Antonio is within a presumptive habitat area and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. (Selecting this box requires the applicant to complete the Habitat Compliance Affidavit in Section 8 below.)</p>
<p>B. Karst Invertebrate Endangered Species</p>	<p><input checked="" type="checkbox"/> There is no requirement for coverage of these listed species because no part of this tract subject to the application to the City of San Antonio is located within karst zone 1 or 2 of the areas in Bexar County identified as karst zones in the USFWS 2008 Draft Bexar County Karst Invertebrates Recovery Plan.</p> <p><input type="checkbox"/> The tract or portions of the tract subject to the application to the City of San Antonio is located within Karst Zone 1 or 2 as identified in the U.S. Fish & Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and an Endangered Species Survey has been completed by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758</p> <p><input type="checkbox"/> The tract or portions of the tract subject to the application to the City of San Antonio is located within Karst Zone 1 or 2 as identified in the U.S. Fish & Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. (Selecting this box requires the applicant to complete the Habitat Compliance Affidavit in Section 8 below.)</p>

7. Owner or Authorized Representative (form is considered incomplete without this section):

I certify that the information provided in this Habitat Compliance Form is true and accurate.

Print Name: HARRY HAUSMAN Signature: [Signature]

Address: P.O. Box 1341 City: HELOTES State Tx. Zip Code 78023

E-mail: h/hausman@spcglobal.net



Habitat Compliance Form
CITY OF SAN ANTONIO DEVELOPMENT SERVICES
 PLANNING & DEVELOPMENT SERVICES DEPARTMENT RECEIVED
 1901 S. Alamo, San Antonio, TX 78204

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8. *Affidavit of Compliance (required for properties in karst 1 or 2 or located in the area identified as potential habitat as set forth in Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes, Texas Parks and Wildlife Department, available on their website when there is no Section 10(a) permit, Section 7 biological opinion, Regional Habitat Conservation Plan, nor endangered species survey submitted to US Fish and Wildlife) :*

Affidavit of Compliance

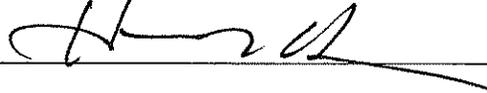
Before me, the undersigned authority, on this day personally appeared HARRY HAUSMAN ("Affiant") who, being first duly sworn, upon his/her oath states:

My name is HARRY HAUSMAN and I am the owner of the property that is the subject of this application to the City of San Antonio.

 A habitat assessment/survey was not conducted.

A habitat assessment/survey was conducted by a biologist permitted by U.S. Fish & Wildlife Service, CHRIS COLLIN SUCA (name of individual and firm) #TE 800611-2 (number), and concluded that no species will be impacted by the activity subject to the application to the City of San Antonio and I am relying on that assessment/survey.

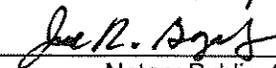
Signed this 4th day of APRIL, 2011.

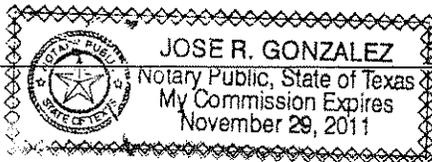
Signature: 

STATE OF TEXAS §

COUNTY OF BEXAR §

Sworn to and subscribed to before me on APRIL 4th, 2011, by HARRY HAUSMAN,


 Notary Public, State of Texas





SCALE: 1"=200'

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LAURA HEIGHTS UNITS 8 & 9 AERIAL EXHIBIT

BRIONES
CONSULTING & ENGINEERING LTD.

8118 BROADWAY
SAN ANTONIO, TX 78209
TBPE FIRM REG. NO. F-5028

(210) 828-1431
(210) 828 1432 fax



2011 APR -7 PM 1:26

**RESULTS OF 2010 FIELD SURVEYS FOR
THE GOLDEN-CHEEKED WARBLER ON
APPROXIMATELY 18 ACRES OF THE 26.5-
ACRE LAURA HEIGHTS UNITS 7, 8, 9, AND
10, NORTHWESTERN BEXAR COUNTY,
TEXAS**

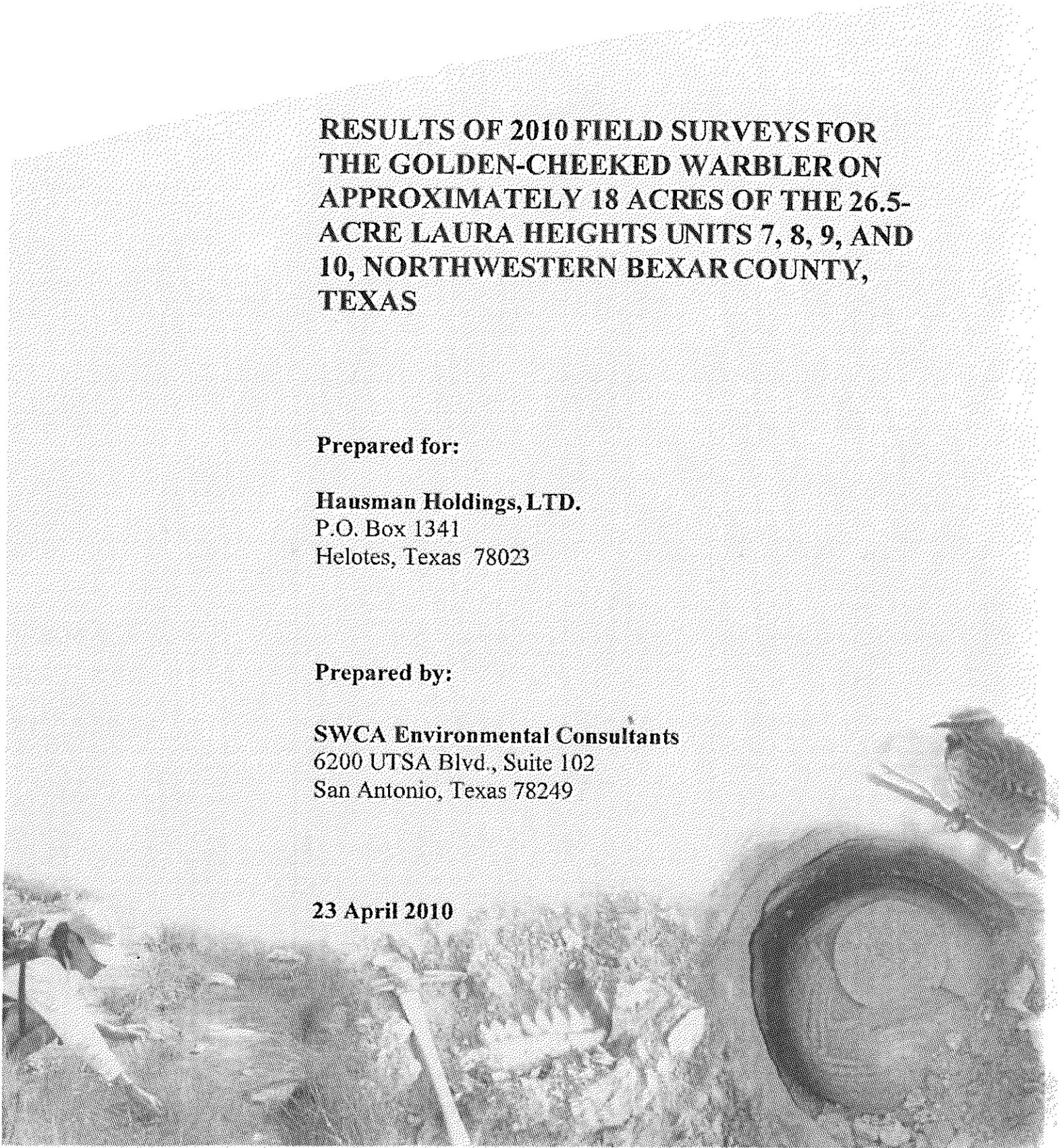
Prepared for:

Hausman Holdings, LTD.
P.O. Box 1341
Helotes, Texas 78023

Prepared by:

SWCA Environmental Consultants
6200 UTSA Blvd., Suite 102
San Antonio, Texas 78249

23 April 2010



**RESULTS OF 2010 FIELD SURVEYS FOR THE GOLDEN-CHEEKED WARBLER ON
APPROXIMATELY 18 ACRES OF THE 26.5-ACRE LAURA HEIGHTS UNITS 7, 8, 9,
AND 10, NORTHWESTERN BEXAR COUNTY, TEXAS**

Submitted to

Hausman Holdings, LTD.
P.O. Box 1341
Helotes, Texas 78023

Submitted by

SWCA ENVIRONMENTAL CONSULTANTS
6200 UTSA Blvd., Suite 102
San Antonio, Texas 78249

23 April 2010

INTRODUCTION

SWCA Environmental Consultants (SWCA) was contracted by Hausman Holdings, LTD. to conduct surveys for the golden-cheeked warbler (*Dendroica chrysoparia*) on an approximately 18-acre wooded area of the 26.5-acre Laura Heights Units 7, 8, 9, and 10 (property). The property is located off of Galm Road, northwestern Bexar County, Texas (Figure 1 and Figure 2).

The golden-cheeked warbler is a small species of neotropical migratory songbird that was listed by the United States Fish and Wildlife Service (USFWS) as endangered in 1990. The entire breeding range of the golden-cheeked warbler is limited to central and north-central Texas, where it is almost exclusively found on the Edwards Plateau, Lampasas Cut-Plain, and Llano Uplift regions (USFWS 1992). The species is migratory and is present in Texas from early to mid-March through the end of July or early August. Breeding habitat of the warbler typically consists of mature, dense to relatively dense woodland composed of a mixture of Ashe juniper (*Juniperus ashei*), plateau live oak (*Quercus fusiformis*), and other hardwood tree species associated with steep canyons and slopes (Texas Parks and Wildlife Department's [TPWD] *Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes*-accessed 16 April 2010). Texas oak (*Q. buckleyi*) and/or Lacey oak (*Q. glaucooides*) are often common in areas occupied by golden-cheeked warblers in Bexar County; other deciduous tree species often found in warbler habitat include shin oak (*Q. sinuata*), cedar elm (*Ulmus crassifolia*), escarpment black cherry (*Prunus serotina* var. *eximia*), Arizona black walnut (*Juglans major*), and Texas ash (*Fraxinus texensis*) (USFWS 1992).

Nesting begins shortly after the arrival of the female warblers, which typically return from wintering grounds a bit later in March than the males. Golden-cheeked warblers usually nest only once per year, unless the first nesting attempt fails. Ashe juniper trees are required by the warbler as these trees provide strips of bark from which the birds make their nests. In our experience, most golden-cheeked warbler territories range in size from about 6 to 20 acres, although some unmated males have been observed ranging across areas of up to 40 or 50 acres. Based on point count data, mean estimated density of 35 acres per male warbler has been estimated for Camp Bullis Military Reservation (USFWS 2005). The range in territory size is likely the result of differences in habitat quality. In Bexar County, most young warblers typically fledge in early to mid May. Golden-cheeked warblers primarily winter in oak and pine/oak woodlands in the highlands of Honduras, Nicaragua, Guatemala, and southern Mexico (USFWS 1992).

The USFWS has established survey protocols for determining the presence/absence of the golden-cheeked warbler from a given area. Among other requirements, these protocols require a level of effort of 20 hours of survey time per 100 acres of potentially suitable habitat, a minimum of five site visits, and that the site visits be conducted at a frequency no greater than one visit every five days. According to USFWS protocols, presence/absence surveys for the warbler may be conducted from 15 March through 1 June.

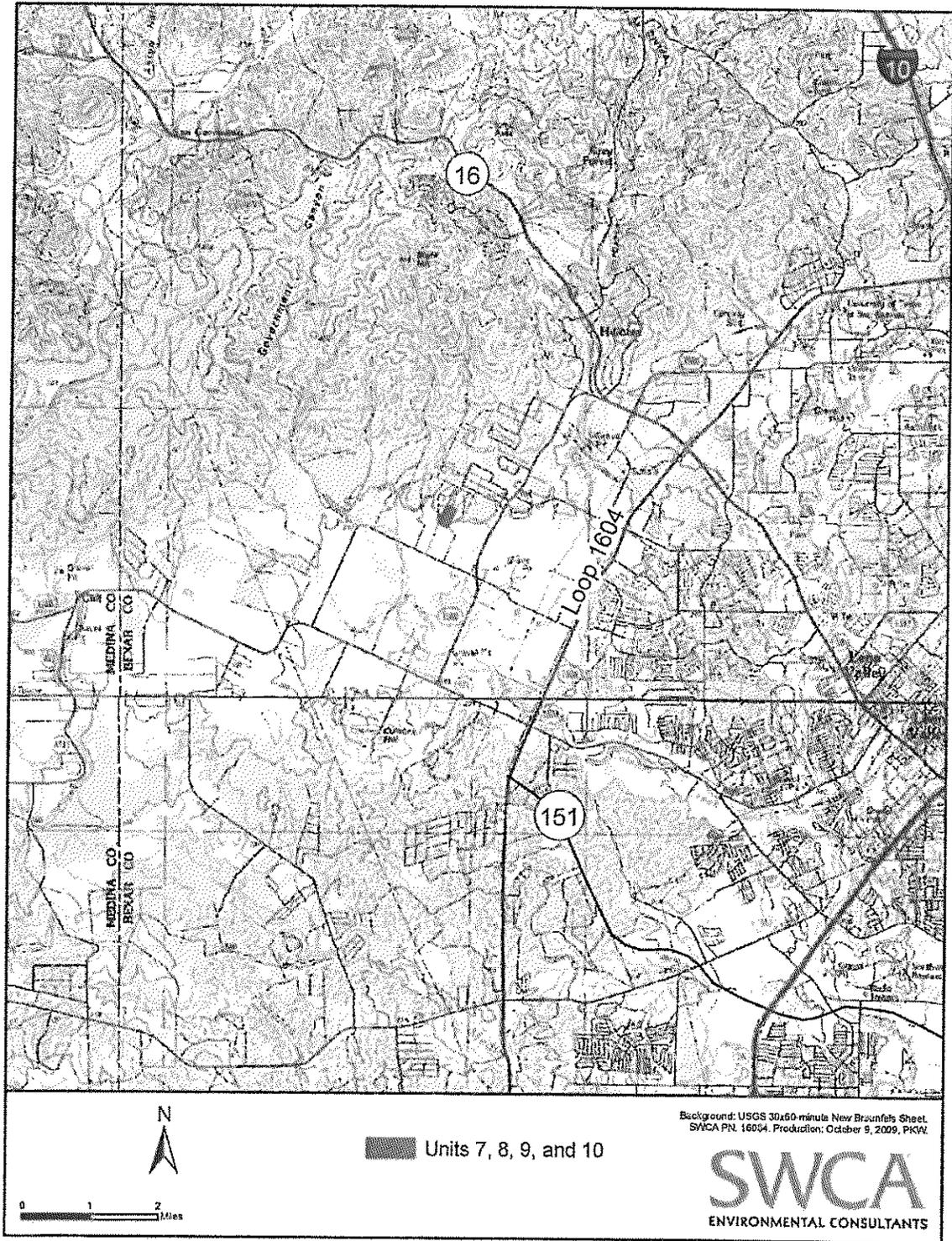


Figure 1. Project location map.

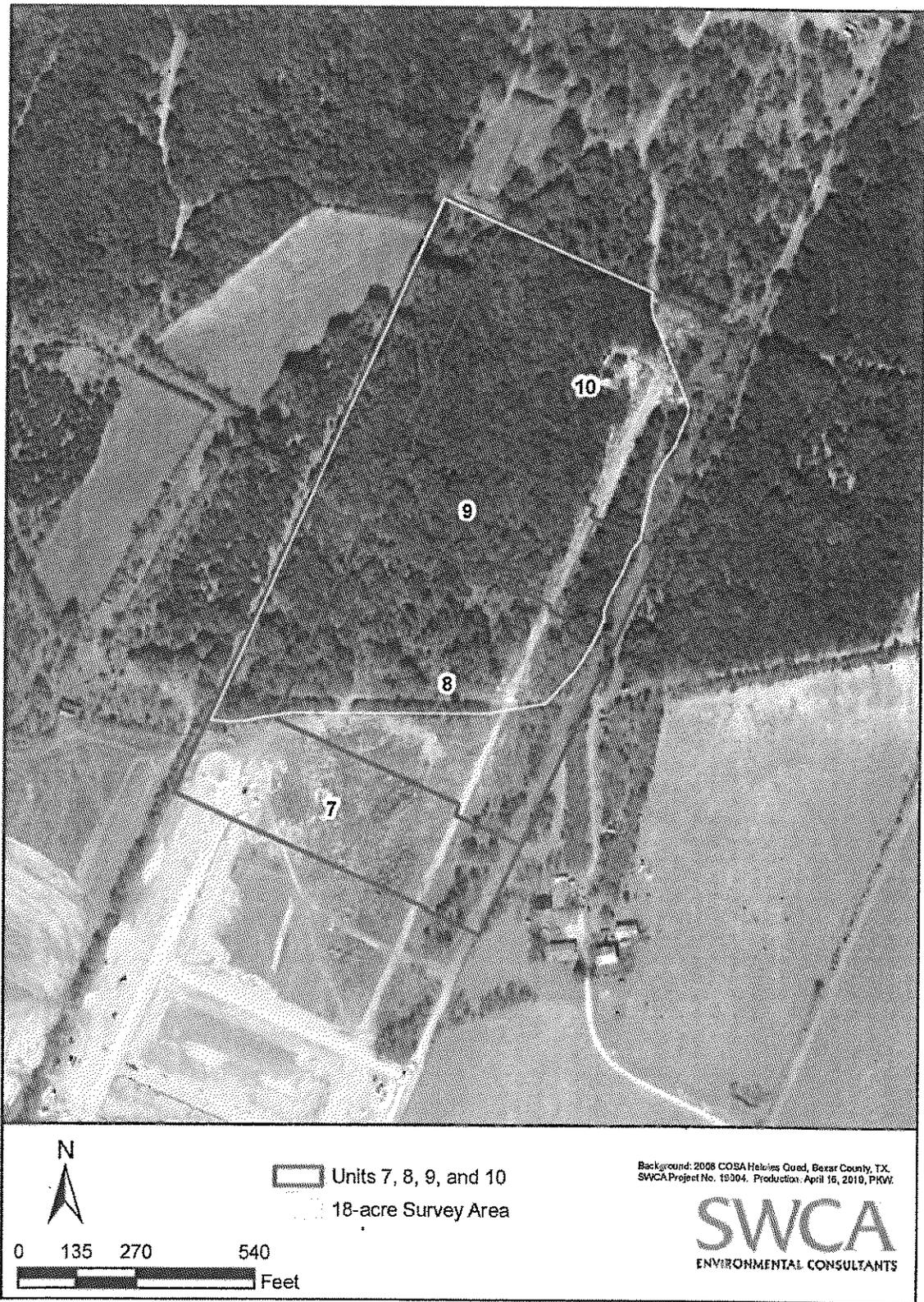


Figure 2. Aerial photograph of project area.

SURVEY AREA DESCRIPTION

Topography and Surface Drainage

The property can be located on the Helotes, Texas US Geological Survey (USGS) 7.5-minute topographic quadrangle map (USGS 1992). Topography of the property is gently sloping to the northeast with elevations ranging from approximately 970 to 1,040 feet above mean sea level. Surface runoff is generally to the south towards Culebra Creek.

Vegetation

The southern portions of Units 7 and 8, approximately 8.5 acres, are covered primarily with herbaceous vegetation. Grass species identified include Johnsongrass (*Sorghum halepense*), King Ranch bluestem (*Bothriochloa ischaemum*), Bermudagrass (*Cynodon dactylon*) and barnyard grass (*Echinochloa crusgalli*). Forbs include silverleaf nightshade (*Solanum elaeagnifolium*), giant ragweed (*Ambrosia trifida*), sunflower (*Helianthus annuus*), sensitive briar (*Mimosa microphylla*), prairie tea (*Croton monanthogynus*), New Mexico vervain (*Verbena neomexicana*), buffalo bur (*Solanum rostratum*), velvet mallow (*Abutilon fruticosum*), and pigeonberry (*Rivina humilis*). The northern portions of Units 7 and 8 consist of a moderately dense live oak woodland. Live oak and hackberry (*Celtis* sp.) are the dominant species, ranging from 18 to 25 feet tall. Ashe juniper, approximately 8 to 12 feet tall, can be found scattered throughout the units. Trees typically favored by the golden-cheeked warbler, such as Texas oak and Lacey oak, do not occur in these units. Canopy closure is approximately 30 to 40 percent. Shrub layer species fill in the breaks in canopy cover. In open canopy areas, the shrub layer includes kidneywood (*Eysenhardtia texana*), mesquite (*Prosopis glandulosa*), spiny hackberry (*Celtis pallida*), hogplum (*Colubrina texensis*), Spanish dagger (*Yucca treculeana*), and prickly pear cactus (*Opuntia engelmanni*). In the more closed canopy areas, the shrub layer includes Texas persimmon (*Diospyros texana*), soapberry (*Sapindus saponaria*), evergreen sumac (*Rhus virans*), elbowbush (*Forestiera pubescens*), southwest bernardia (*Bernardia myricifolia*) and condalia (*Condalia hookeri*).

Vegetation on Units 9 and 10 consist of live oak/Ashe juniper woodland with both species ranging in height from 18 to 22 feet. Cedar elm and hackberry trees occur as isolated individuals throughout these units. Trees typically favored by the golden-cheeked warbler, such as Texas oak and Lacey oak do not occur in these units. Canopy closure is approximately 80 to 90 percent. The shrub layer occurs in low densities and primarily includes Texas persimmon. Other less common shrub species include wafer ash (*Ptelea trifoliata*), agarita (*Berberis trifoliolata*) and Mexican silk tassel (*Garrya ovata*).

SURVEY METHODS

An SWCA biologist familiar with golden-cheeked warbler vocalizations and habitat conducted surveys for the golden-cheeked warbler on the property on 15, 22, and 29 March and 5 and 12 April

2010. A total of 5 hours and 6 minutes was spent conducting the surveys over these five days. The survey covered the wooded portions of the units as shown on Figure 2. A summary of time spent in the survey area and weather conditions during each survey visit is presented in Table 1. Weather while conducting surveys was within USFWS accepted standards.

Surveys were performed by one person per visit and were conducted primarily by walking through the surveyed area and listening for warbler vocalizations. Once found, a golden-cheeked warbler was typically followed for periods of time to better determine territorial boundaries and to listen for contemporaneous warbler vocalizations. Tape recorded calls of golden-cheeked warblers were used to elicit responses after the end of the fifth survey.

Table 1. Summary of survey time (CDT) spent by day in 2010 on 18 acres of the 26.5-acre Laura Heights Units 7, 8, 9, and 10, northwestern Bexar County, Texas

Survey Date	No. of Surveyors	Start Time	End Time	Cumulative Survey Time (hours:minutes)	Weather
15 March	1	0830	0930	1:00	59-60°F, clear, winds 1-5 mph
22 March	1	0730	0830	1:00	35-38°F, clear, winds 0 mph
29 March	1	0819	0919	1:00	43-57°F, overcast, 0 mph
5 April	1	0826	0926	1:00	71-72°F, overcast, 3-9 mph
12 April	1	0818	0925	1:06	63-64°F, cloudy, 1-3 mph
Total				5:06	

RESULTS

No golden-cheeked warblers were detected within or adjacent to the approximately 18-acre survey area of Laura Heights Units 7, 8, 9, and 10. Vegetation within the survey area appears to contain some habitat characteristics similar to that described within TPWD *Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes* for golden-cheeked warblers; although, as discussed above, does not contain many of the deciduous woody species typically found in areas occupied by warblers in Bexar County. Also, this area occurs approximately 1.5 miles south of the Balcones Canyonlands where golden-cheeked warblers regularly occur.

REFERENCES

- Texas Parks and Wildlife Department (TPWD). Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes. On line at http://www.tpwd.state.tx.us/publications/pwdpubs/media/pwd_bk_w7000_0013_golden_cheeked_warbler_mgmt.pdf. Accessed 16 April 2010.
- U.S. Geological Survey (USGS). 1992. Helotes, Texas 7.5-minute quadrangle topographic map.
- U.S. Fish and Wildlife Service (USFWS). 1992. Golden-cheeked Warbler (*Dendroica chrysoparia*) Recovery Plan. Albuquerque, New Mexico. 88 pp.
- U.S. Fish and Wildlife Service (USFWS). 2005. Biological Opinion. Consultation #2-15-2002-F-0315. Letter to Colonel Garry F. Atkins, Department of the Army, Headquarters, U.S. Army Garrison Fort Sam Houston, Fort Sam Houston, Texas.

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Development Services Dept. Laura Heights MDP and PUD

From: Joe Gonzalez
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