



City of San Antonio

Department of Development Services

January 14, 2008

Raymond Tarin, Jr., P.E.
MW Cude Engineers
10325 Bandera
San Antonio, TX 78250

Re: **Presidio Heights**

MDP # 003-07A

Dear Mr. Tarin,

The City Staff Development Review Committee has reviewed Presidio Heights Master Development Plan **M.D.P. # 003-07A**. 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 Unified Development Code (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 Presidio Heights MDP, at no cost to the City of San Antonio:

- All roadways shall conform to UDC 35-506(C)(1), Table 506-1: Functional Classification System Description.
- All access driveways shall comply with UDC 35-506(r) Access and Driveways.
- All access driveways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distances areas.
- The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the driveway access point approved by TXDOT as it relates to the submitted TIA traffic counts, Unified Development Code (UDC) – 35-502 (a)(7), subsection C.

Note: Texas Department of Transportation (TXDOT) will determine access point along N.W. Military.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal site plan. Site circulation is important for this

proposed development. Reduced number of driveways and cross access is encouraged 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.

If you have any further questions, please call Nick V. Fernandez at (210) 207-25507.

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 shall be dedicated to the Homeowners Association.
- The instruments creating the Homeowners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*
- Parkland dedication shall be platted by the second phase of development; UDC section 35-503(f) *Development Phasing*.
- All amenities provided shall comply with standards and specification found in UDC section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

If you have any further questions, please call David Clear at (210) 207-2886.

Tree Preservation approves with the following conditions:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Master Tree Permit has already been approved for this project (AP 1312940) using the Tree Canopy Delineation method (35% preservation required).

If you have any further questions, please call Joan Miller at (210) 207-8265.

Storm Water Engineering states:

- This development will be allowed to pay the Storm Water Management Participation Fee. The provided Storm Water Management Plan shows the existing culverts on Military Hwy to be “safe” under ultimate conditions. Therefore, there is no need to upgrade the culverts as proposed and the request to provide offsite mitigation in lieu of paying the Storm Water Management Fee has been denied.

If you have any further questions, please call Robert Browning at (210) 207-5890.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (If applicable)
- Significant Recharge Features and Buffering (If applicable)

- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required (If applicable))
- According to the Aquifer Protection Ordinance No. 81491, section 34-913 buffering may be required. The sensitive feature found on property has been noted and SAWS is in agreement of the 4 acre buffer provided by the developer. Any existing well(s) found on site shall be plugged by the property owner in accordance with SAWS regulations. For plugging procedures please contact Kirk Nixon at 233-3523.
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

If you have any further questions, please call Kirk Nixon at (210) 233-3523.

MDP/MTP states:

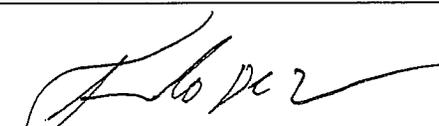
- The Ranch at Shavano Park Unit 2 plat # 050271 provides secondary access to this development, which needs to be recorded, constructed, and accepted by the City by or before the 125th lot is reached.

All platting shall comply with the Unified Development Code (UDC), Master Plan, and Major Thoroughfare Plan 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 suggested to work closely with the school district, so they can plan accordingly.

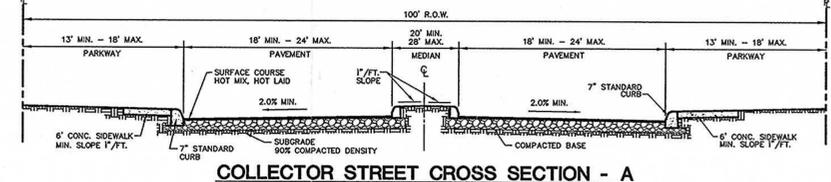
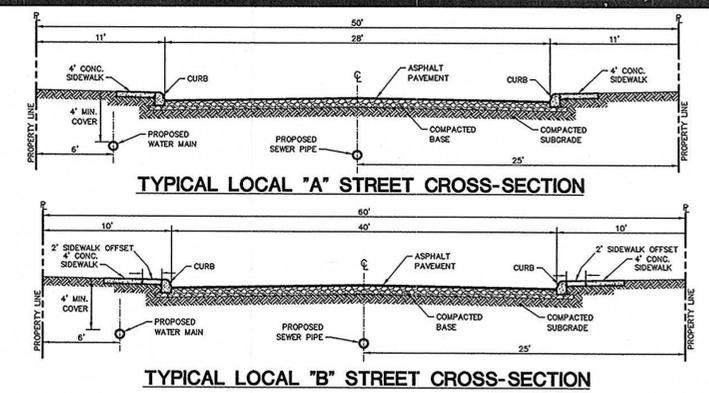
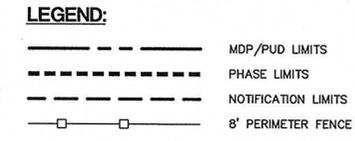
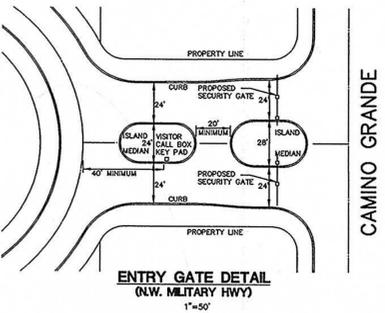
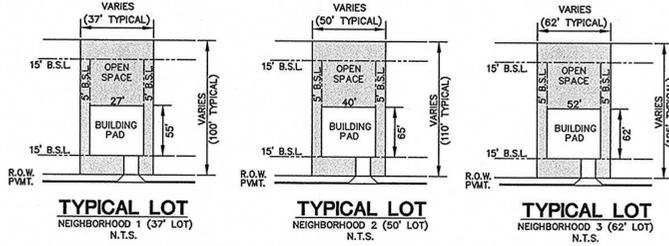
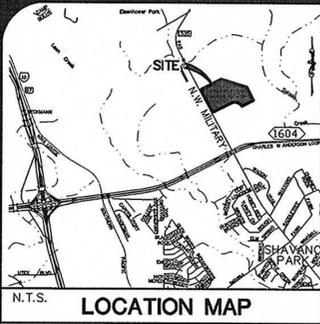
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this project shall expire within twenty-four months from the date of approval if less than eight percent of the net area of the project or less than twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412(h)(1).

This Master Development Plan is associated with a Planned Unit Development known as Presidio Heights PUD # 07-002-A. Should you need further assistance, please contact Richard Carrizales at (210) 207-8050.

Sincerely,



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



THIS PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 1-14-2008 003A-07 (Number)
 (Date)
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
 1-13-2010 (Date)

LEGAL DESCRIPTION

74,595 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 17701 BEING THE SAME REAL PROPERTY DESIGNATED AS 74.64 ACRES OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 10573, PAGES 1006-1013 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE COLLIN C. MCRAE SURVEY NO.591, ABSTRACT NO.492, BEXAR COUNTY, TEXAS

NOTES

- A VARIABLE SIGHT DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2004 EDITION.
- ALL INTERIOR STREETS ARE 50' RIGHT-OF-WAY 28' PAVEMENT UNLESS OTHERWISE NOTED.
- A 4FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS ON ALL PROPOSED ROADWAYS.
- SIDEWALKS WILL BE INSTALLED IN PUBLIC R.O.W. OR PEDESTRIAN EASEMENT PER UDC ARTICLE 5, DIVISION 2: 35-506(q)
- ALL STREETS SHOWN HEREIN ARE PRIVATE STREETS, UNLESS OTHERWISE NOTED.
- NORTHSIDE INDEPENDENT SCHOOL DISTRICT.
- CUL-DE-SAC STREETS LONGER THEN 500 L.F. SHALL ADHERE TO THE U.D.C. MINIMUM 30' PAVEMENT REQUIREMENT.
- ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121.
- THE PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
- WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
- ZONING CASE # Z2005291 (ERZD)
- THIS DEVELOPMENT WILL BE ALLOWED TO PAY STORMWATER MANAGEMENT PARTICIPATION FEE IN LIEU OF PROVIDING ON-SITE DETENTION.
- NO RESIDENTIAL DRIVEWAY ACCESS WILL BE PERMITTED TO COLLECTOR STREET.

DENSITY AND OPEN SPACE

BASE ZONING DISTRICT:	R-4, PUD, ERZD
MAXIMUM DENSITY ALLOWED:	7 UNITS / ACRE
PROPOSED DENSITY:	4.73 UNITS / ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE:	50%
PROPOSED PERCENTAGE OF OPEN SPACE:	53%
TOTAL SPACE:	74.60 ACRES
STREET / SAFETY LANE:	416,499 S.F.
DRIVEWAY:	168,160 S.F.
SIDEWALKS:	95,900 S.F.
DRAINAGE R.O.W. / ESMT'S:	52,077 S.F.
SANITARY SEWER R.O.W. / ESMT'S:	5,023 S.F.
HOUSE SLABS: (3 PRODUCTS)	778,720 S.F.
NEIGHBORHOOD 1 (1,424 S.F.)	
NEIGHBORHOOD 2 (2,260 S.F.)	
NEIGHBORHOOD 3 (3,140 S.F.)	
OCCUPIED OPEN SPACE:	1,511,356.00 S.F. (34.70 ACRES)
NET OPEN SPACE:	1,738,220.00 S.F. (39.90 ACRES)
TOTAL SPACE:	3,249,576.00 S.F. (74.60 ACRES)
OPEN SPACE PERCENTAGE:	53%

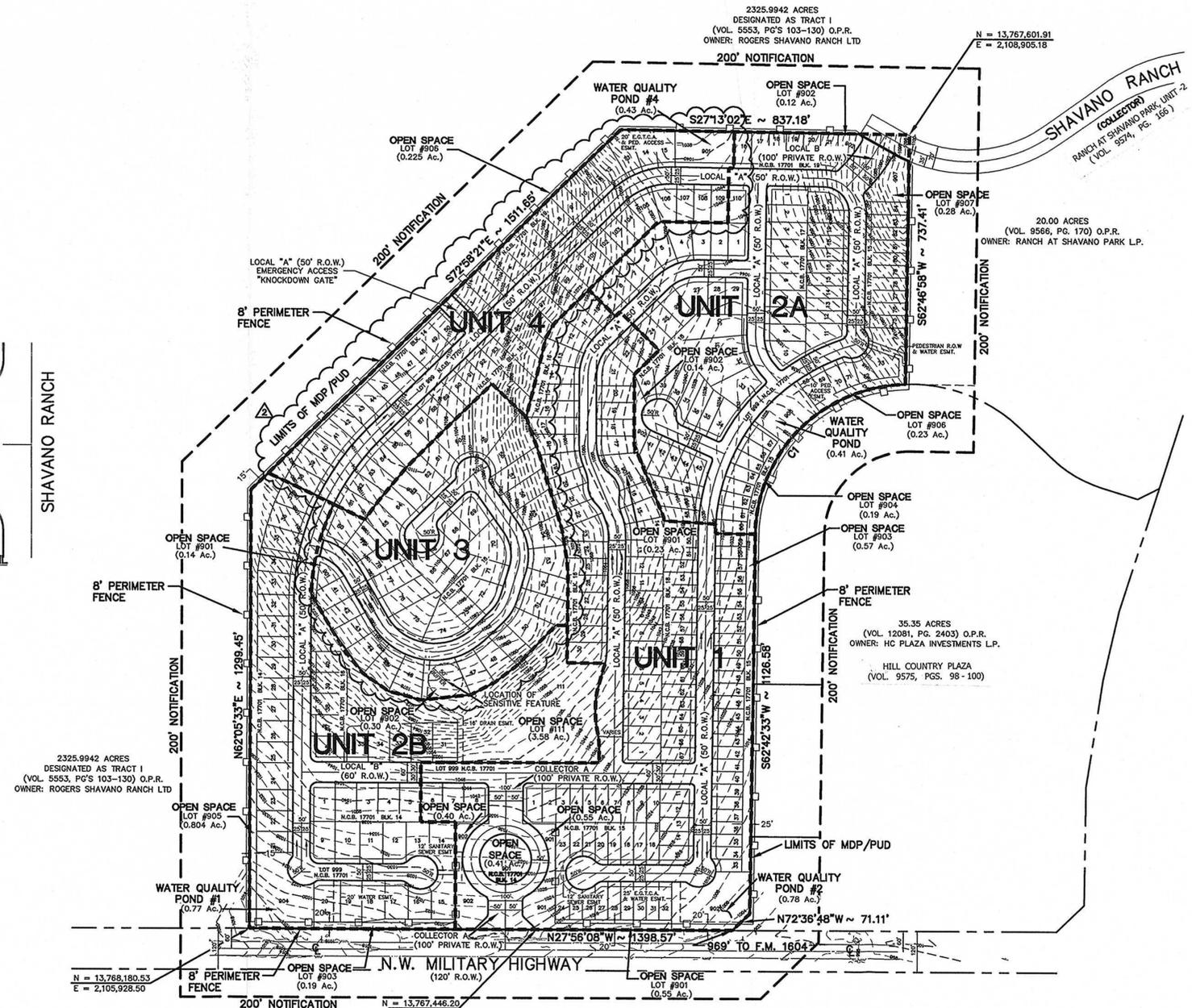
DEVELOPMENT SUMMARY				PHASING	
ITEM	ACRES	# UNITS	DU./Ac.	SEQUENCE	
UNIT 1	22.53	125	5.55	1	
UNIT 2A	16.13	87	5.39	2	
UNIT 2B	15.12	44	2.91	3	
UNIT 3	10.47	40	3.82	4	
UNIT 4	10.35	57	5.51	5	
TOTAL DEVELOPMENT	74.60	353	4.73		

OPEN SPACE REQUIREMENT: 353 UNITS/70 = 5.04 Ac. REQUIRED
 5.33 Ac. PROVIDED

DEVELOPER
 MCMILLIN TEXAS DEVELOPMENT, LLC
 1175 W. BITTERS
 SAN ANTONIO, TEXAS 78216
 CONTACT PERSON: DRAKE THOMPSON
 PHONE: (210) 490-1798
 FAX: (210) 499-4635

CIVIL ENGINEER
 M.W. CUDE ENGINEERS, L.L.C.
 CONTACT PERSON: RAYMOND TARIN JR., P.E.
 10325 BANDERA ROAD
 SAN ANTONIO, TEXAS 78250
 (210) 681-2951
 FAX: (210) 523-7112
 WWW.MWCUDE.COM

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	87°26'15"	450.00'	686.73'	430.31'



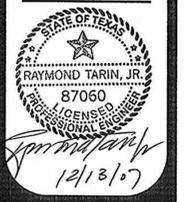
2325.9942 ACRES DESIGNATED AS TRACT I (VOL. 5553, PG'S 103-130) O.P.R. OWNER: ROGERS SHAVANO RANCH LTD

95.5546 ACRES (VOL. 7431, PG'S 1291) O.P.R. OWNER: MH-II DEVELOPMENT, LTD.

PRESIDIO HEIGHTS MDP / PUD PLAN
 MASTER DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT



M.W. CUDE ENGINEERS, L.L.C.
 10325 BANDERA ROAD
 SAN ANTONIO, TEXAS 78250
 TEL 210.681.2951
 FAX 210.523.7112
 WWW.MWCUDE.COM



REVISIONS	
1.	1-17-07
2.	9/7/07-SPLIT UNIT 3 INTO UNITS 3 & 4
3.	1-13-07 REV. MDP/PUD L.P.L.
4.	
5.	

DATE: 10/05/06 PROJECT NO: 211311
 DRAWN BY: B.M.O. CHECKED BY: R.T.