



# City of San Antonio

Department of Development Services

September 22, 2008

Stephanie Castillo  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, TX 78216

Re: **Hills at Boerne Stage II**

**MDP # 035-07**

Dear Ms. Castillo,

The Development Review Committee has reviewed Hills at Boerne Stage II Master Development Plan **M.D.P. # 035-07**. Please find enclosed an accepted and signed copy for your files. 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.

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations 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.

This Plan lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

1. has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
2. send the survey to USFWS Ecological Services Office in Austin; and
3. commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects."

The City and Camp Bullis have been working on a joint effort to coordinate the Hills at Boerne Stage II MDP #035-07 Master Development Plan. The project submitted is located within 5 miles of Camp Bullis and the City has communicated with the Camp Bullis Installation regarding the proposed development.

Based on Camp Bullis's response letter:

1. The City can only recommend that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at ([allison\\_arnold@fws.gov](mailto:allison_arnold@fws.gov) or 512-490-0057 ext. 242)
2. The City can only recommend that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at ([James.cannizzo@us.army.mil](mailto:James.cannizzo@us.army.mil) or 295-9830)
3. The City is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County ([awinter@bexar.org](mailto:awinter@bexar.org) or 335-6487) to ensure that the applicant follows the Dark Sky ordinance as adopted by Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plans and plats associated with this recommendation.

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 in accordance with UDC §35-412(h)(1).

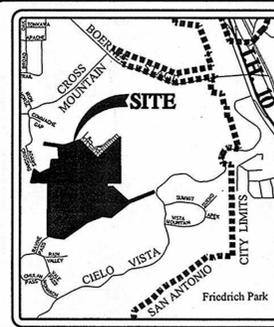
This Master Development Plan is associated with Hills at Boerne Stage II Planned Unit Development # 07-031.

Should you need further assistance please contact Donna L. Schueling at (210) 207-5016.

Sincerely,



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



**LINE TABLE**

| LINE | LENGTH  | BEARING     |
|------|---------|-------------|
| L1   | 91.20'  | S75°39'50"E |
| L2   | 241.82' | S89°21'44"W |
| L3   | 12.15'  | N21°03'43"W |
| L4   | 244.42' | N89°23'10"W |
| L5   | 175.13' | S88°50'02"W |
| L6   | 116.70' | S88°14'33"W |
| L7   | 148.95' | N86°12'17"E |
| L8   | 207.35' | N85°25'55"E |
| L9   | 201.42' | S07°49'17"W |
| L10  | 283.41' | S89°06'12"E |
| L11  | 34.14'  | S21°34'02"E |
| L12  | 230.81' | S68°50'58"W |
| L13  | 250.21' | N21°17'36"W |
| L14  | 10.00'  | N88°42'24"E |
| L15  | 198.67' | S28°42'11"E |
| L16  | 117.57' | S04°43'04"E |
| L17  | 100.00' | S31°59'27"E |
| L18  | 91.00'  | S49°28'05"E |
| L19  | 18.39'  | N65°13'20"W |
| L20  | 220.00' | S31°22'00"W |
| L21  | 208.23' | N06°01'50"W |
| L22  | 59.89'  | N43°37'28"E |
| L23  | 52.84'  | N83°02'33"W |
| L24  | 50.88'  | S64°35'15"E |
| L25  | 50.00'  | N59°37'24"E |
| L26  | 194.50' | S23°33'00"E |
| L27  | 50.00'  | N30°43'29"E |

**CURVE TABLE**

| CURVE | LENGTH  | RADIUS  | TANGENT | DELTA     | CHORD   | CHORD BEARING |
|-------|---------|---------|---------|-----------|---------|---------------|
| C1    | 20.81'  | 14.79'  | 12.55'  | 80°36'09" | 19.14'  | S58°34'48"W   |
| C2    | 84.38'  | 218.81' | 42.72'  | 22°05'46" | 83.86'  | N10°06'33"E   |
| C3    | 20.81'  | 14.79'  | 12.55'  | 80°37'01" | 19.14'  | S42°21'39"E   |
| C4    | 165.53' | 370.00' | 84.18'  | 25°36'01" | 164.16' | N83°59'16"E   |
| C5    | 25.10'  | 130.00' | 12.55'  | 11°33'49" | 25.06'  | S15°58'46"E   |
| C6    | 105.18' | 525.00' | 52.70'  | 11°38'42" | 105.00' | S58°50'54"E   |
| C7    | 53.31'  | 575.00' | 26.68'  | 5°18'44"  | 53.29'  | N81°55'53"W   |
| C8    | 283.36' | 575.00' | 149.95' | 28°13'55" | 280.19' | N44°39'34"W   |
| C9    | 70.83'  | 625.00' | 35.45'  | 6°28'35"  | 70.79'  | N26°47'48"W   |

**SURVEYOR'S NOTES:**

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION FOR THIS PLAN ARE THOSE SHOWN FOUND.
- N.A.S. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS.
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.
- ALL BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS.

**NAME AND ADDRESS OF OWNERS**

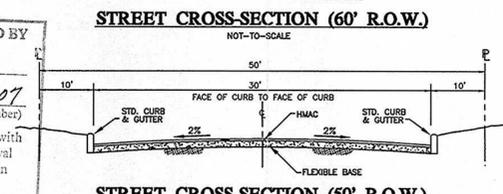
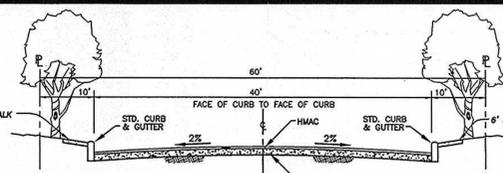
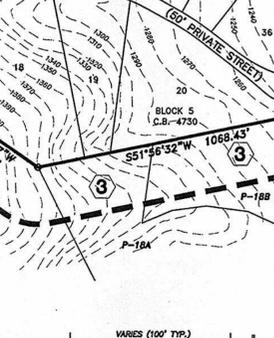
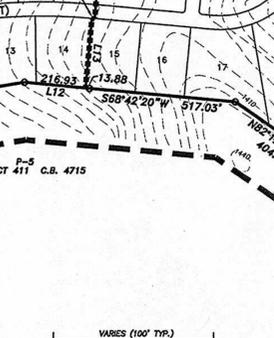
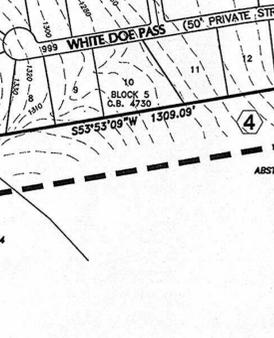
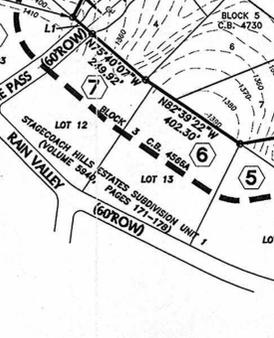
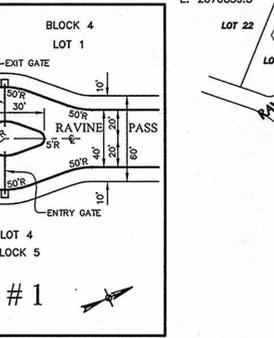
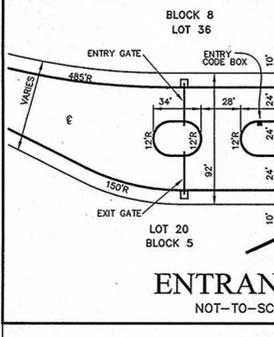
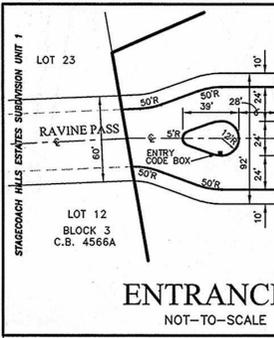
- 1 DAUGHERTY, JAMES W.  
22820 CIELO VISTA DR.  
SAN ANTONIO, TX 78255
- 2 GARCIA, DANIEL & SALLY C.  
22725 CIELO VISTA DR.  
SAN ANTONIO, TX 78255
- 3 BAER, LINUS L. & WANDA K.  
8834 MT ARCADIA  
SAN ANTONIO, TX 78255
- 4 WOOLLEY, DAWN M.  
21891 CIELO VISTA DR.  
SAN ANTONIO, TX 78255
- 5 ANDRASSY, RICHARD J. & STEPHANIE J.  
6431 FANNIN SUITE # 6284  
HOUSTON, TX 77030
- 6 MONROE, CAROLYN SUE  
2114 CHEWEN  
SAN ANTONIO, TX 78240
- 7 DIAZ, MARIA DINDRAH  
109 DALEHURST DR.  
SAN ANTONIO, TX 78201
- 8 DRAWING, WILLIAM F.  
& BARBARA J.  
8811 RAIN VALLEY ST.  
SAN ANTONIO, TX 78255
- 9 REYNA, RICHARD S. & FAYE L.  
22560 E. RANGE  
SAN ANTONIO, TX 78255
- 10 FLORES, MAYELA & OSCAR  
9202 BROWNWOOD LN # 3  
SAN ANTONIO, TX 78240
- 11 HILLS, GARY MICHAEL & SAUNDRA CARLENE  
2418 NOOR  
SAN ANTONIO, TX 78248
- 12 ZEBEN, MARC I. & MORNA L.  
1108 WILEY TRN  
SAN ANTONIO, TX 78255
- 13 REECE, WILLIAM T. JR. & HAZEL CATHERINE  
8860 CROSS MOUNTAIN TRAIL  
SAN ANTONIO, TX 78255
- 14 ELMS C LEE  
23120 ADAMS CROSSING  
SAN ANTONIO, TX 78255
- 15 SNYDER, GRANT L. & ADELNERY L.  
5107 ASSCOT PLACE  
SAN ANTONIO, TX 78249
- 16 MCFARLAND, CLARENCE A. & ETTA  
OLIVE BRANCH, MS 38854  
OLIVE BRANCH, MS 38854
- 17 HALLIN WILLIAM P. & SUSAN  
NAMSA PSC 9 BOX 7500  
APO, AE 09123
- 18 CROSS MOUNTAIN DEV INC  
23557 HWY 10 W  
SAN ANTONIO, TX 78257

**NAME AND ADDRESS OF OWNERS**

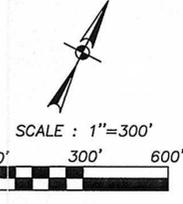
- 19 HARLE, SID L. & CAROL  
300 DOLOROSA #2081  
SAN ANTONIO, TX 78205
- 20 ADAMS, FRANK A.  
3280 DELAWARE ST  
BEAUMONT, TX 77703
- 21 BERG, JOHN M. & ELAINE M.  
c/o GEORGE C BERG  
20806 GLEN COVE  
SAN ANTONIO, TX 78266
- 22 MENDOZA, FELIPE & STORMY G.  
8543 CAMP VERDE RIO  
SAN ANTONIO, TX 78255
- 23 RODRIGUEZ, JOSE JESUS & IRMA  
938 W. CARTER  
RIALTO, CA 92376
- 24 ZARA, SAMUEL & CARMEN L.  
28210 HERITAGE TRAIL  
FAIR OAKS RANCH, TX 78015
- 25 SIERRA, GENERAL CONSTRUCTION LTD.  
1210 ARION PKWY  
SAN ANTONIO, TX 78216
- 26 MARTINEZ, DAVID E. & ELDA T.  
3810 LONGRIDGE DR  
SAN ANTONIO, TX 78228
- 27 COULLOPOULOS, DANIEL WILLIAM  
& GENOVEVA  
22019 PRESCOTT FALLS  
SAN ANTONIO, TX 78255
- 28 LUCALI, LIA D.  
23013 WATT DR.  
FARMINGTON HILLS MI 48336
- 29 GHURRALI, PAVEL & ELENA  
2088 PAINT CREEK  
BARKING, MI 48363
- 30 HOTEA, JOHN S. & CHRISTINA E.  
13311 HEIGHTS PARK  
SAN ANTONIO, TX 78230
- 31 GARAY JOEL & CHRISTINA  
14059 MANDEVILLE CT  
CORONA, CA 92690
- 32 CHAVEZ PEDRO NELSON  
& PARDON ROJIO  
19407 GRAND OMA  
SAN ANTONIO, TX 78258
- 33 SINGH GURPALL  
17125 FAWN BROOK DR.  
SAN ANTONIO, TX 78248
- 34 SINGH SURAJ & ARCHANA  
5622 EVERS RD. APT. 4607  
SAN ANTONIO, TX 78238
- 35 POP GEORGE & VIRGINIA  
3734 HOLISTER  
CARMICAL, CA 95608

**NAME AND ADDRESS OF OWNERS**

- 36 EVANS ACRES LTD  
1210 ARION PKWY.  
SAN ANTONIO, TX 78258
- 37 OFOR DANIEL & DANA  
4021 FAENWOOD WAY  
CARMICHAEL, CA 95608
- 38 EDWARDS MICHAEL E. & BLANCA A.  
14023 COUGAR ROCK DR.  
SAN ANTONIO, TX 78230
- 39 HOTEA ALEXANDER & CORNELIA  
508 MESA WALK  
SAN ANTONIO, TX 78258
- 40 SIERRA GENERAL CONSTRUCTION LTD  
1210 ARION PKWY  
SAN ANTONIO, TX 78258
- 41 TODD LARRY W. & SUSAN S MALEY  
P.O. BOX 12455  
ODESSA, TX 78216
- 42 GREY WALLS BEAR COUNTY LP  
115 W. 7TH ST. STE 1400  
FORT WORTH, TX 76102
- 43 WASHINGTON, PAUL E.  
22727 CIELO VISTA DR.  
SAN ANTONIO, TX 78255
- 44 WASHINGTON, RICHARD T. & MICHAEL  
22727 CIELO VISTA DR.  
SAN ANTONIO, TX 78255
- 45 COONS, JULIANNE W.  
22727 CIELO VISTA DR.  
SAN ANTONIO, TX 78255



PLAN HAS BEEN ACCEPTED BY  
 COSA [Signature]  
 9/22/08 035-07  
 (Date) (Number)  
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 9/24/2010 Date



**LEGEND:**

- 200' NOTIFICATION BOUNDARY
- OWNERSHIP INFORMATION SEE KEYED NOTES THIS SHEET
- 10' CONTOURS
- LIMITS OF UNIT
  - A 16' OVERHEAD ESM'T. (VOLUME 8900, PAGES 41-47)
  - B 12' OVERHEAD ESM'T. (VOLUME 8900, PAGES 41-47)
  - C 15' DRAINAGE ESM'T. (VOLUME 8900, PAGES 41-47)
  - D 30' DRAINAGE ESM'T. (VOLUME 8900, PAGES 41-47)
  - E 6' DRAINAGE ESM'T. (VOLUME 9565, PAGE 84-87)
  - F VARIABLE WDH DRAINAGE ESM'T. (VOLUME 9565, PAGE 84-87)

**REQUIRED PARK/OPEN SPACE**

REQUIRED AREA =  
 $0.014 \frac{\text{ACRE}}{\text{LOT}} \times 124 \text{ LOTS} = 1.7 \text{ ACRES}$

**FLOOR AREA RATIO**

FLOOR AREA RATIO =  $\frac{4,000 \text{ SF}}{20,000 \text{ SF}} = 0.2$

- ENVIRONMENTAL RECOMMENDATIONS:**
1. PRIOR TO THE RELEASE OF ANY BUILDING PERMITS FOR ADDITIONAL DEVELOPMENTS, THE FOLLOWING SHALL BE SUBMITTED TO THE ACQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM:
    - a. A CONTRIBUTING ZONE PLAN SHALL BE SUBMITTED FOR EACH PARTICULAR DEVELOPMENT/USE WITHIN THE AREA BEING CONSIDERED.
    - b. A SET OF SITE SPECIFIC PLANS WHICH MUST HAVE AS SIGNED ENGINEERS SEAL FROM THE STATE OF TEXAS.
    - c. A LETTER FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY APPROVING EACH CONTRIBUTING ZONE PLAN.
    - d. A COPY OF THE APPROVED CONTRIBUTING ZONE PLAN.
  2. ANY AREAS PLATTED AS DRAINAGE RIGHT-OF-WAYS BE KEPT IN A VEGETATED CONDITION.
  3. ONLY A MINIMAL AMOUNT OF PESTICIDES, HERBICIDES, OR FERTILIZERS NEEDED FOR LANDSCAPE MAINTENANCE SHALL BE USED. LANDSCAPED AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS (i.e. USE OF NATIVE PLANTS).
  4. THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
  5. THE CITY OF SAN ANTONIO SHALL INSPECT ALL FUTURE CONSTRUCTION OF SEWER LATERALS AND SEWER MAINS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODE.
  6. IF ANY SOLUTION OPENINGS, CAVES, SINKHOLES, OR WELLS ARE FOUND DURING EXCAVATION, CONSTRUCTION, OR BLASTING, THE DEVELOPER SHALL NOTIFY TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AT (210) 490-3089 AND THE ACQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM AT (210) 704-7392.
  7. THE ACQUIFER STUDIES DIVISION STAFF SHALL HAVE THE AUTHORITY TO INSPECT THE SITE TO ENSURE THAT THE APPROVED RECOMMENDATIONS ARE BEING STRICTLY ADHERED TO DURING AND AFTER CONSTRUCTION OF THE PROJECT.

**PUD PLAN NOTES:**

1. MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELT DRAINAGE. STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREETS ARE PRIVATE, LOCAL TYPE "A" WITH 50' R.O.W. AND 30' PAVEMENT UNLESS OTHERWISE INDICATED.
3. SANITARY SEWER SYSTEM TO BE SEPTIC TANKS.
4. WATER SYSTEM TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
5. ALL INTERSECTIONS SHALL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF 35-506(a)(5).
6. PROPERTY IS OUTSIDE THE CITY LIMITS AND LOCATED WITHIN THE ETJ, THEREFORE IT IS NOT SUBJECT TO ZONING REQUIREMENTS.
7. SIDEWALKS ARE NOT REQUIRED FOR THE 50' RIGHT-OF-WAY STREETS BASED ON THE LOW DENSITY OF THIS SUBDIVISION.
8. THIS DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF 35-503, PARKS AND OPEN SPACE.
9. TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS PROPERTY WAS PREPARED BY PAPE-DAWSON ENGINEERS.
10. THIS PUD PLAN WILL BE ACCESSED TO WHITE DOE PASS THROUGH THE EXISTING STREET CIELO VISTA DR. AND RAVINE PASS.
11. LOT 301, BLOCK 4, COUNTY BLOCK 4730 SHALL BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM FOR ITS WATER PRODUCTION FACILITY IMPROVEMENTS. A PROPOSED ELEVATED WATER STORAGE TANK WILL BE CONSTRUCTED WITHIN THE SITE. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN THE FACILITIES.

**OPEN AREA CALCULATIONS (IN ACRES)**

| Description           | PHASE I                                      | PHASE II | PHASE III | PARK | WATER FACILITY | TOTAL  |
|-----------------------|--|----------|-----------|------|----------------|--------|
| Number of Lots        | 55   | 11       | 58        | 1    | 1              | 126    |
| Dwelling Units        | 55   | 11       | 58        | 0.00 | 0.00           | 124    |
| Gross Area            | 125.35                                       | 20.98    | 113.97    | 7.52 | 1.83           | 269.65 |
| Building Coverage     | 5.06   | 1.01     | 5.33      | 0.00 | 0.10           | 11.50  |
| Other Coverages       |  |          |           |      |                |        |
| a. Streets            | 10.42  | 1.41     | 10.39     | 0.00 | 0.00           | 22.22  |
| b. Sidewalk           | 0.00   | 0.00     | 0.00      | 0.00 | 0.00           | 0.00   |
| c. Driveway           | 0.94   | 0.18     | 0.80      | 0.00 | 0.00           | 1.92   |
| d. 50% Drain          | 0.00   | 0.00     | 0.00      | 0.00 | 0.00           | 0.00   |
| e. Parkway            | 0.00   | 0.00     | 0.00      | 0.00 | 0.00           | 0.00   |
| Total Coverages       | 16.42  | 2.60     | 16.51     | 0.00 | 0.10           | 35.63  |
| Open Spaces           |  |          |           |      |                |        |
| a. Greenbelts/buffers | 0.00   | 0.00     | 0.00      | 7.52 | 1.83           | 9.35   |
| b. Residential Lots   | 105.40                                       | 17.90    | 93.63     | 0.00 | 0.00           | 216.93 |
| c. 50% Drain          | 0.00   | 0.00     | 0.00      | 0.00 | 0.00           | 0.00   |
| e. Parkway            | 3.53   | 0.48     | 3.83      | 0.00 | 0.00           | 7.84   |
| Total Open Space      | 108.93                                       | 18.38    | 97.46     | 7.52 | 1.83           | 234.12 |
| OPEN SPACE RATIO =    | $\frac{234.12}{269.65} \times 100 = 86.82\%$ |          |           |      |                |        |
| DENSITY =             | $\frac{126}{269.65} = 0.47$                  |          |           |      |                |        |

**UTILITY AGENCY:**  
 SANITARY SEWER: SEPTIC SYSTEM  
 WATER: SAN ANTONIO WATER SYSTEM  
 GAS & ELECTRIC: CITY PUBLIC SERVICE  
 TELEPHONE: AT&T

**ENGINEER:** PAPE-DAWSON ENGINEERS, INC.  
 555 E. RAMSEY  
 SAN ANTONIO, TEXAS 78216  
 PHONE: (210) 375-9000  
 FAX: (210) 375-9010

**DEVELOPER/OWNER:** LAREDO BOERNE STAGE, LTD.  
 18618 TUSCANY STONE, SUITE 100  
 SAN ANTONIO, TEXAS 78258  
 PHONE: (210) 497-3385

**HILLS AT BOERNE STAGE II (PHASE I, II & III) MASTER DEVELOPMENT PLAN AND PLANNED UNIT DEVELOPMENT MDP NO. 035-07**

A 269.65 ACRE TRACT OF LAND BEING OUT OF A 62.00 ACRE TRACT AND A 85.87 ACRE TRACT CONVEYED TO LAREDO BOERNE STAGE, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12505, PAGES 1454-1461, OUT OF A 121.50 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 1482, PAGES 1462-1469 ALL IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND OUT OF THE FRANCISCO CARDENAS SURVEY NUMBER 381, ABSTRACT 157, COUNTY BLOCK 4713, THE TYLER TAP R.R. CO. SURVEY NUMBER 331, ABSTRACT 873, COUNTY BLOCK 4730 ALL IN BEAR COUNTY, TEXAS.

PUD PLAN NO.: **07-031**  
 APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010