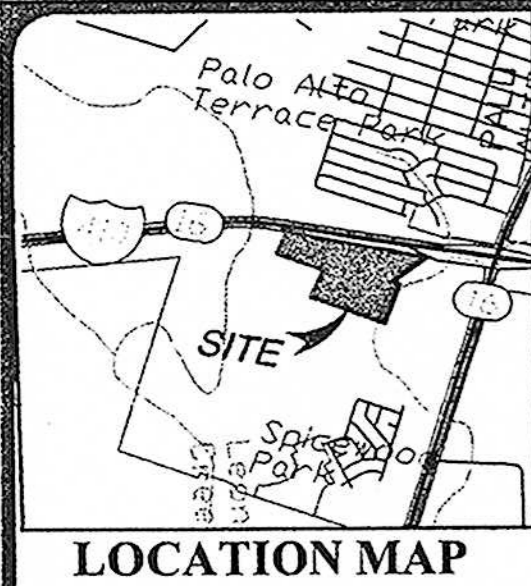


"THIS PROJECT IS THE SUBJECT OF A TIFF APPLICATION"  
 This project is the subject of an application for tax increment financing for the creation of tax increment reinvestment zone. Please contact the Neighborhood Action Department at (210)-207-7881



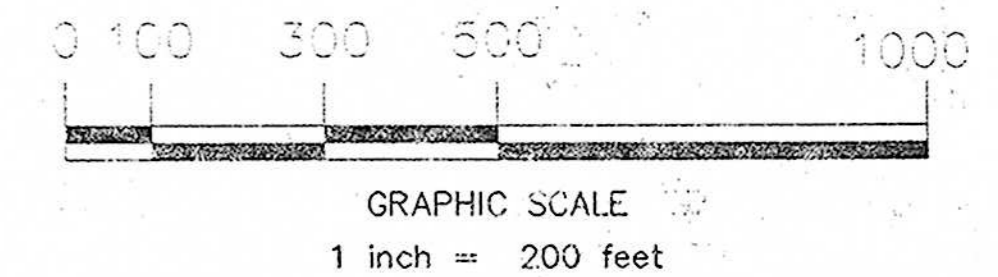
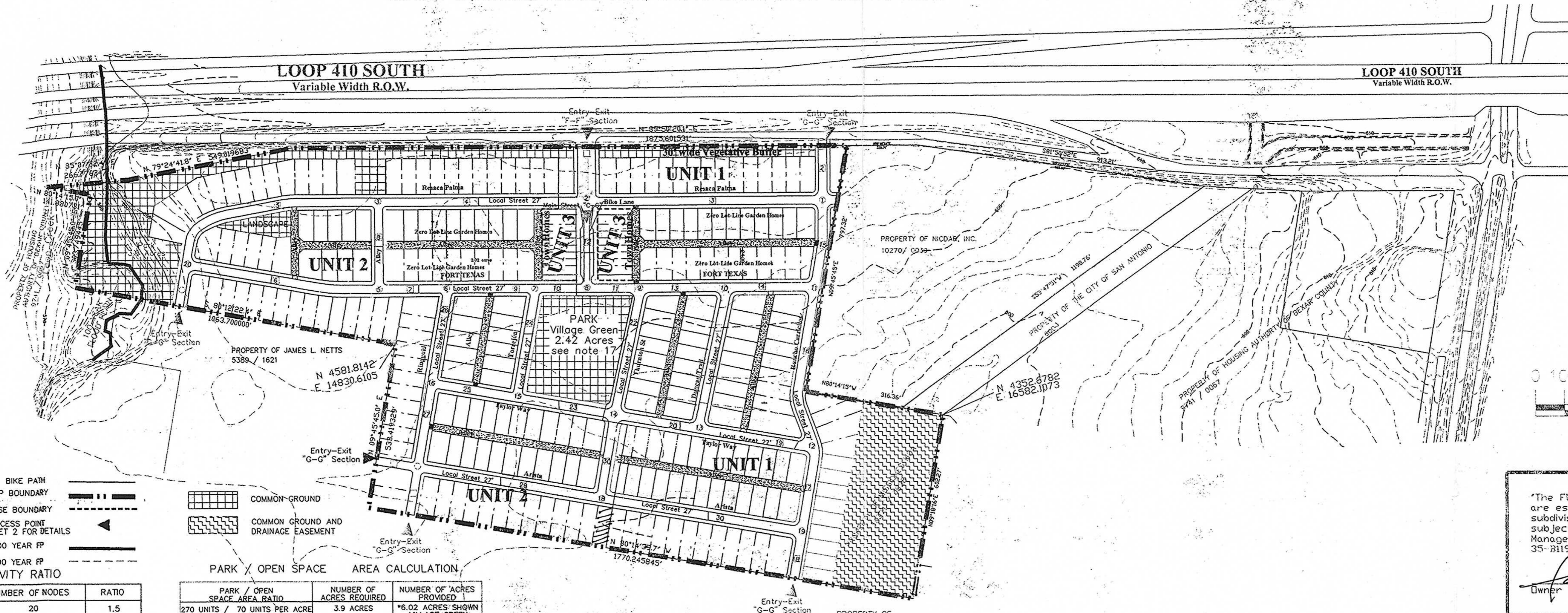
# PALO ALTO TRAILS

MASTER DEVELOPMENT PLAN  
 SAN ANTONIO, TEXAS

A TRACT OF LAND BEING PART OF THE ANGEL NAVARRO SURVEY NUMBER 5, ABSTRACT NUMBER 12, COUNTY BLOCK 4295, SAN ANTONIO, BEXAR COUNTY, TEXAS

APPROVED _____ Neighborhood Action Department City of San Antonio Date _____	APPROVED _____ Assistant Director of Development Services City of San Antonio Date _____
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PLAN HAS BEEN ACCEPTED BY:  
 COSA *J. V. R. P.*  
 12/5/08 005-06  
 (Date) (Number)  
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 12/4/10  
 Date



"The Floodplain limits on this Master Development Plan are estimated and subject to change. Approval of subdivision plats associated with this master plan are subject to the review and approval of a storm water Management Plan in accordance with Appendix B, Section 35-819 of the City of San Antonio Unified Development Code"

*Owner* \_\_\_\_\_ Engineer \_\_\_\_\_

BIKE PATH  
 MDP BOUNDARY  
 PHASE BOUNDARY  
 ACCESS POINT  
 SEE SHEET 2 FOR DETAILS  
 100 YEAR FP  
 500 YEAR FP  
 CONNECTIVITY RATIO

NUMBER OF LINKS	NUMBER OF NODES	RATIO
30	20	1.5

4 Link 2 Node

COMMON-GROUND  
 COMMON-GROUND AND DRAINAGE EASEMENT  
 PARK / OPEN SPACE  
 AREA CALCULATION

PARK / OPEN SPACE AREA RATIO	NUMBER OF ACRES REQUIRED	NUMBER OF ACRES PROVIDED
270 UNITS / 70 UNITS PER ACRE	3.9 ACRES	6.02 ACRES SHOWN VILLAGE GREEN NOTE #17

## GENERAL SITE INFORMATION

- OWNER OF PROPERTY AND SUBDIVIDER:  
JAMRO LTD.  
1616 CALLE DEL NORTE, NO. 48  
LAREDO, TEXAS 78041
- LAND PLANNING:  
DOMUS GROUP LTD. LAND DEVELOPMENT SERVICE  
40, N.E. Loop 410, Suite 415 16845 BLANCO RD. #204  
SAN ANTONIO, TEXAS 78216 SAN ANTONIO, TEXAS 78232
- DEVELOPMENT:  
PALO ALTO TRAILS
- PROPOSED LAND USE:  
THE PROPOSED LAND USE WILL BE SINGLE-FAMILY RESIDENTIAL AND MULTI-FAMILY.
- FLOOD PLAIN:  
THIS PROPERTY DOES CONTAIN AREAS WITHIN A FLOODPLAIN.
- E.A.R.Z:  
THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- STREETS:  
THE STREETS WILL BE PUBLIC RIGHT-OF-WAYS.
- PROPERTY ZONING:  
THE PROPERTY HAS UD ZONING
- NUMBER OF PHASES:  
THIS DEVELOPMENT WILL CONSIST OF Three (3) PHASES.
- RESIDENTIAL UNIT SQUARE FOOTAGE: MIN REQUIRED OR GREATER
- NO LOTS ARE TO HAVE DIRECT ACCESS TO 410 SERVICE ROAD.
- 10' UTILITY EASEMENTS WILL BE REQUIRED PARALLEL AND ADJACENT TO ALL STREET RIGHT-OF-WAYS, SIDE LOT EASEMENTS 5' TO 10'
- MAINTENANCE OF MEDIAN AND PARK SPACE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- MAINTENANCE OF WALKING PATH SPACE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.  
BASIS OF BEARING: THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.
- Handicapped ramps will be provided at street intersection and any other required location as per code.
- Streetscape tree planting  
Large trees (per UDC) to be planted every 50' along the main street.  
Species of trees to be determined by Developer's Landscaper which are to conform to the streetscape planting standards.  
Developer to provide irrigation on planted street trees for a minimum of three years.  
All landscaping shall comply with the clear vision areas defined by the latest version of AASHTO's 'A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREET.'  
Types of trees and spacing based on underground electric service. If overhead service is required by CPS, plan will be revised to reflect changes in size, type, and spacing of trees, per UDC.
- Park improvements for VILLAGE GREEN will include a basket ball court, park lighting and play area.
- All Alleys shall be full access in addition lots abutting an alley shall be access from said alleys
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT OF WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(c)
- MINIMUM SETBACK IS 10'

REQUIRE TxDOT NOTES

- For residential development directly adjacent to State right of way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right of way.
- Maximum access points to State highway from this property will be regulated as directed by Regulations For Access Driveways To State Highways. This property is eligible for a maximum combined total of 1 access point(s), based on the overall plotted highway frontage of 2,690 ft.
- If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right of way. Locations of sidewalks within State right of way shall be as directed by TxDOT.

DEVELOPMENT INFORMATION						
TYPE/PHASE	ZONING	APPROXIMATE ACREAGE	DWELLING UNITS	DENSITIES	PASSIVE OPEN SPACE	ACTIVE OPEN SPACE
RESIDENTIAL	NA	58.1 ACRES	270	4.65/AC.		
MULTIFAMILY	NA	1.1 ACRES	16	14.54/ AC.		
Palo Alto Trails Unit 1	NA	26.6 ACRES	120	4.85/AC.		
Palo Alto Trails Unit 2	NA	30.4 ACRES	134	4.3 /AC.	3.6 AC.	2.42 AC.
Palo Alto Trails Unit 3	NA	1.1 ACRES	16	14.5 /AC.		
PARK = 270 / 70 = 3.9 AC.		TOTAL PARK SHOWN = 6.02 AC.			3.6 AC.	2.42 AC
ADDITIONAL CREDIT FOR PLAYGROUND ON VILLAGE GREEN 1 1/2 AC						

"All bicycle facilities will be designed and constructed in compliance with the Texas MUTCD and AASHTO guidelines for bicycle facilities, including crosswalk and signage requirements".

MDP-#005-06

REVISION	DESCRIPTION	DATE
1	N.A.D.	03-08-06
2	revised bike lanes	05-05-06
3	revised per comments from NAD meeting	06-30-06
4	revised per comments from DS	01-16-08
5	revised per comments from Planning, Parks, Zoning	06-19-08

**ENGINEER**  
 Gallegos Engineering Inc.  
 101 Fawn Drive  
 Shavano Park, Texas 78231  
 210-641-2037

**SURVEYOR**  
 WILKIE SURVEYING.  
 10615 PERRIN BEITEL #206  
 SAN ANTONIO, TEXAS 78217  
 210-650-9990

**OWNER**  
 JAMRO LTD.  
 1616 CALLE DEL NORTE #48  
 LAREDO, TEXAS 78041  
 956-722-6491

**PROJECT MANAGER**  
 LAND DEVELOPMENT SERVICE  
 16845 BLANCO ROAD  
 CITY OF SAN ANTONIO, TEXAS  
 210-710-2187 FAX 210-764-1359

JOB NO. 0401299	MP-10a
DATE 11-05-2005	
DESIGNER DG	
CHECKED DG	
DRAWN DG	

RECEIVED  
 08 DEC 11 PM 3:06  
 L&D ENGINEERING SERVICES DIVISION

1/2  
 05/05/2006



# City of San Antonio

Department of Planning and Development Services

December 5, 2008

Mr. Edward Campos

Wilkie Surveying  
10615 Perrin Beitel Ste 206  
San Antonio, TX 78217

Re: **Palo Alto Trails, TIF**

**MDP/UD # 005-06**

Dear Mr. Campos,

The Development Review Committee has reviewed **Palo Alto Trails** Master Development Plan **M.D.P./UD # 005-06** and the associated Land Use Plan. Please find enclosed a 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.

**Historic** 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 project area is adjacent to Leon Creek and there is a high probability that 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. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If you have any further questions, please call Kay Hinds at (210) 207-7306.

**Planning and Development Services** approves with the following condition:


The Palo Alto Trails Master Plan/Urban Development Plan (UD) and associated Land Use Plan, is subject to the UD standards of the Unified Development Code. The block lengths shown on the plan are in compliance of the UD requirements. The building setbacks shall meet the requirements of the Unified Development Code Section 35-310, Table 310-1. The compliancy of the UD requirements will be reviewed at every stage of the development process.

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

Should you need further assistance, please contact Larry Odis at (210) 207-0210.

Sincerely,



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