



# City of San Antonio

Department of Development Services

January 26, 2007

Lee Wright  
TCB  
6800 Park Ten Blvd. Ste 150  
San Antonio, TX 78232

Re: Sinclair Tract

MDP # 032-06

Dear Mr. Wright,

The City Staff Development Review Committee has reviewed the Sinclair Tract Master Development Plan M.D.P. # 032-06. Please find enclosed a signed copy for your files. Your plan was approved for acceptance; 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.

**DSD – Traffic Impact Analysis & Streets** indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of the Sinclair Tract MDP, at no cost to the City of San Antonio:

- UDC 35-502 (a) roadways.
- UDC 35-506 (q) sidewalks.
- All access shall provide clear sight distance.
- Left and right turn deceleration lanes will be required at the main entrance at time of platting.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, or streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting

**Parks and Recreation** recommends approval with the following conditions:

- The parkland provided shall be shown as “Park” or “Open Space” on a plat; UDC section 35-503(e) *Designation of Parkland*.
- The parkland provided is dedicated to the Homeowners Association.
- The instruments creating the Homeowners Association are provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*.
- Parkland dedication, including open play area, shall be platted by the second phase of residential development; UDC section 35-503 (f) *Development Phasing*.
- All amenities provided shall comply with standards and specifications found in UDC section 35-503(h) *Credit Park Facilities* and Table 503-4 if any credit is to be awarded.

**Historic** states the following:

- The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is adjacent to Rosillo Creek and there is a **high probability** that the property may contain sites, some of which may be significant. In particular, the project area is within possible proximity of the **Battle of Rosillo Creek fought in 1813**. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological investigation of the property.

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

The property must be platted in accordance to the UDC and the Major Thoroughfare Plan to reflect the approved MDP. It is suggested to work closely with the school district, so they can plan accordingly.

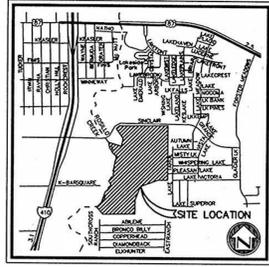
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio.

If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,



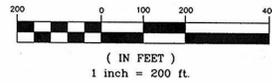
Fernando J. De León, P.E.  
Interim Assistant Director Development Services Department  
Land Development Division



LOCATION MAP  
NOT TO SCALE



GRAPHIC SCALE



- 535 RESIDENTIAL LOTS
- TOTAL ACREAGE 123 ACRES
- PROPERTY ZONED R-4

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS	DENSITY
1	23	110	4.8
2	18	110	6.1
3	29	105	3.6
4	19	100	5.3
5	34	110	3.2
<b>TOTAL</b>	<b>123</b>	<b>535</b>	<b>4.3 (DWELLING UNITS PER ACRE)</b>

PARK DEDICATION TABLE	
PARK SPACE DEDICATION	1.7 ACRES
GREEN SPACE DEDICATION	1.5 ACRES
OPEN PLAY AREA (CREDIT)	1.0 ACRE
NATURAL AREA DEDICATION (17.8 ACTUAL)	3.8 ACRES (MAX)
<b>TOTAL</b>	<b>8.0 ACRES</b>

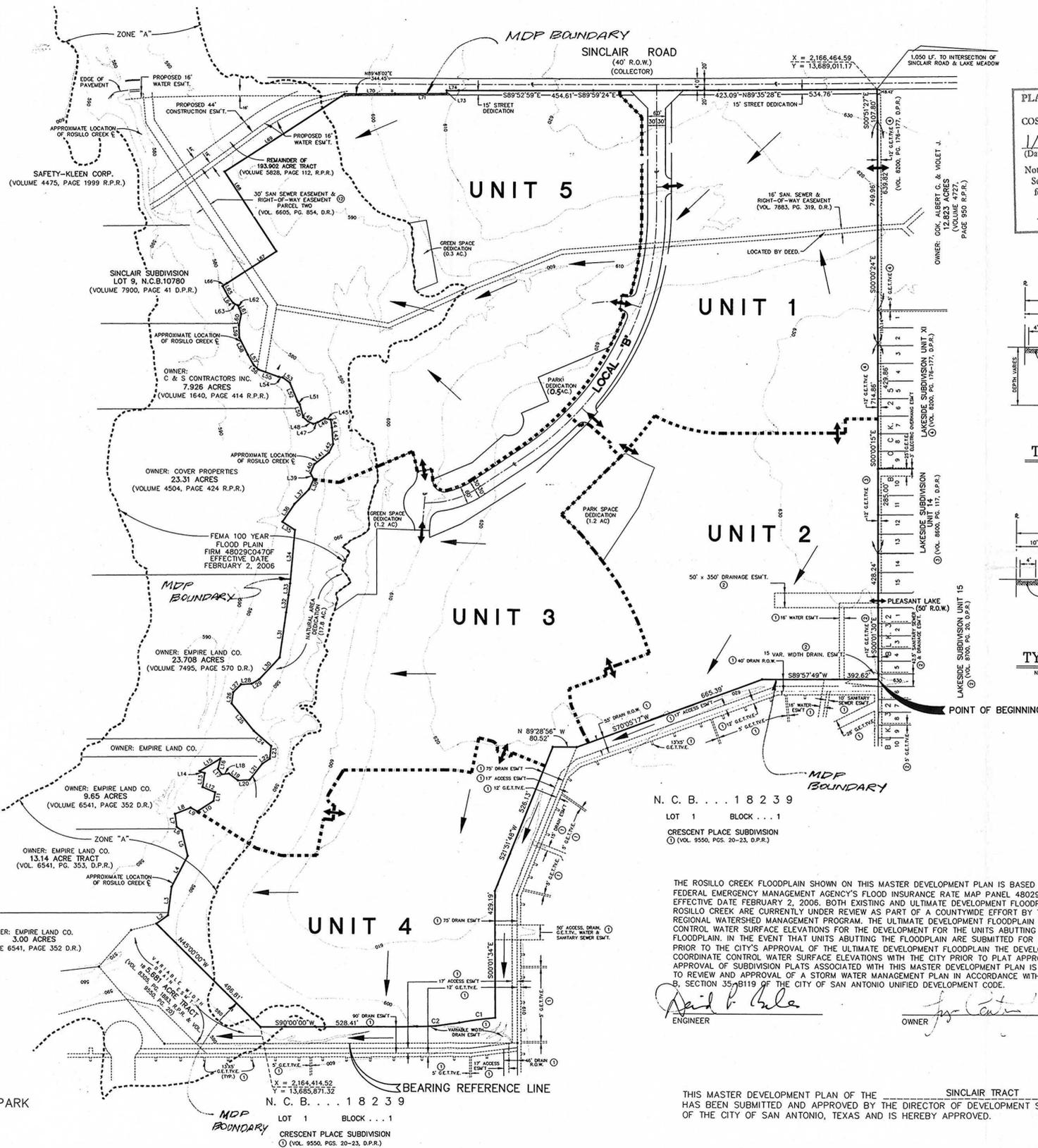
- NOTES:
- BEARING REFERENCE SOURCE IS THE PLAT OF CRESCENT PLACE SUBDIVISION RECORDED IN VOLUME 9550, PAGE 20-23, D.P.R.
  - ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
  - A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
  - R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
  - PROPERTY IS INSIDE CITY LIMITS
  - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION.2: 35-506(q) AND/OR WITHIN SIDEWALK EASEMENTS.
  - THIS DEVELOPMENT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT.
  - IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO AND SHPO NOTIFIED.
  - HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN PARK AREA.
  - STORM WATER DETENTION WILL NOT BE PROVIDED ON THIS DEVELOPMENT.
  - OPEN PLAY AREA WILL BE BUILT TO SATISFY PARK DEDICATION REQUIREMENT.

PARK DEDICATION CALCULATION:

535 (LOTS) ÷ 70 LOTS/ACRE (PARK DEDICATION RATIO) = 7.64 AC. PARK

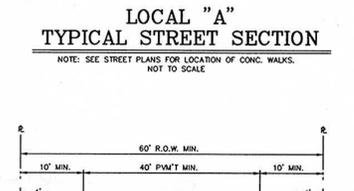
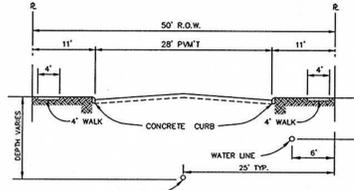
OWNER/DEVELOPER:  
CASA LINDA HOMES  
16601 BLANCO ROAD, SUITE 150  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 764-0147  
FAX: (210) 764-0265

UTILITIES  
WATER: S.A.W.S.  
SEWER: S.A.W.S.  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: A.T.&T.



- LEGEND:
- ← DRAINAGE R.O.W.
  - G.E.T.V.E. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
  - ACCESS POINT
  - MDP BOUNDARY
  - - - FLOOD PLAIN LINE (FEMA)

PLAN HAS BEEN ACCEPTED BY  
COSA *[Signature]*  
1/26/07 032-06  
(Date) (Number)  
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 1/25/09  
Date



LINE	BEARING	LENGTH
L1	N54°26'19"E	48.31
L2	N07°12'32"E	96.82
L3	N27°34'22"E	117.27
L4	N12°47'00"W	89.20
L5	N54°30'16"W	21.15
L6	N88°22'04"E	56.87
L7	S60°34'48"E	25.91
L8	N57°33'41"E	65.19
L9	N10°24'19"W	30.33
L10	N67°25'20"W	46.22
L11	N08°50'32"E	47.46
L12	N52°38'55"W	18.84
L13	N59°07'37"E	63.20
L14	S14°12'23"W	36.10
L15	S34°53'44"E	22.07
L16	N43°16'11"E	101.00
L17	N45°08'17"E	24.43
L18	S52°40'05"E	38.71
L19	N86°43'44"E	39.15
L20	N38°08'15"E	69.89
L21	N56°52'55"W	30.29
L22	N06°18'12"E	43.02
L23	N48°51'50"W	78.46
L24	N39°08'36"W	118.32
L25	N43°16'11"E	37.99
L26	N45°08'17"E	37.25
L27	N86°41'18"E	35.93
L28	N60°21'26"E	29.36
L29	N43°16'11"E	101.00
L30	N08°13'15"E	154.72
L31	N07°57'57"E	60.00
L32	N07°25'34"E	39.72
L33	N43°16'11"E	182.52
L34	N56°53'42"W	50.31
L35	N33°59'43"E	72.61
L36	N44°59'24"E	69.73
L37	N43°16'11"E	36.40
L38	N28°00'45"W	24.67
L39	N23°56'32"E	32.55
L40	N51°36'00"E	62.76
L41	N28°34'08"E	32.25
L42	N64°30'45"W	56.77
L43	N08°33'35"W	27.51
L44	N77°25'47"W	20.06
L45	N62°32'45"W	27.52
L46	S70°50'42"W	16.21
L47	N63°54'23"W	18.97
L48	N50°14'02"W	22.36
L49	N05°10'39"E	45.35
L50	N45°08'17"E	12.46
L51	N22°13'16"W	70.23
L52	N53°56'52"W	29.22
L53	N81°53'02"W	13.95
L54	N89°22'18"W	72.76
L55	N46°50'52"W	21.60
L56	N29°18'32"W	40.79
L57	N26°41'48"W	64.41
L58	N01°25'18"W	41.43
L59	N11°49'49"E	38.94
L60	N20°32'58"W	21.12
L61	N23°06'37"W	10.30
L62	N82°42'10"W	17.33
L63	N37°34'28"W	29.05
L64	N27°48'49"W	39.46
L65	N57°09'58"E	17.69
L66	N57°09'58"E	198.88
L67	N57°09'58"E	322.42
L68	N89°48'02"E	169.40
L69	N57°09'58"E	482.74
L70	N89°48'02"E	175.05
L71	N45°07'01"W	28.28
L72	N00°16'57"W	10.01
L73	N89°47'58"E	41.51

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	1215.00	5°45'25"	122.08	S82°17'55"W	122.03
C2	785.00	10°34'47"	144.95	S84°42'36"W	144.75

N. C. B. . . . 1 8 2 3 9  
LOT 1 BLOCK . . . 1  
CRESCENT PLACE SUBDIVISION  
(VOL. 9550, PGS. 20-23, D.P.R.)

THE ROSILLO CREEK FLOODPLAIN SHOWN ON THIS MASTER DEVELOPMENT PLAN IS BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP PANEL 48029C0470F, EFFECTIVE DATE FEBRUARY 2, 2006. BOTH EXISTING AND ULTIMATE DEVELOPMENT FLOODPLAINS FOR ROSILLO CREEK ARE CURRENTLY UNDER REVIEW AS PART OF A COUNTYWIDE EFFORT BY THE BEXAR REGIONAL WATERSHED MANAGEMENT PROGRAM. THE ULTIMATE DEVELOPMENT FLOODPLAIN WILL SET CONTROL WATER SURFACE ELEVATIONS FOR THE DEVELOPMENT FOR THE UNITS ADJUTING THE FLOODPLAIN. IN THE EVENT THAT UNITS ADJUTING THE FLOODPLAIN ARE SUBMITTED FOR PLATTING PRIOR TO THE CITY'S APPROVAL OF THE ULTIMATE DEVELOPMENT FLOODPLAIN THE DEVELOPER WILL COORDINATE CONTROL WATER SURFACE ELEVATIONS WITH THE CITY PRIOR TO PLAN APPROVAL. APPROVAL OF SUBDIVISION PLATS 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-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

*[Signature]*  
ENGINEER

*[Signature]*  
OWNER

THIS MASTER DEVELOPMENT PLAN OF THE SINCLAIR TRACT HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.,

BY: \_\_\_\_\_ DIRECTOR OF DEVELOPMENT SERVICES

CITY PLAN # \_\_\_\_\_

LEGAL DESCRIPTION  
BEING 122.949 ACRES OF LAND OUT OF A REMAINING 193.902 ACRE TRACT OF LAND RECORDED IN VOLUME 5828, PAGE 112, R.P.R. OUT OF THE POMPONA MONTAÑA SURVEY NO. 21, ABSTRACT NO. 469, COUNTY BLOCK 5132, N.C.B. 18239, SAN ANTONIO, BEXAR COUNTY, TEXAS.

NO.	DATE	REVISION	APPROV.
4			
3	1/16/07	ADDED NOTE: 11 OPEN PLAY AREA (CREDIT)	LW
2	9/21/06	ADDED FLOOD PLAN SIGNATURE BLOCK PER CITY OF SAN ANTONIO STORM WATER DEPT.	
1	7/24/06	ADDED ACCESS POINTS AND DARKENED CONTOURS PER C.O.S.A. COMMENTS	

MASTER DEVELOPMENT PLAN  
SINCLAIR TRACT

TCB | AECOM

TURNER COLLIE & BRADEN  
6800 PARK TEN BLVD.,  
SUITE 180 SOUTH  
SAN ANTONIO, TEXAS 78213  
(210) 296-2000

Unit	LAND DEVELOPMENT	Scale:	1" = 200'	Date	06/09/06
Designed		Checked		Project No.	60003891
Drawn	M.G.	Approved		Sheet	1 of 1