



# City of San Antonio

Department of Development Services

December 31, 2007

Paul Schroeder  
Alamo Consulting Engineering & Surveying, Inc.  
140 Heimer Road Ste 617  
San Antonio, TX 78232

Re: Tres Laurels

**MDP # 010-07**

Dear Mr. Schroeder,

The City Staff Development Review Committee has reviewed Tres Laurels Master Development Plan **MDP # 010-07**. Please find enclosed a signed copy for your files. Your plan was accepted, 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 right-of-way 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.

**Parks and Recreation** indicates Tres Laurels MDP proposes 956 single family units. The requirement for this development is 13.7 acres. This subdivision provides 24.6 acres of park/open space dedication.

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; Unified Development Code (UDC) section 35-503(e) *Designation of Parkland*.
- The parkland provided shall be dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*.
- Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing*.

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

**Tree Preservation** approves with the following conditions:

- 2006 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a

site work permit or at the platting stage. Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or site work permit stages.

- Streetscape standards per UDC Section 35-512 - The new ROW collector will require streetscaping.

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

**Bexar County Infrastructure Services Department** indicates access will be provided throughout the extension of the existing Montgomery Road as a Primary Arterial Type A roadway to the north boundary of the property, the following improvements must be provided by the developer prior to completion of the Tres Laurels Development:

- Secondary access must be constructed to the arterial roadway with or 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 warranted as per the Texas Manual on Uniform Traffic Control Devices and approved by Bexar County.
- Residential lots shall not side against an arterial road in order to maintain safe corner clearance for residential driveways.
- The configuration of roadways and lots shown adjacent to the flood plain are subject to change based on the results of a more comprehensive flood study.

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. All access shall comply with the minimum requirements set forth by the Unified Development Code and within the guidelines of the American Association of State Highway and Transportation Officials. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at time of platting.

If you have any further questions, please contact Todd Sang at (210) 335-6649.

**Historic Preservation** approves with the following conditions:

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property.

If there are any questions or additional information regarding archaeological sites needed, please contact Kay Hindes at (210)-207-7306.

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 acceptance 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).

Should you need further assistance, please contact Luz M. Gonzales at (210) 207-7898.

Sincerely,



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

SITE

GROENBACHER

LOCATION MAP  
N.T.S.

MOUNTAIN LAUREL RANCH LTD  
VOL. 8489, PG. 262

# TRES LAURELS

A MASTER PLANNED RESIDENTIAL COMMUNITY  
MASTER DEVELOPMENT PLAN

DEVELOPMENT PHASE SCHEDULE			SUMMARY TABLE				
PHASE	EST. CONST. START DATE	AC	PHASE	AC.	UNITS	PARK LAND	PARKLAND OPEN SPACE
TLMR	02/08	21.72	TLMR	21.72	45.18	7.54	-
1	03/09	48.83	2	48.83	192	3.95	26.44
3	03/11	30.03	3	30.03	102	3.39	-
4	06/13	53.90	4	53.90	208	3.75	7.11
5	01/17	50.25	5	50.25	150	3.05	5.30
6	02/19	53.49	6	53.49	106	1.98	11.65
TOTAL		303.40	TOTAL	303.40	956	3.15	16.80

BEING: 303.40 ACRES OUT OF A CALLED 297.391 ACRE TRACT AS RECORDED IN VOLUME 9976, PAGE 145, ALSO RECORDED IN VOLUME 10900, PAGE 2439 AND VOLUME 7682, PAGES 273,278 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

**GENERAL NOTES:**  
 303.40 ACRES TOTAL  
 BASIS OF BEARING IS BASE ON DEED.  
 STREETS & DRAINAGE:  
 STREET GRADES SHALL COMPLY WITH UDC SECTION 35-506(d)(3).  
 ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).  
 BLOCK LENGTHS SHALL COMPLY WITH UDC 35-515(d).  
 ALL STREET GRADES EXCEEDING 10% WILL REQUIRE APPROVAL FROM THE BEXAR COUNTY FIRE MARSHALL.  
 TWO (2) OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH LOT.  
 DISABILITY:  
 SIDEWALKS WILL BE INSTALLED IN PUBLIC ROW PER UDC ARTICLE 5, DIVISION 2:35-506(o).  
 HISTORIC:  
 IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO NOTIFIED.  
 THIS TRACT DOES LIE WITHIN THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48059C0415E, DATED 2/16/1996.

**OPEN SPACE PROVISION AND MAINTENANCE PLAN:**  
 THE OPEN SPACE AND PARKLANDS SHALL BE OWNED BY THE HOMEOWNER'S ASSOCIATION (HOA). SAID HOA SHALL BE RESPONSIBLE FOR MAINTENANCE THEREOF. THESE OPEN SPACES SHALL BE INSPECTED ON A YEARLY BASIS FOR SIGNS OF PUBLIC HEALTH CONCERNS AND THE REMOVAL OF TRASH AND DEBRIS. THE "OPEN SPACE" SHALL GENERALLY REMAIN IN A NATURAL STATE. VEGETATION CONTROL SHALL BE IN THE DIRECTION OF THE HOA, BUT AT A MINIMUM SHALL BE MAINTAINED THE SAME AS THE "OPEN SPACE" NOTED ABOVE. ADDITIONAL IMPROVEMENTS, SUCH AS TRAILS, PLAYGROUNDS, MEETING FACILITIES, ETC. CAN BE PROVIDED AT THE DISCRETION OF THE HOA. IN NO CASE SHALL THESE FACILITIES EXCEED 20% IMPERVIOUS COVER OF THE SITE.  
 PARK/OPEN SPACE REQUIREMENTS: 956 LOTS/70+13.66 ACRES. 16.80 AC. OF PASSIVE OPEN SPACE TO BE PROVIDED.  
 PRIVATE PARKS TO BE MAINTAINED BY H.D.A. IN ACCORDANCE WITH UDC PAC 35-503.  
 BIKE LANE:  
 ALL BIKE LANE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BIKE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.  
 ZONING:  
 THIS PROPERTY IS IN BEXAR COUNTY AND IS NOT ZONED.

MDP  
010-07

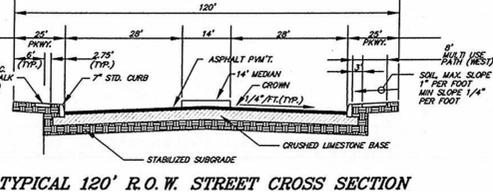
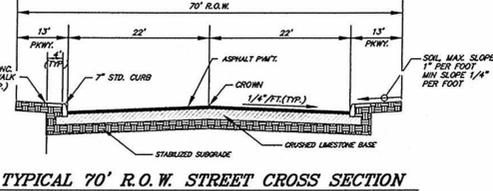
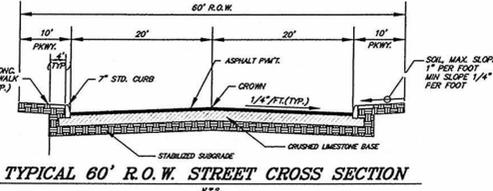
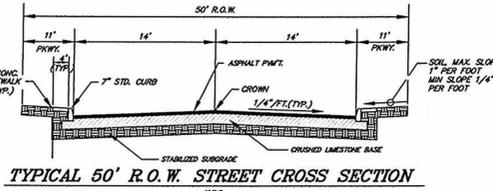
REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		



ALAMO  
CONSULTING ENGINEERING  
& SURVEYING, INC.  
140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232  
PHONE: (210)824-0691 FAX: (210)824-3055

MASTER DEVELOPMENT PLAN  
TRES LAURELS  
303.40 AC. 10/30/10  
CLEANED BY

JOB NO:  
SCALE: 1" = 200'  
DRAWN: RW  
DESIGNED: PAS  
FILE: MDP-010  
PAGE:



PREPARED: DECEMBER 11, 2006  
 OWNER/DEVELOPER:  
 TRES LAURELS LTD  
 15770 DALLAS PARKWAY #700  
 DALLAS TEXAS, 75248  
 ENGINEER:  
 ALAMO CONSULTING ENGINEERING & SURVEYING, INC.  
 140 HEIMER ROAD, SUITE 617  
 SAN ANTONIO, TEXAS 78232

PLANNING DIRECTOR OR ASSIGNEE



PLAN HAS BEEN ACCEPTED BY  
 COSA *F. G. C. P. E.*  
 12/31/07 010-07  
 (Date) (Number)  
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on  
 12/30/09  
 Date

CURVE	RADIUS	LENGTH	TANGENT	BELTA
C1	1140.00'	410.86'	207.66'	20°39'59"
C2	1840.00'	454.17'	229.54'	20°39'59"
C3	1957.00'	737.94'	373.41'	21°36'18"
C4	8943.00'	770.37'	389.89'	21°36'18"
C5	25.00'	37.73'	23.51'	86°28'16"
C6	25.00'	40.80'	26.38'	93°30'17"

The floodplain limits on this Master Development plan are estimated and subject to change. Approval of subdivision plans associated with this Master Development Plan is subject to the review and approval of a Storm Water Management Plan in accordance with Appendix b, Section 35-B19 of the city of San Antonio Unified Development Code.  
 OWNER/DEVELOPER: TRES LAURELS LTD.  
 ENGINEER: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

TLMR= SUBDIVISION PLAT OF TRES LAURELS MONTGOMERY ROAD  
 AIR FORCE VILLAGE II INC VOL 7682 PG 273

Doc 31, 2007, 9:18am, ACES18 Layout: MDP-010-07.dwg, Plot: F:\PROJECTS\100112100\MDP-010-07.dwg