



City of San Antonio

Department of Planning and Development Services

September 24, 2009

Mr. Jason Link
Bury + Partners
922 Isom Road Ste 100
San Antonio, TX 78216

Re: **Rosillo Ranch, TIF**

MDP/UD # 873

Dear Mr. Link,

The Development Review Committee has reviewed **Rosillo Ranch** Master Development Plan **M.D.P./UD # 873** and the associated Land Use Plan. Please find enclosed a signed copy for your files. However, please note the following conditions:

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 approves with the following conditions:

The Texas Sites Atlas indicates that archaeological sites 41BX770, 41BX772, 41BX782, and 41BX784 have been previously identified within/nearby the above referenced property. Also, the property may contain other sites, some of which may be significant. The property may contain historical architectural sites that have been recommended for further investigation. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If you have any further questions, please call Kay Hinds at (210) 207-7306.

Planning and Development Services approves with the following condition:

The Rosillo Ranch Master Development Plan/Urban Development Plan (UD) and associated Land Use Plan, is subject to the UD standards of the Unified Development Code. The block lengths shown on the plan are in compliance of the UD 35-310.15(b) requirements. However, traffic calming measures will be assessed and implemented at platting as per the Unified Development Code Section 35-506(t). Furthermore, any variance to Section 35-310.15 of the Urban Development (UD) provisions will need to be processed through the Board of Adjustment. The UD provisions will be reviewed at every stage of the development process.

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is also suggested to work closely with the school district, so they can plan accordingly.

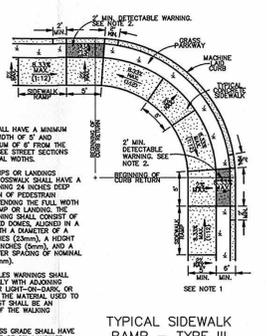
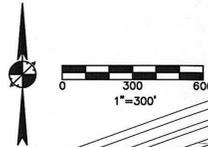
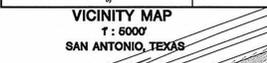
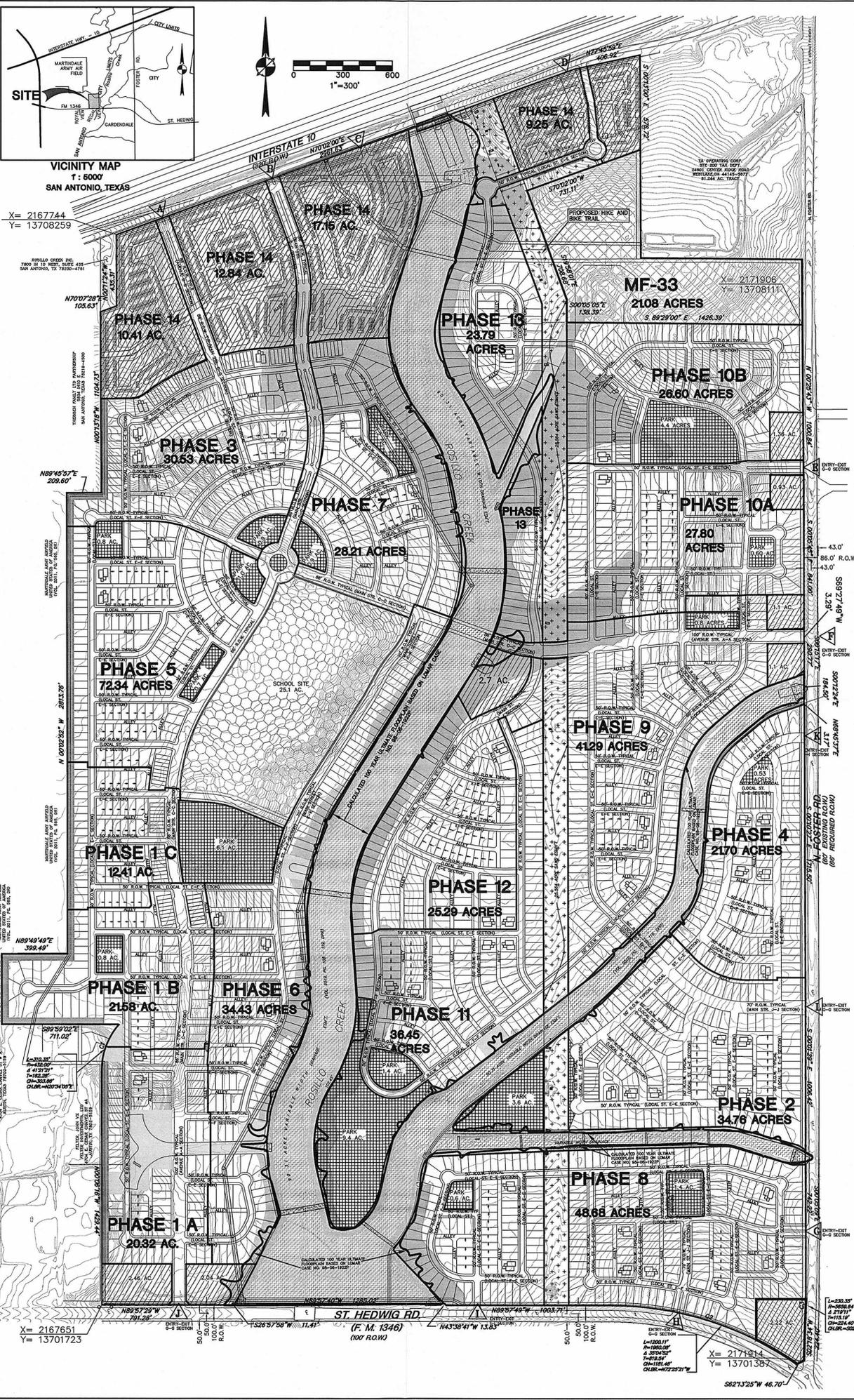
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this project shall expire within twenty-four months from the date of approval in accordance with UDC §35-412(h)(1).

Should you need further assistance, please contact Larry Odis at (210) 207-0210.

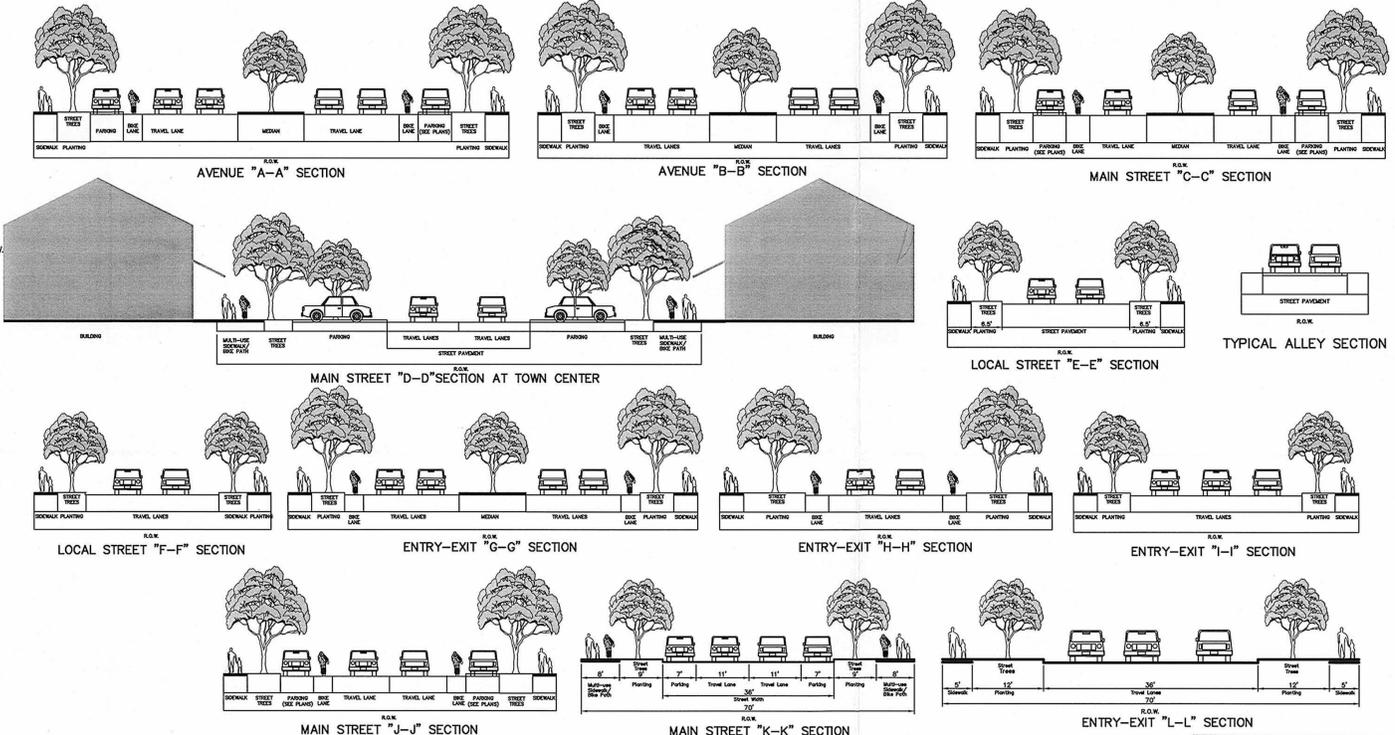
Sincerely,



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



- NOTES**
1. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS UNLESS OTHERWISE INDICATED.
 2. A ONE FOOT (1') VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
 3. R.O.W. DEDICATION TO COMPLY WITH MAJOR THROUGHFARE PLAN AND/OR TRAIL REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.
 4. AREA IS NOT LOCATED ON THE EDWARDS AQUIFER RECHARGE ZONE (ERZ).
 5. THE PARK/OPEN SPACE WILL BE DEDICATED TO THE ROSILLO RANCH HOME OWNERS ASSOCIATION WHEN THOSE AREAS ARE PLATTED.
 6. A PROVISIONS AND MAINTENANCE PLAN FOR THE PARKS/OPEN SPACE WILL BE PROVIDED TO THE CITY WHEN THESE AREAS ARE DEVELOPED.
 7. THE PROPOSED TRAIL SYSTEM SHALL FOLLOW THE GUIDELINES AS SET FORTH IN THE UDC TABLE 503-4.
 8. ALLEYS ARE FULL ACCESS ALLEYS.
 9. UTILITY EASEMENTS TO BE PLACED IN ALLEYS WHERE APPROPRIATE.
 10. STREETSCAPE PLANTING SHALL BE IN ACCORDANCE WITH THE '10' DISTRICT IN SECTION 35-11.6 OF THE SAN ANTONIO UDC.
 11. GARDEN HOMES SHALL COMPLY WITH SECTION 35-23X(2) OF THE SAN ANTONIO UDC CONCERNING ZERO LOT-LINE DEVELOPMENT. THE ZERO LOT LINE FOR EACH LOT AFFECTED BY THIS REGULATION SHALL BE DESIGNATED ON THE SUBMISSION PLAT WHEN THE PARTICULAR PHASE IS DEVELOPED.
 12. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MOTOR AND BICYCLE GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.



PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 9/24/09 873
 (Date) (Number)
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
 9/23/11
 Date

The floodplain limits on this Master Development Plan are estimated and subject to change. Approval of subdivision plots associated with this Master Development Plan is subject to review and approval of a Storm Water Management Plan in accordance with Appendix B, Section 35-819 of the City of San Antonio Unified Development Code.

The "Current FEMA Floodplains" shown hereon are floodplains reflected on the effective FEMA Flood Insurance Rate Map Panels 48029C0478F and 48029C0478F, both dated February 2, 2006.

The "Calculated 100-year Floodplains" shown hereon are an approximation of the floodplains that would result should existing on-site channels be restored to the condition depicted in the LOMR Case No. 08-06-1922Z.

The developer understands that the "Current" floodplains designated hereon shall remain the recognized floodplains until such time as channel improvements are made and a letter of Map Revision (LOMR) is approved by FEMA.

[Signature] 9-4-09 *[Signature]* 9/4/09
 DEVELOPER DATE: ENGINEER DATE: DEVELOPMENT SERVICES RECEIVED
 2009 SEP -9 AM 11:51

CONNECTIVITY RATIO

NUMBER OF LINKS	NUMBER OF NODES	RATIO
235	136	1.73

PHASE	# OF LOTS	ACRES	DWELLING UNITS	DWELLING UNITS/ACRE	YEAR
1A	76	20.32	78	3.84	2010
1B	89	21.58	89	4.12	2011
1C	73	12.41	73	5.88	2012
2	165	34.76	172	4.94	2013
3	145	30.53	148	4.85	2014
4	116	21.70	122	5.62	2015
5	155	72.34	157	2.17	2016
6	167	54.43	170	4.94	2017
7	132	28.21	134	4.75	2018
8	245	48.68	253	5.19	2019
9	203	41.29	211	5.11	2020
10A	135	27.80	136	4.89	2021
10B	115	26.60	117	4.40	2022
11	129	36.45	133	3.85	2023
12	139	25.29	142	6.61	2024
13	98	23.79	98	4.16	2025
14	---	49.65	COMMERCIAL	---	2026
15	---	21.08	MULTI-FAMILY - 33	---	2027
COMMERCIAL	---	14.03	---	---	---
FLOOD PLAN	---	84.15	---	---	---
HIKE/BIKE TRAIL	---	25.88	---	---	---
**TOTALS	2182	558.19	2234	4.41	---

* PHASE 5 INCLUDES SCHOOL SITE
 ** TOTAL INCLUDES RESIDENTIAL PHASES 1 THRU 13 ONLY
 *** TOTAL INCLUDES PHASES 1 THRU 15, FLOOD PLAN, COMMERCIAL AND HIKE/BIKE TRAIL

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT: URBAN DEVELOPMENT (UD)
 MAXIMUM DENSITY ALLOWED: 8.7 LOTS/ACRE, 33 UNITS/ACRE
 PROPOSED DENSITY: 3.4 LOTS/ACRE, 25 UNITS/MAX
 MINIMUM OPEN SPACE REQUIREMENTS: 1 ACRE PER 70 DWELLING UNITS (TABLE 500-1.1, UDC 04-02) 2234/70 = 31.91 ACRES
 PROPOSED OPEN SPACE: PARKS AREAS 36.13 ACRES GREENBELT/FLOOD PLAN 109.83 ACRES x 1/2 = 54.92 AC TOTAL 91.05 ACRES

LEGEND

PHASE BOUNDARY
 HIKES & BIKE TRAIL
 PARK
 PROPOSED DRAINAGE/ DETENTION
 FLOOD PLAN
 FLOOD PLAIN FEMA PANEL NOS. 48029C0478F FEB. 10, 2006, 48029C0478F FEB. 10, 2006 AND LOMR CASE 08-06-1922Z FEB. 20, 1999
 MULTI-FAMILY 33
 40.0 FT. LANDSCAPE BUFFER

COMMERCIAL 49.65 + 14.03 = 63.68 ACRES
 SCHOOL SITE = 25.13 ACRES
 HIKE & BIKE TRAIL = 25.88 ACRES
 PARK = 36.13 ACRES
 PROPOSED DRAINAGE/ DETENTION = 84.15 ACRES
 FLOOD PLAN FEMA PANEL NOS. 48029C0478F FEB. 10, 2006, 48029C0478F FEB. 10, 2006 AND LOMR CASE 08-06-1922Z FEB. 20, 1999
 MULTI-FAMILY 33 = 21.08 ACRES
 40.0 FT. LANDSCAPE BUFFER

OWNER/DEVELOPER: ROSILLO CREEK DEVELOPMENT, LTD.
 1816 CALLE DEL NORTE, #48
 SAN ANTONIO, TEXAS 78216
 (512) 525-9090
 ATTN: JAMIE ARCHICHA

CIVIL ENGINEER: BURY + PARTNERS, INC.
 922 ISOM ROAD, STE 100
 SAN ANTONIO, TEXAS 78216
 (512) 525-9090
 ATTN: STEVEN D. EKlund, P.E.
 DATE: SEPTEMBER 08, 2005
 REVISION: DECEMBER 28, 2005
 REVISION: MARCH 06, 2006
 REVISION: MARCH 08, 2006
 REVISION: MARCH 16, 2006
 REVISION: APRIL 03, 2006
 REVISION: MAY 16, 2006
 REVISION: AUGUST 08, 2006
 REVISION: JANUARY 06, 2009
 REVISION: FEBRUARY 26, 2009
 REVISION: APRIL 20, 2009

Bury + Partners
 ENGINEERING & ARCHITECTURE
 522 East Bank, Suite 100
 San Antonio, TX 78216
 Tel: (512) 525-9090
 Fax: (512) 525-9091
 www.burypartners.com

MASTER DEVELOPMENT PLAN NO. 873

ROSILLO RANCH, TIF IH10/ FOSTER ROAD / ST. HEDWIG ROAD 679.0 ACRE TRACT

DATE PLOTTED: NOV. 8-2007
 FILE NUMBER: 08-06-1922Z
 DRAWN BY: CRT
 DESIGNED BY: SKE
 REVIEWED BY: SKE
 PROJECT NO.: 50025-0611

SHEET 1

San Antonio TIF Project

ROSILLO RANCH

LAND USE PLAN

SAN ANTONIO, TEXAS

PARK / OPEN SPACE AREA CALCULATION

PARK / OPEN SPACE AREA RATIO	NUMBER OF ACRES REQUIRED	NUMBER OF ACRES PROVIDED
2234 UNITS / 70 UNITS PER ACRE	31.91 ACRES	90.05 ACRES

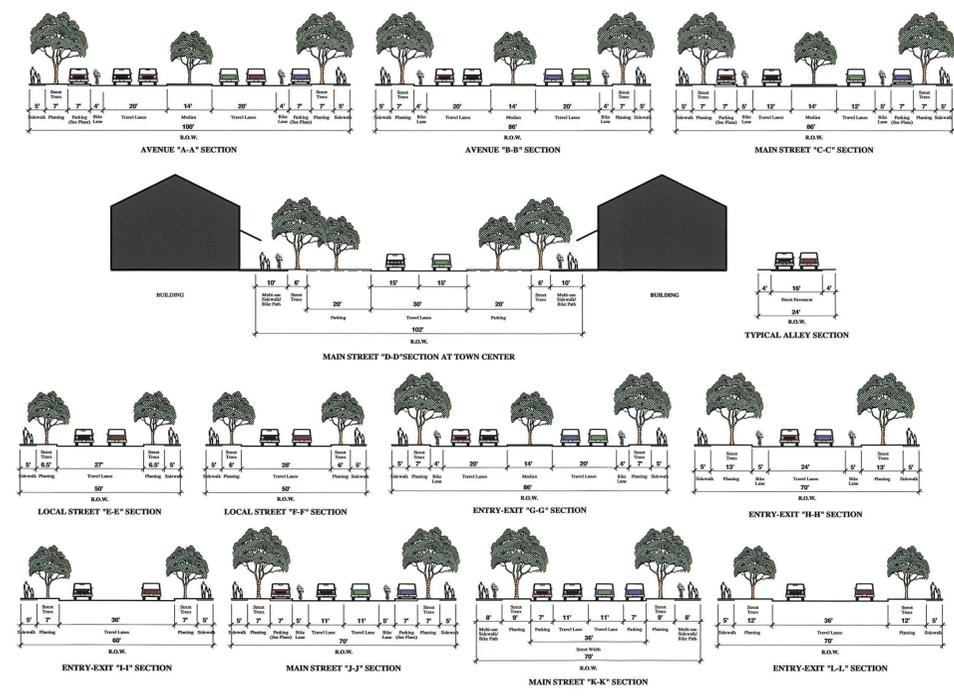
CONNECTIVITY RATIO

NUMBER OF LINKS	NUMBER OF NODES	RATIO
235	136	1.73

- Link
- Node

NOTES:

- Alleys are full access alleys.
- Utility Easements to be placed in alleys where appropriate.
- Streetscape planting shall be in accordance with the "UD" District in Section 35-310.15 of the San Antonio UDC.
- Garden Homes shall comply with Section 35-373(c) of the San Antonio UDC concerning zero lot-line development. The zero lot line for each lot affected by this regulation shall be designated on the subdivision plat when the particular phase is developed.
- All bicycle facilities will be designed and constructed in compliance with the Texas MUTCD and AASHTO guidelines for bicycle facilities, including crosswalk and signage requirements.
- All setbacks will comply with UDC section 35-310.15.



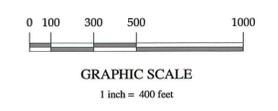
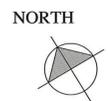
Legend

Land Use	Lot/Land Size	Total Units
Single Family	4,000-4,999 SF	400 Units
Single Family	5,000-5,999 SF	793 Units
Single Family	6,000-10,000 SF	590 Units
Garden Homes (Zero Lot-Line)	45' x 100' Typical	224 Units
Duplex Units	85' x 100' Typical	112 Units
TownHomes	22' x 100' Typical	115 Units

Total Residential Units 2234 Units

Retail / Office / Restaurant	52.40 Acres
Commercial Use	11.28 Acres
School Site	25.13 Acres
Parks/Open Space	35.13 Acres
Multi-Family	21.08 Acres
Greenbelt / Floodplain	109.83 Acres
Land Use Plan Area	700.77 Acres

PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 9/24/09 873
 (Date) (Number)
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 9/23/11
 Date



The Domus Group
 Architecture / Urban Design / Planning
 15706 Fern Ridge
 San Antonio, Texas 78232

AUGUST 27, 2009

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 Plan 33 - Revised