



City of San Antonio

Development Services Department

July 16, 2012

Chris Orem
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, Texas, 78216

Re: **Howell at the Dominion - Minor Amendment**

MDP # 026B-07

Dear Mr. Orem,

The Development Review Committee has evaluated the **Howell at the Dominion** Master Development Plan Minor Amendment, or **MDP # 026B-07**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

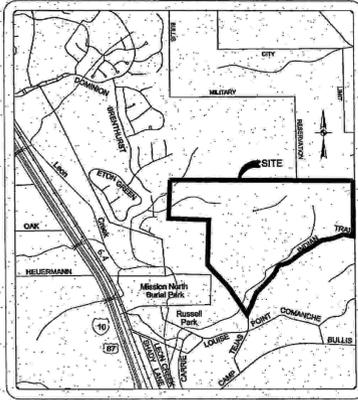
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School Districts, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Donna Camacho, Planner at (210) 207-5016.

Sincerely,

A handwritten signature in black ink, appearing to read "JPJ", written over a white background.

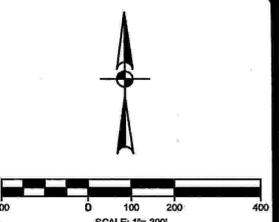
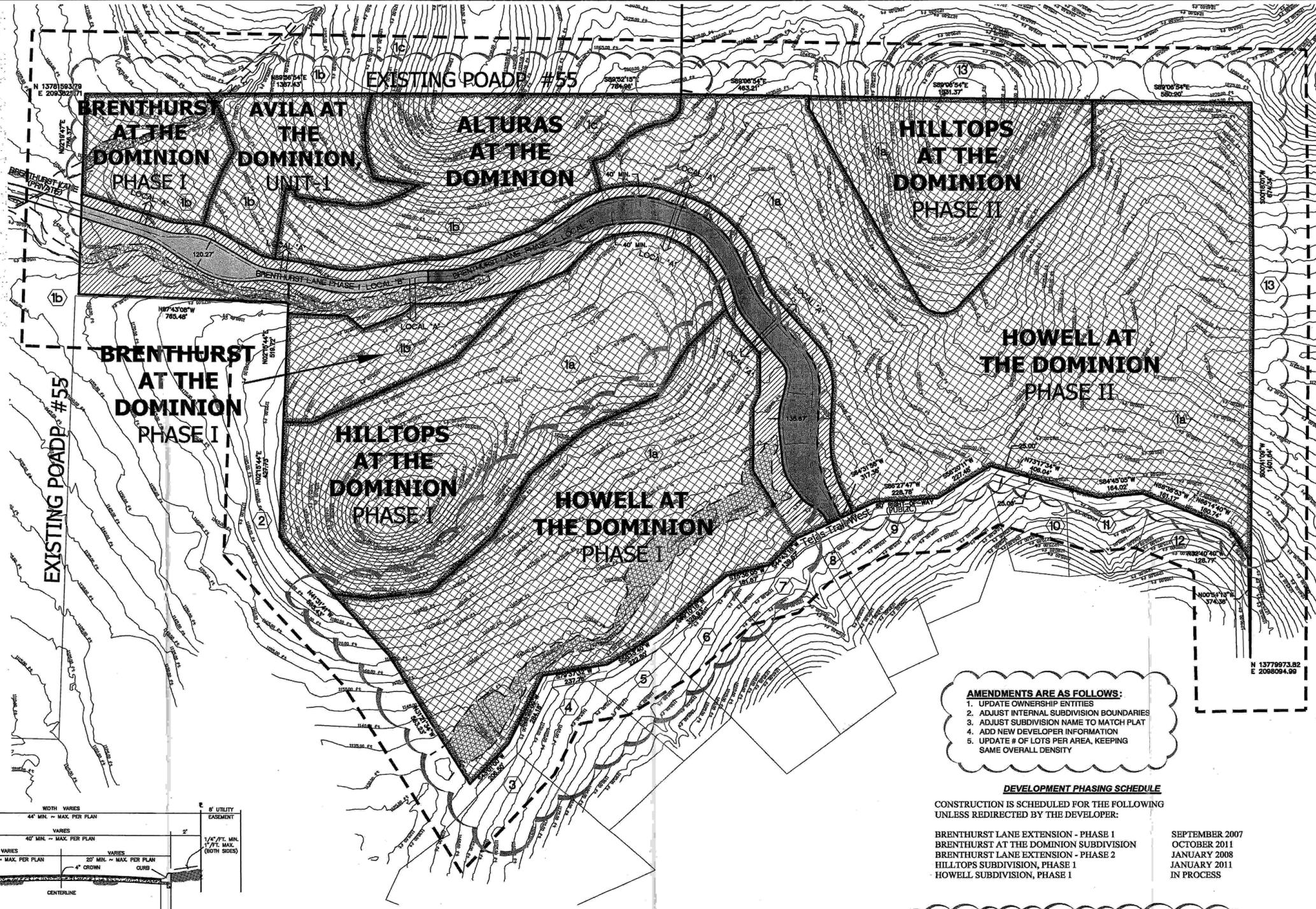
John P. Jacks
Assistant Director



LOCATION MAP
NOT-TO-SCALE

LOT OWNERSHIP KEY

- 1a INTCO-DOMINION PARTNERSHIP
DEED VOL. 8302 PG. 1546-1552 N.C.B. 16385 LOT#1, P.4, P.5
- 1b PANHANDLE AT BRENTHURST, LLC
DEED VOL. 13516 PG. 257-262
- 1c HIGHLANDS DOMINION, LLC
DEED VOL. 13970 PG. 1156-1165
- 2 TEXAS MILITARY INSTITUTE
DEED VOL. 4210 PG. 1238
- 3 KERN, R.W., JR.
NO DEED LISTED. N.C.B. 35936 BLOCK A, LOT 5
- 4 POWERS, JOAN & WILLIAM
DEED VOL. 3381 PG. 1449
- 5 WINTHROP DOWNS CORP.
DEED VOL. 14314 PG. 1356
- 6 WINTHROP DOWNS CORP.
GENERAL WARRANTY DEED VOL. 12832 PG. 1798
- 7 PARTRIDGE, JO ELLEN
NO DEED LISTED. N.C.B. 35936 BLOCK A LOT NE
- 8 GRAHAM, NANCY & JOHN LEWIS
DEED VOL. 4254 PG. 1962
- 9 LALL, ZAHRA M
DEED VOL. 12669 PG. 0804
- 10 VAUGHN, MICHAEL & ADROANNE
WARRANTY DEED VOL. 12210 PG. 6985
- 11 ARELLANO, LUIS & FRANCIS
WEARDEN DEED VOL. 9429 PG. 1170
- 12 WEARDEN, FRANCIS & ADRIANNA
DEED VOL. 8591 PG. 0890
- 13 CAMP BULLIS



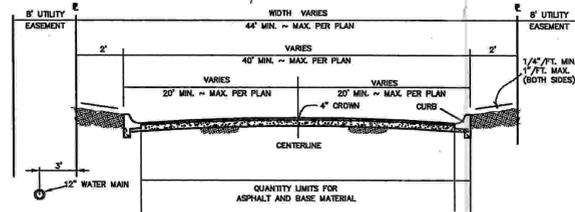
PLAN HAS BEEN ACCEPTED BY
COSA
7-16-2012 026B-07
(Date) (Number)
Note: this plan will have to comply with
Section 35-412, (h) Scope of approval
for validation or plan will expire on
7-15-2014
Date

AMENDMENTS ARE AS FOLLOWS:
1. UPDATE OWNERSHIP ENTITIES
2. ADJUST INTERNAL SUBDIVISION BOUNDARIES
3. ADJUST SUBDIVISION NAME TO MATCH PLAT
4. ADD NEW DEVELOPER INFORMATION
5. UPDATE # OF LOTS PER AREA, KEEPING SAME OVERALL DENSITY

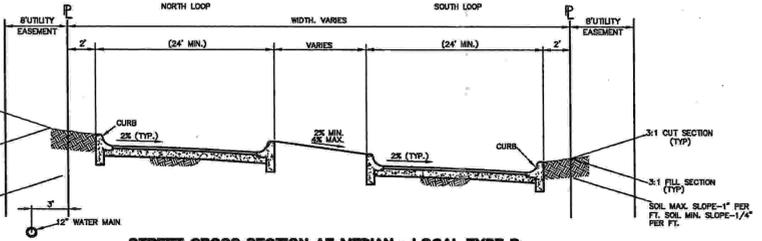
DEVELOPMENT PHASING SCHEDULE
CONSTRUCTION IS SCHEDULED FOR THE FOLLOWING UNLESS REDIRECTED BY THE DEVELOPER:

BRENTHURST LANE EXTENSION - PHASE 1	SEPTEMBER 2007
BRENTHURST AT THE DOMINION SUBDIVISION	OCTOBER 2011
BRENTHURST LANE EXTENSION - PHASE 2	JANUARY 2008
HILLTOPS SUBDIVISION, PHASE 1	JANUARY 2011
HOWELL SUBDIVISION, PHASE 1	IN PROCESS

- LEGEND:**
- [Symbol] RESIDENTIAL (SINGLE FAMILY, DETACHED)
 - [Symbol] 100-YR ULTIMATE DEVELOPMENT FLOODPLAIN
 - [Symbol] GREENSPACE
 - 12 LOT OWNERSHIP KEY (SEE LIST)
 - 5' CONTOURS
 - 200' NOTIFICATION LINE
 - 12 PUD LIMITS - BRENTHURST LANE, PHASE 1 (MIN. 44' R.O.W. WIDTH)
 - PUD LIMITS - BRENTHURST LANE, PHASE 2 (MIN. 44' R.O.W. WIDTH)
 - APPROXIMATE LOCATION OF FUTURE PROJECTED STREETS
 - CENTERLINE



TYPICAL STREET SECTION - LOCAL TYPE B
(NOT TO SCALE)



STREET CROSS-SECTION AT MEDIAN - LOCAL TYPE B
(NOT TO SCALE)

HOWELL MASTER DEVELOPMENT PLAN
MDP ID NO.: 026B-07

ZONING: PUD R6 S PER ORDINANCE 99885

- NOTE:**
1. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 2. PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 3. SEWER SERVICE WILL BE PROVIDED BY LEON SPRINGS UTILITY COMPANY.
 4. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 5. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED SAN ANTONIO DEVELOPMENT CODE.
 6. ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 34' R.O.W., 30' PAVEMENT. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
 7. PARK / OPEN SPACE REQUIREMENTS WILL BE MET BY PROVIDING PARK AMENITIES FOR CREDIT PER UDC 35-503 (h).

NAME	LAND USE	ACREAGE	# OF LOTS	DENSITY
BRENTHURST AT THE DOMINION, PHASE 1	GREEN BELT	6.25	N/A	N/A
AVILA AT THE DOMINION, UNIT-1	RESIDENTIAL	11.34	12	0.9
ALTURAS AT THE DOMINION	RESIDENTIAL	6.10	5	0.7
HOWELL AT THE DOMINION, PHASE 1	RESIDENTIAL	13.23	4	0.3
HOWELL AT THE DOMINION, PHASE 2	RESIDENTIAL	25.97	17	0.7
HILLTOPS AT THE DOMINION, PHASE 1	RESIDENTIAL	49.89	73	1.4
HILLTOPS AT THE DOMINION, PHASE 2	RESIDENTIAL	24.17	13	0.5
HILLTOPS AT THE DOMINION, PHASE 2	RESIDENTIAL	12.02	1	0.1
GRAND TOTALS:		159.00	125	

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS 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-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

 HIGHLANDS DOMINION, LLC

 THE PANHANDLE AT BRENTHURST, LLC

 PAPE-DAWSON ENGINEERS, INC.

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

DEVELOPER/OWNER:
THE PANHANDLE AT BRENTHURST, LLC
24165 IH 10 W, SUITE 217-641
SAN ANTONIO, TX 78257

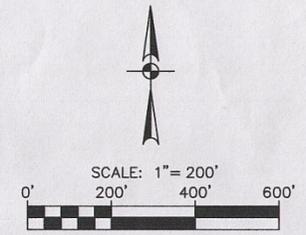
HIGHLANDS DOMINION, LLC
24165 IH 10 W, SUITE 217-641
SAN ANTONIO, TX 78257

- REVISIONS:**
- 14 February 08 - Added phase information and updated flood plain use table accordingly.
 - 30 June 11 - Added phase number and updated land use and phasing schedule.
 - 25 June 12 - Revised subdivision layout, conceptual schedule.

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9030

HOWELL MASTER DEVELOPMENT PLAN
AT THE DOMINION 026B-07
MINOR AMENDMENT
SAN ANTONIO, TEXAS

JOB NO. 7735-00
DATE JUNE 2012
DESIGNER DS
CHECKED BY DRAWN KRD
SHEET 1 OF 1



REVISIONS:

PAPE-DAWSON ENGINEERS
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 | FAX: 210.375.9010

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 12 MAY -8 PM 3:39
 LAND DEVELOPMENT
 SERVICES DIVISION

**HOWELL MASTER DEVELOPMENT PLAN
 AT THE DOMINION
 AERIAL EXHIBIT**

JOB NO.	7735-00
DATE	MAY 2012
DESIGNER	DLS
CHECKED	BT DRAWN KRD
SHEET	EX-1

Date: May 07, 2012, 1:43pm User ID: KDeVita
 File: H:\10083\79 Design\Civil\MDP\EXHIBIT\AERIAL EXHIBIT.dwg

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City of San Antonio Development Services Master Plan Review APPLICATION

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12 MAY -8 PM 3: 39
LAND DEVELOPMENT
DIVISION



In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 1/2 by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

<input type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Planned Unit Development (PUD)
<input checked="" type="checkbox"/> Master Development Plan Amendment	<input type="checkbox"/> Planned Unit Development Amendment
<input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)	<input type="checkbox"/> Mixed Use District (MXD)
<input type="checkbox"/> Flexible Development Plan (FDP)	<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR)	<input type="checkbox"/> Master Planned Community District (MPCD)
<input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1)	<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Form Based Zone District (FBZD)	<input type="checkbox"/> Alternative Pedestrian Plan (APP)

Applicant Contact Information:

Project Name: Howell at The Dominion MDP

Owner/Agent: The Panhandle at Brenthurst, LLC and _____ E-mail: _____
Highlands Dominion, LLC

Address: 24165 IH-10 West, Suite _____ Zip code: 78257 Phone: (210) 698-3004

Contact Person Name: Chris Orem, P.E. E-mail: corem@pape-dawson.com

Company: Pape-Dawson Engineers, Inc. Relationship to Owner: Engineer

Address: 555 E. Ramsey, San Antonio, TX Zip code: 78216 Phone: (210) 375-9000

Plan Proposal:

Total number of lots: 125 Total acreage: 159

Existing zoning: R-6 & R-20 PUD S MSAO-1 Proposed zoning: N/A

Density (dwelling units per acre): 0.79 Typical residential lot size: 0.80 acres

Number of dwelling units per phase:

Phase: <u>Brenthurst I</u> Dwelling units: <u>12</u>	Phase: <u>Howell I</u> Dwelling units: <u>17</u>
Phase: <u>Avila I</u> Dwelling units: <u>5</u>	Phase: <u>Howell II</u> Dwelling units: <u>73</u>
Phase: <u>Alturas</u> Dwelling units: <u>4</u>	Phase: <u>Hilltops I</u> Dwelling units: <u>13</u>
	Phase: <u>Hilltops II</u> Dwelling units: <u>1</u>

Complete this subsection for PUD Plans only:

Private street(s), linear feet of street: _____ Public street(s), linear feet of street: _____

Total open space: _____ Percent open space (total open space divided by total acreage): _____ %

Gated Un-Gated If gated, type of gate (guard/mag card/key/transmitter/etc.): _____

Construction start date: _____

X/Y coordinates at major street entrance(s): X: _____ Y: _____

For City Use Only

Intake Date: _____ Intake By: _____

City of San Antonio
Development Services
Master Plan Review Application

File #: _____

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Site Description:

Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
City Council District: 8 School District: Northside ISD
Ferguson map grid: 480 C-5 USGS Grid: Camp Bullis
Existing land use(s): Currently undeveloped and single family residential
Description of plan boundaries:
The property included in this MDP is bordered on the north and on the west by POADP #55. The northwest boundary of the subject property borders the Texas Military Institute, while the southern boundary is bordered by Tejas Trail West.
Existing legal description:
The subject property consists of a total of 159.03 acres, which are part of the L. Colquhoun Survey No. 24, Abstract 133, County Block 4034 and is also part of the Gugger Survey No. 323, Abstract No. 284, County Block 4658 of Bexar County Texas.

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): Contributing Recharge
 Transition Artesian
Watershed(s): Leon Creek
Generalized slope of site: Slopes for the subject property range from 3% to 20%
Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc.) on or adjoining site:
Heritage trees are located throughout the site and will be handled in accordance with the proper tree ordinance based on POADP 55 or MDP 026-07, whichever is applicable. This property is covered for incidental take under USFWS approved addition of this property into Camp Bullis' Section 7 Biological Opinion.
Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
To the best of our knowledge, there are no significant historic resources on this property

Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO
Name: Howell MDP at the Dominion File #: 026-07 Date accepted: 10/31/07
Name: Howell MDP at the Dominion Amendment File #: 026A-07 Date accepted: 2/22/08
Is there a corresponding PUD for this site? YES NO
Name: Brenthurst Lane Extension Phase I File #: 07-024 Date approved: 10/23/07
Name: Brenthurst Lane Extension Phase II File #: 08-003 Date approved: 1/23/08
Name: Hilltops at the Dominion Phase I File #: 08-005 Date approved: 3/26/08
Name: Brenthurst at the Dominion Phase I File #: 08-006 Date approved: 9/10/08
Are there any Rights Determinations associated with this site? YES NO
Name: Avila at The Dominion File #: RD 11-09-91R Date approved: 12/12/11
Name: Alturas at The Dominion File #: RD 11-09-092R Date approved: 12/12/11
Is there another name for this project or another name commonly used to describe this site?
Name: _____
List all associated Plats for this site whether approved or pending approval?
Name: Brenthurst Lane Extension Phase I Plat #: 070482
Name: Brenthurst Lane Extension Phase II Plat #: 070662
Name: Brenthurst at the Dominion Phase I Plat #: 080092
Name: Hilltops at the Dominion Phase I Plat #: 080115
Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application? YES NO
Is this project within the boundaries of the City South Management Authority (CSMA)? YES NO
If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please

City of San Antonio
Development Services
Master Plan Review Application

File #: _____

12 MAY -8 PM 3: 39

Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: RAJEEV PURI Signature: 

Date: 05/03/12 Phone: 210-698-3004 Fax: 210-698-3014

E-mail: RPURI@ALPHAGREENDEVELOPMENT.COM

If you have any questions, please contact any of the following Master Development Plan team members:

<p>Melissa Ramirez Planning Manager (210) 207-7038 Melissa.Ramirez@sanantonio.gov</p>	<p>Elizabeth Carol Senior Management Analyst (210) 207-7893 Elizabeth.Carol@sanantonio.gov</p>
<p>Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov</p>	<p>Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov</p>
<p>Donna Camacho Planner (210) 207-5016 Donna.Camacho@sanantonio.gov</p>	<p>Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov</p>
<p>Rudy Munoz Planner (210) 207-5014 Rudy.Munoz@sanantonio.gov</p>	

