



CITY OF SAN ANTONIO

March 30, 2006

Mr. Jeffrey Tondre, P.E.

Vickrey & Associates, Inc.
12940 Country Parkway
San Antonio, TX 78216

Re: **Triana Subdivision**

MDP# 004-06

Dear Mr. Tondre:

The City Staff Development Review Committee has reviewed **Triana Subdivision** Master Development Plan **M.D.P.# 004-06**, 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.
- **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.
 1. 100 year Flood Plain Shown and Buffing (if applicable)
 2. Sensitive Recharge Features and Buffing (if applicable)
 3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)
 4. According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be required.

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Historical Preservation: The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. A **historic agricultural complex with one standing stone structure** believed to date to the late 19th-century has been identified. Additionally, staff of the HPO believe there is a **high probability** that the property may contain

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sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological/architectural investigation of the property.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

- **Bexar County Public Works** has indicated as part of their conditional approval, the following improvements will be provided by the developer prior to completion of the Triana Subdivision:

An administrative variance will be required from Bexar County at the time of planting strips between the curb and sidewalks of Local B, Collector and Arterial roadways.

All access to SH 16 adjacent to this site are recommended to be upgraded with exclusive right-turn lanes as per TxDOT standards.

Secondary access must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC 35-506(e)(7).

Traffic controls shall be warrants as per the Texas Manual on Unified Control Devices and Approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address Driveways, Street Design, Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.), to include floodplains, drainage areas and open space.

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- 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. will be invalid.

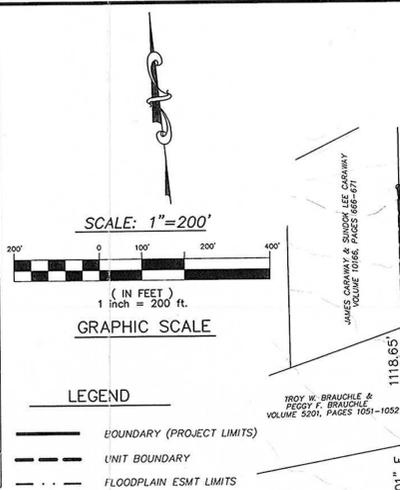
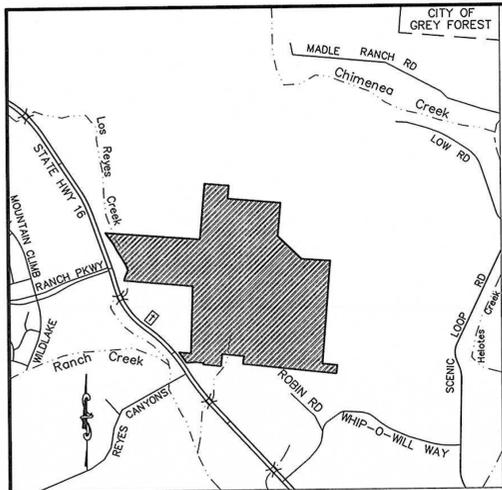
All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

Sincerely,



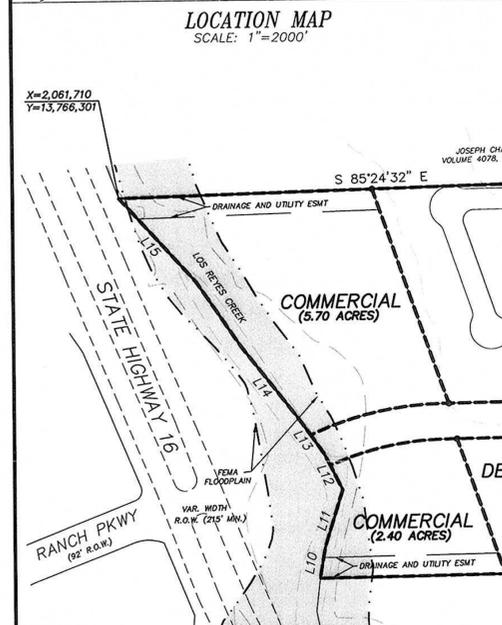
Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Sam Dent, P.E. Chief Engineer, DSD
Richard Chamberlin, P.E. Senior Engineer Development Services
Todd Sang Civil Engineer Assistant Bexar County, Infrastructure Services Dept.



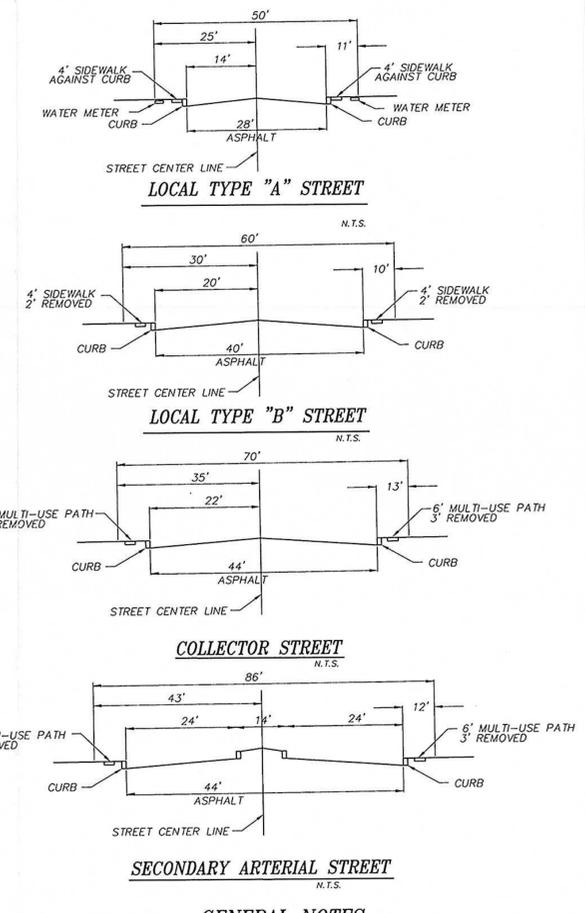
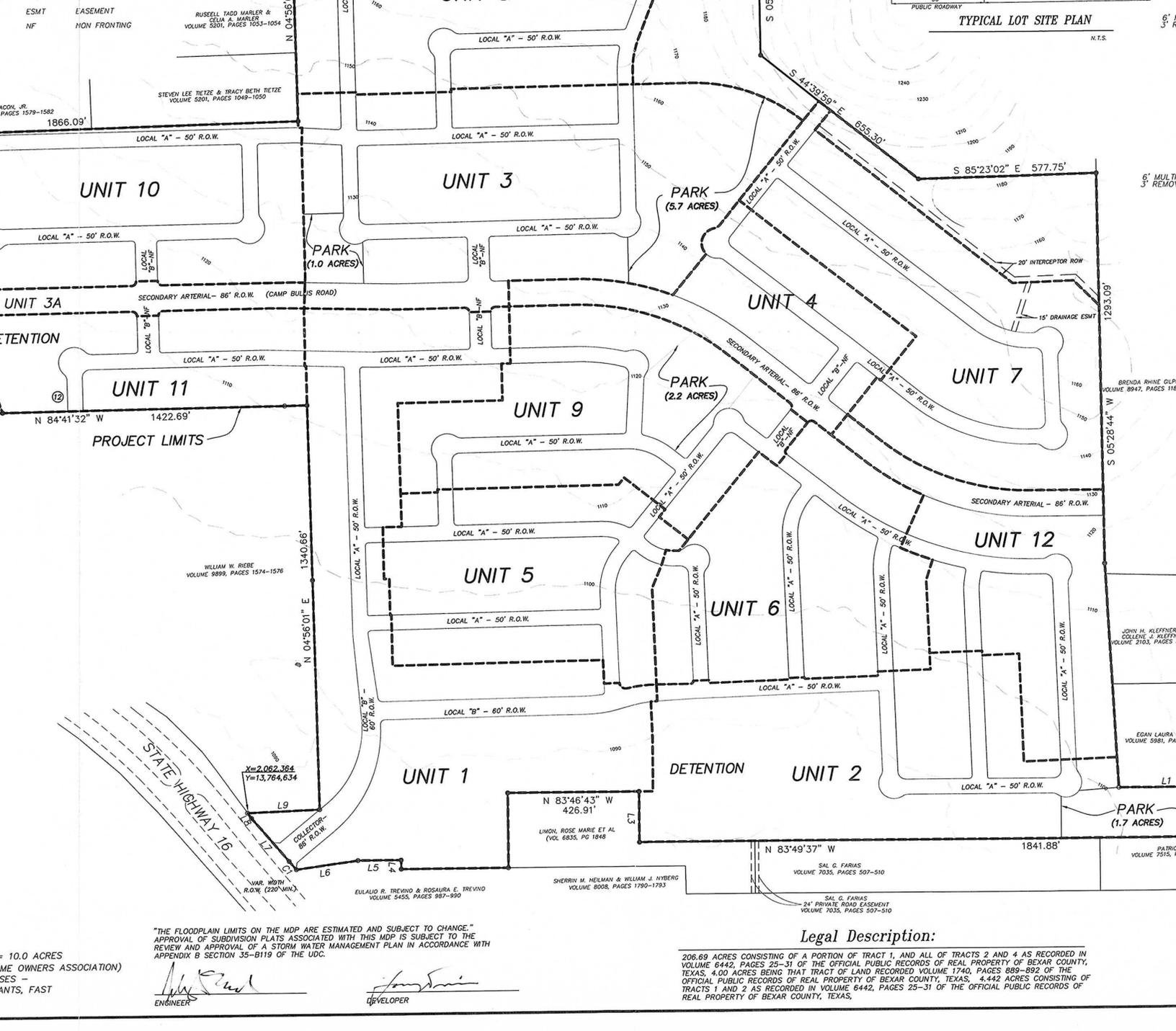
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	00°44'29"	2804.93'	36.30'	18.75'	S33°53'23" E	36.30'

LINE TABLE		
LINE	LENGTH	BEARING
L1	286.83'	S83°35'45" E
L2	165.67'	S06°56'55" W
L3	168.13'	N06°12'01" E
L4	30.01'	N05°36'21" E
L5	140.00'	N83°47'52" W
L6	202.29'	S88°12'08" W
L7	188.17'	N33°44'56" W
L8	21.82'	N29°08'32" W
L9	234.69'	S86°00'20" E
L10	73.16'	N15°51'58" E
L11	143.12'	N23°18'28" E
L12	96.75'	N20°15'52" W
L13	102.94'	N28°17'03" W
L14	220.86'	N30°58'32" W
L15	269.09'	N35°41'32" W



LAND USE				
TOTAL LAND AREA: 206.69 ACRES				
UNIT	AREA	LOTS	DENSITY	
UNIT-1	18.04 ACRES	80	LOTS	4.43 UNITS/ACRES
UNIT-2	10.08 ACRES	53	LOTS	5.26 UNITS/ACRES
UNIT-3	18.14 ACRES	62	LOTS	3.42 UNITS/ACRES
UNIT-4	8.07 ACRES	17	LOTS	2.11 UNITS/ACRES
UNIT-5	11.92 ACRES	67	LOTS	5.62 UNITS/ACRES
UNIT-6	12.61 ACRES	70	LOTS	5.55 UNITS/ACRES
UNIT-7	15.86 ACRES	54	LOTS	3.40 UNITS/ACRES
UNIT-8	21.39 ACRES	92	LOTS	4.30 UNITS/ACRES
UNIT-9	11.47 ACRES	60	LOTS	5.23 UNITS/ACRES
UNIT-10	14.21 ACRES	59	LOTS	4.15 UNITS/ACRES
UNIT-11	5.77 ACRES	34	LOTS	5.89 UNITS/ACRES
UNIT-12	10.71 ACRES	52	LOTS	4.86 UNITS/ACRES
SUBTOTAL:	158.27 ACRES	700	LOTS	4.42 UNITS/ACRES
	8.91 ACRES		COMMERCIAL	
	25.06 ACRES		PARKLAND/OPEN SPACE	
	14.45 ACRES		DETENTION	
TOTAL:	206.69 ACRES			

PARK AND OPEN SPACE REQUIREMENTS:
 PARK LAND/OPEN SPACE REQUIRED = 700 LOTS/70 LOTS PER ACRE = 10.0 ACRES
 PARK LAND/OPEN SPACE PROVIDED = 10.61 ACRES (DEDICATED TO HOME OWNERS ASSOCIATION)
 NON-RESIDENTIAL LAND USES, MAYBE ANY OF THE FOLLOWING LAND USES -
 COMMERCIAL, RETAIL, MULTI-FAMILY, OFFICE/BUSINESS PARK, RESTAURANTS, FAST FOOD.



- GENERAL NOTES**
- 4 FOOT WIDE SIDEWALK TO BE PROVIDED ON LOCAL "A" AND LOCAL "B" STREETS, AND 6 FT MULTI-USE PATHS ON COLLECTOR STREETS.
 - CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, BEXAR COUNTY, TEXAS.
 - ALL STREETS SHOWN HEREIN ARE 50' RIGHT OF WAY PUBLIC STREETS, UNLESS OTHERWISE INDICATED.
 - PROPERTY LIES OUTSIDE CITY OF SAN ANTONIO LIMITS AND INSIDE BEXAR COUNTY, TEXAS.
 - TYPICAL LOT SIZES ARE 45' TO 80' X 100' TO 120'.
 - LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND.
 - NORTHSIDE INDEPENDENT SCHOOL DISTRICT.
 - NO RESIDENTIAL DRIVEWAY ACCESS IS PERMITTED TO COLLECTOR STREET.
 - SOURCE OF BEARINGS ARE REFER TO THE PLAT RECORDED IN VOLUME 6442, PAGE 25 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (S 85 16' 30" E).
 - SITE IS NOT OVER OR WITHIN EDWARDS AQUIFER RECHARGE ZONE, BUT IS WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE.
 - FUTURE R.O.W. DEDICATIONS WILL BE COMPLETED WITH AT TIME OF PLATTING.
 - IF THE TRACT OF LAND SOUTH OF UNIT 11 AND WEST OF UNIT 1 IS DEVELOPED AS A COMMERCIAL DEVELOPMENT, THE PROJECTING STREET SHOWN IN UNIT 11 CAN BE ELIMINATED AT THE DEVELOPER'S OPTION.

PLAN HAS BEEN ACCEPTED BY
 GOSA *Roder AS*
 3/30/06 004-06 (date) (number)
 If no plats are filed, plan will expire
 On 3/29/08
 1st plat filed on _____

DEVELOPER/OWNER
 LORENZO TRIANA
 201 FLEETWOOD DRIVE
 HOLLYWOOD PARK, TEXAS 78232
 210-422-3004

ENGINEER
 VICKREY & ASSOCIATES, INC.
 12940 COUNTRY PARKWAY
 SAN ANTONIO, TEXAS 78216
 210-349-3271

DATE PREPARED: 11/18/05
 REVISED: 1/11/06
 REVISED: 2/20/06
 REVISED: 3/20/06

THIS PLAN HAS BEEN ACCEPTED BY
 CITY OF SAN ANTONIO

CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

MDP ID # _____

VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 12940 Country Parkway
 San Antonio, Texas 78216
 Voice (210) 349-3271 Fax: (210) 349-2861

MASTER DEVELOPMENT PLAN
TRIANA
 (FORMERLY KNOWN AS LOS REYES CROSSING)
 Bexar County, Texas

NO.	DATE	DESCRIPTION	REVISIONS
3	3/20/06	REVISED LOT LAYOUT AND UNITS	
4	2/20/06	REVISED PARK AND STREET PARAGRAPHS	
2	1/18/06	REVISED LOT LAYOUT AND UNITS	
1	1/11/06	REVISED PER CITY COMMENTS	

PREPARED FOR: _____

PLAT NO. _____
 DATE: NOVEMBER 2005
 SCALE: 1"=200'
 Vertical Horizontal MA
 0 100 200 300
 SHEET 1 OF 1
 PROJ. NO. 2038-001

Legal Description:

206.69 ACRES CONSISTING OF A PORTION OF TRACT 1, AND ALL OF TRACTS 2 AND 4 AS RECORDED IN VOLUME 6442, PAGES 25-31 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. 4.00 ACRES BEING THAT TRACT OF LAND RECORDED VOLUME 1740, PAGES 889-892 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. 4.42 ACRES CONSISTING OF TRACTS 1 AND 2 AS RECORDED IN VOLUME 6442, PAGES 25-31 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

"THE FLOODPLAIN LIMITS ON THE MDP ARE ESTIMATED AND SUBJECT TO CHANGE."
 APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MDP IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B SECTION 35-8119 OF THE UDC.

 ENGINEER

 DEVELOPER



City of San Antonio
Development Services Department
Master Development Plan



APPLICATION

Date: 11-21-05

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 004-06</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).

11-22-05 P04:23 RCVD

(Check One)

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

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: Los Reyes Crossing

Owner/Agent: Lorenzo Triana Phone: (210) 422-3004 Fax: _____

Address: 201 Fleetwood Drive, Hollywood Park, Texas Zip code: 78232

Engineer/Surveyor: Vickrey & Associates, Inc. Phone: (210) 349-3271 Fax: (210) 349-2561

Address: 12490 Country Parkway, San Antonio, Texas Zip code: 78216

Contact Person Name: Jeffrey S. Tondre, P.E. E-mail: jtondre@vickreynet.com

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

Existing legal Description:

P-1 and 1A, CB4555; P-1 and 1B, CB 4557; P-18, CB4555; P-1C, CB4557; P-1, CB4554; P-1B, CB4557

Existing zoning: OCL Proposed zoning: OCL

Projected # of Phases: 15

Number of dwelling units (lots) by Phases: U1 107; U2 69; U3 34; U4 20; U5 60; U6 68; U7 50; U8 20; U9 55; U10 51; U11 35; U12 19; U13 22; U14 35; U15 55

Total Number of lots: 700 divided by acreage: $\frac{158.7}{700} = 0.227$ = Density: 4.42 3.5

(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

11-22-05 P04:23 RCVD

San Antonio City Limits? Yes No

Council District: OCL School District: NISD Ferguson map grid: 512 B3, B4, C3, C4

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

Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

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);

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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

11-22-05P04:23 RCVD

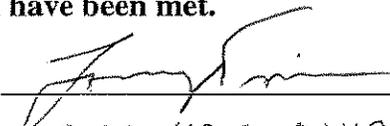
City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(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 Los Reyes Crossing Master Development Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Lorenzo Triana Signature: 
Date: 11-18-05 Phone: 210-496-3468 Fax: 210-496-0149
E-mail: elmejorprofe@sbcglobal.net

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

11-22-05P04:23 RCVD



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. **To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.**

Project/Plat I.D. #: _____
 Plat Name: LOS REYES CROSSING
 Project Engineers/Surveyors or Firm Name: VICKREY & ASSOCIATES, INC
 Address: 12940 COUNTRY PARKWAY, SAN ANTONIO, TX. 78216
 Phone # 210-349-3271 Fax #: 210-349-2561 E-mail: rhampton@vickreynet.com

Development Services Department
MDP Division

MDP 004-06

Required Items for Completeness Review

- Completed and signed Application Form
- Appropriate Plan Review Fee
- Digital information (MDP's and PUD)
- 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- Storm Water Management Plan (MDP's and PUD)

• **(Plats Only):**

2 copies (folded) with Master Development Plan Section Request for Review form (attached):
 (1) Master Development, (1) Major thoroughfare,

• **(Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies**

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

Accepted

Rejected

Completeness Review By: Larry Od's Date: 11/24/05