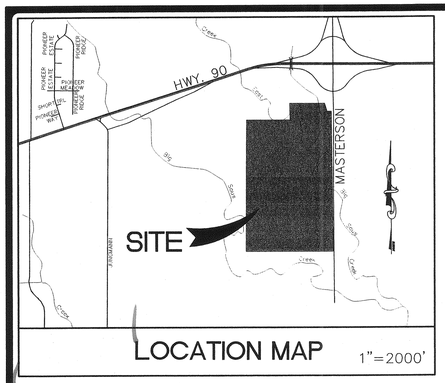
MASTERSON 335

MASTER DEVELOPMENT PLAN



LOCATION MAP 1"=2000'

NOTES:

1. BOUNDARY BASED ON SURVEY PROVIDED BY MDS LAND SURVEYING AND ALAMO CONSULTING & ENGINEERING, INC.
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4. NUMBER OF OFF-STREET PARKING & LOADING SPACES TO BE DETERMINED AT TIME OF SUPPLEMENTAL MDP SUBMITTAL.
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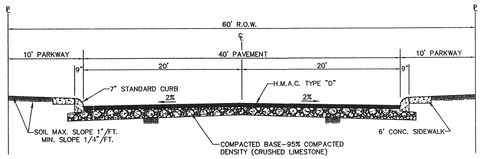
6. 100-YEAR FLOOD PLAIN BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP 560 OF 900, COMMUNITY PANEL NUMBER 48029C0560E, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.
7. REQUIRED SUPPLEMENTAL MDP TO ADDRESS SECONDARY ACCESS TO PHASES IN ACCORDANCE TO SECTION 35-506 (e)(7) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.



TYPICAL 60' R.O.W. STREET CROSS SECTION
N.T.S.

RESIDENTIAL DEVELOPMENT SUMMARY			
ITEM	ACRES	DWELLING UNITS	DU./Ac.
PHASE 1	67.8	355	5.2
PHASE 2	94.8	436	5.2
PHASE 3	87.7	459	5.2
TOTAL	250.3	1310	5.2

LAND USE SUMMARY				
LAND USE	ACREAGES			
	TOTAL	PHASE 1	PHASE 2	PHASE 3
SINGLE FAMILY RESIDENTIAL	250.3	67.8	94.8	87.7
RETAIL	3.1	–	–	3.1
OPEN SPACE (PASSIVE)	51.0	0.8	6.3	43.9
OPEN SPACE (ACTIVE)	15.4	–	6.6	8.8
DRAIN R.O.W.	5.4	2.4	3.0	–
STREET R.O.W.	10.2	2.1	2.3	5.8
TOTAL	335.4	73.1	113.0	149.3

NORTH
300 0 150 300
SCALE: 1" = 300'

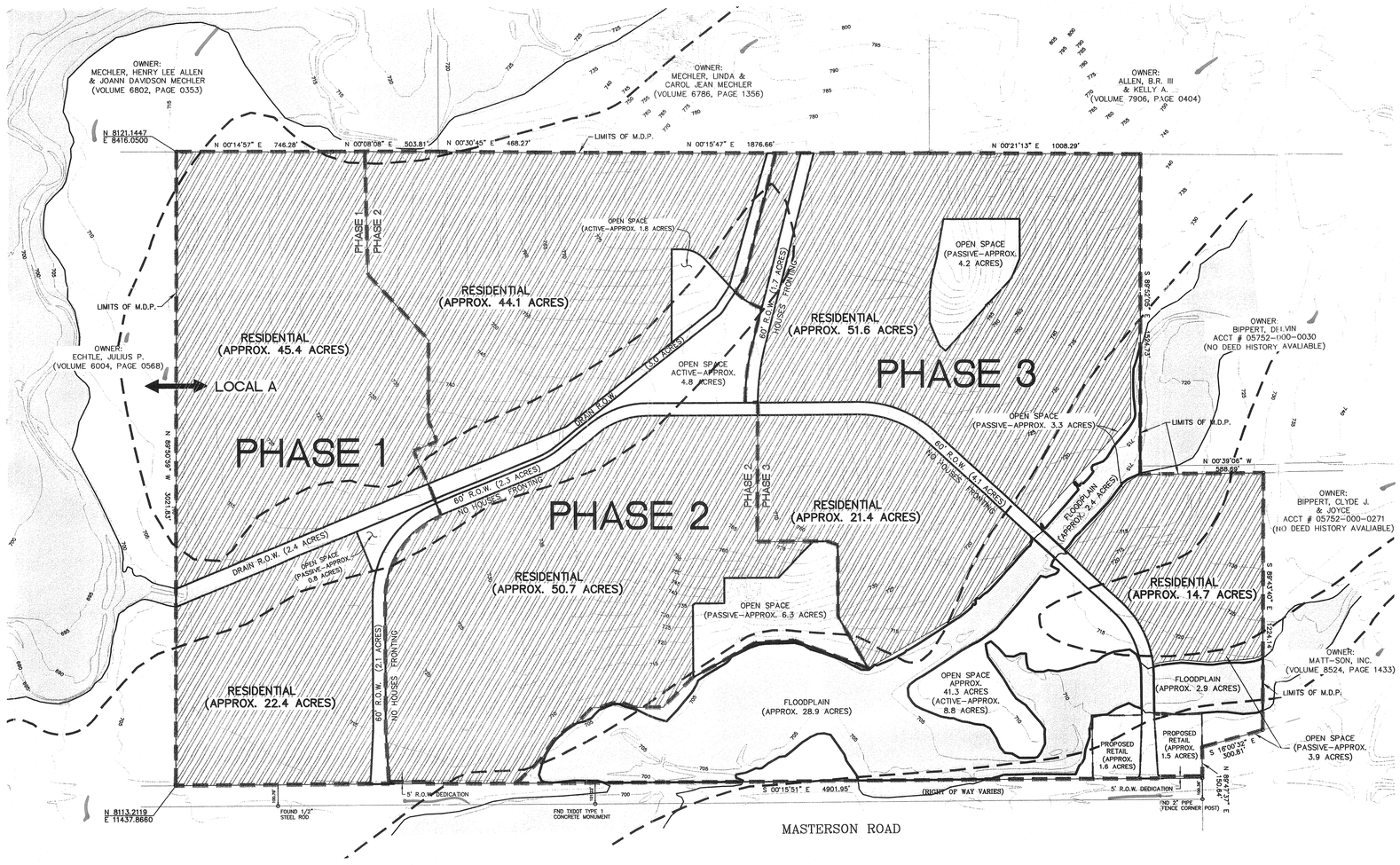
12-29-05A08:27 RCVD

CIVIL ENGINEER
MOY CIVIL ENGINEERS
CONTACT PERSON: JOHN LaRo
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER
MASTERSON 172, LTD.
CONTACT PERSON : MIKE GULLEY
18210 APACHE SPRINGS
SAN ANTONIO, TEXAS 78259
TEL: (210) 240-4988

LEGEND

- PROPOSED RESIDENTIAL
- EFFECTIVE 100YR FLOOD PLAN
- PROPOSED 100YR FLOOD PLAN
- R.O.W. RIGHT OF WAY



CHAIRPERSON DATE

SECRETARY DATE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11-17-05	TIA COMMENTS	J.M.
2	12-28-05	MDP COMMENTS	R.L.

PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
040442	J.K.	MP	K.J.K.	06/01/05

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MASTERSON 335
MASTER DEVELOPMENT PLAN

SHEET 1 OF 1

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MDP # 871

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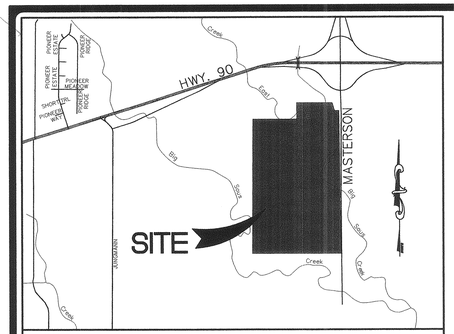
Redline 12/13/05

MASTERSON 335

MASTER DEVELOPMENT PLAN



LOCATION MAP 1"=2000'

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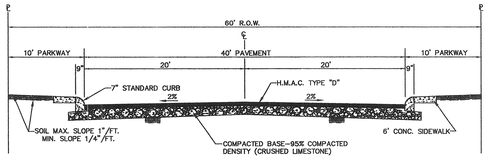

TYPICAL 60' R.O.W. STREET CROSS SECTION
N.T.S.

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PHASE 3	87.7	459	5.2
TOTAL	250.3	1310	5.2

need to correct application to mirror these figures

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TOTAL	335.4	73.1	113.0	149.3

NORTH
300 0 150 300
SCALE: 1" = 300'

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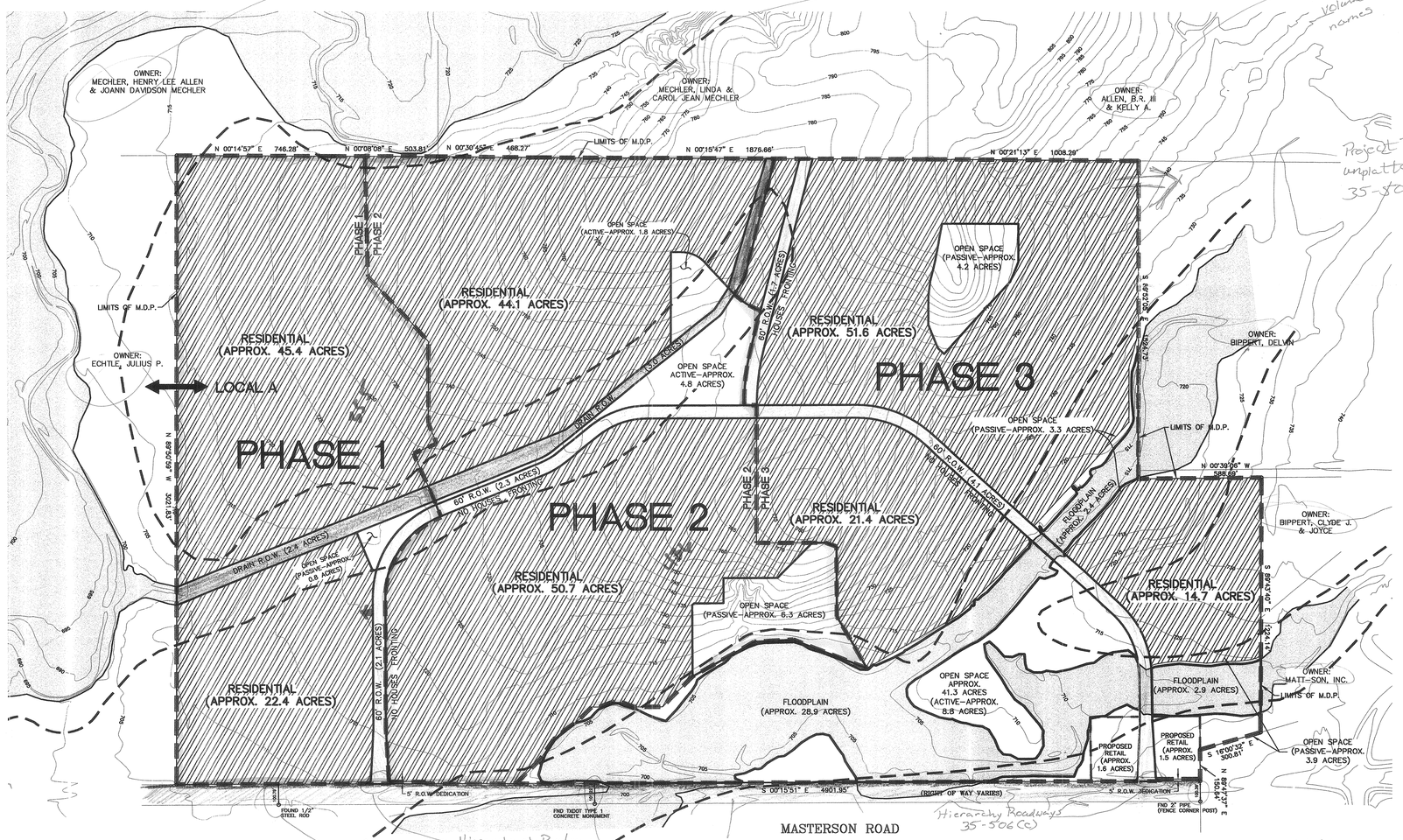
LEGEND

- PROPOSED RESIDENTIAL
- EFFECTIVE 100YR FLOOD PLAN
- PROPOSED 100YR FLOOD PLAN
- R.O.W. RIGHT OF WAY

35-506(e)(7)
-Show secondary access pts. to 60' ROW due to phases being greater than 125 units

35-B101(c)(D)(2)
need to provide Volume & page # w/ names

Project ROW to unplatted land 35-506(e)(2)



Hierarchy of Roadways 35-506(c)

Hierarchy Roadways 35-506(c)

-if not need to provide supplemental

35-B101(c)(f)(9)
- provide approximate locations & width of proposed streets. Also show ingress/egress for each phase to collectors

Do provide width & more than enough

35-B101(c)(f)(4)
- need to show total area of property

35-B101(c)(e)(1)
- provide 2 points identified by Tx Planes Coordinates

CHAIRPERSON DATE

SECRETARY DATE

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11-17-05	TIA COMMENTS	J.M.

PROJ. #	DDN. BY:	DWN. BY:	CHKD. BY:	DATE:
040442	J.H.	MP	K.J.K.	10/01/05

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RECEIVED
NOV 29 2005
ENGINEERING

MASTERSON 335
MASTER DEVELOPMENT PLAN

SHEET 1 OF 1

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MDP# 871 0117

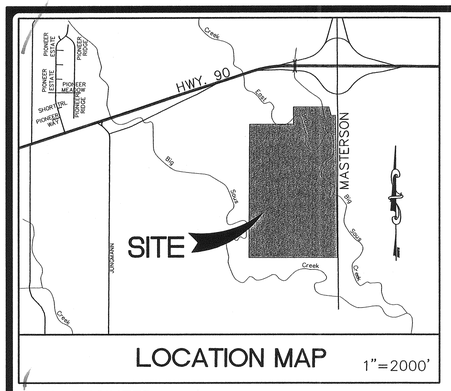
Correction for MDP/MTP IRS 12/15/05
Completed & corrected

MASTERSON 335

MASTER DEVELOPMENT PLAN

Going to provide supplemental for platting

Redline 12/15/05 IRS



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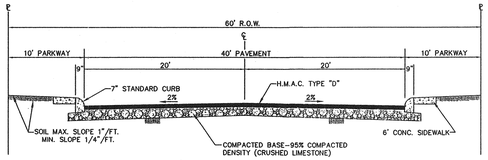

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LEGEND

- PROPOSED RESIDENTIAL
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- PROPOSED 100YR FLOOD PLAN
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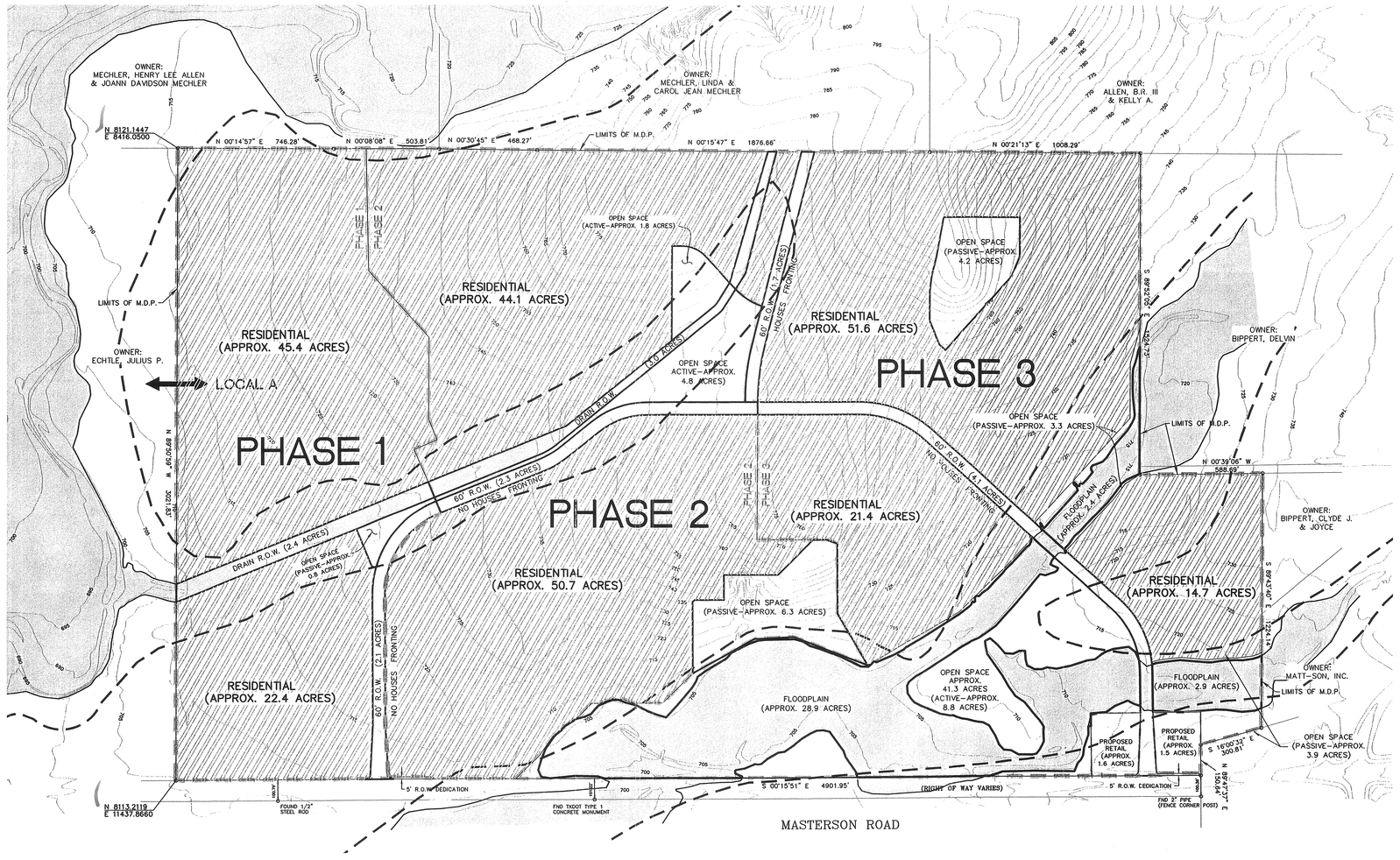

CHAIRPERSON DATE

SECRETARY DATE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11-17-05	TIA COMMENTS	J.M.

PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
040442	J.H.	MP	K.J.K.	06/01/05

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MASTERSON 335
MASTER DEVELOPMENT PLAN

SHEET 1 OF 1

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MDP# 871

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MASTERSON 335

MASTER DEVELOPMENT PLAN

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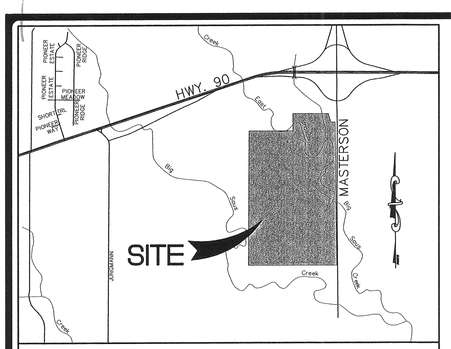
SCALE: 1" = 300'



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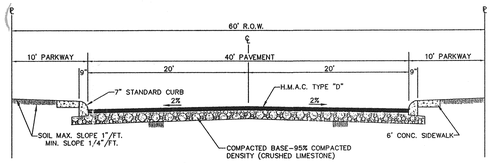

TYPICAL 60' R.O.W. STREET CROSS SECTION
N.T.S.

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Need vol & pg #

Redline 12/21/05

CIVIL ENGINEER
MOY CIVIL ENGINEERS
CONTACT PERSON: JOHN LaRo
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
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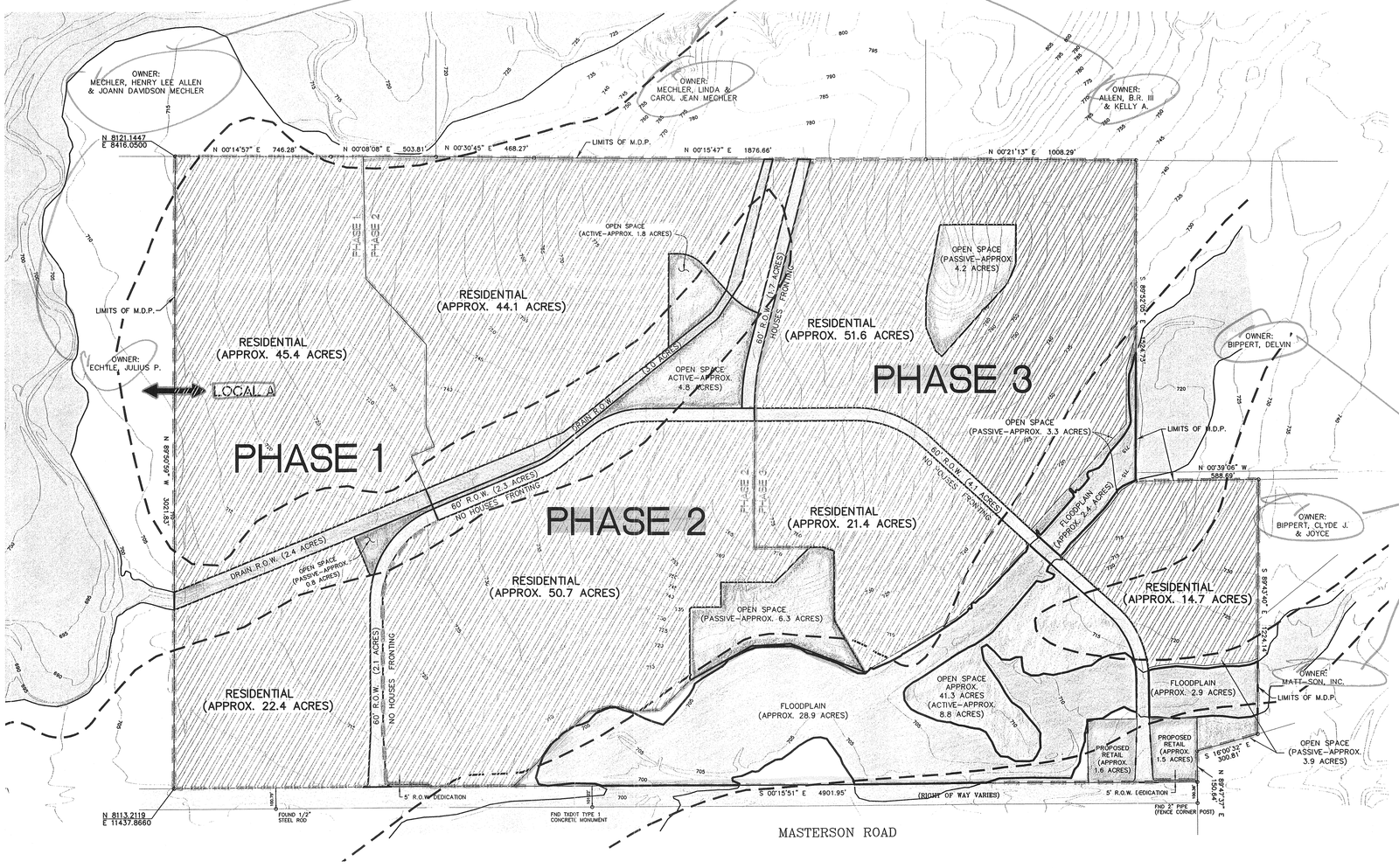
LEGEND

- PROPOSED RESIDENTIAL
- EFFECTIVE 100YR FLOOD PLAN
- PROPOSED 100YR FLOOD PLAN
- R.O.W. RIGHT OF WAY



CHAIRPERSON DATE

SECRETARY DATE

NO.	DATE	DESCRIPTION	BY
1	11-17-05	TIA COMMENTS	J.M.

REVISIONS

PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
040442	J.H.	MP	R.J.K.	06/01/05

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MASTERSON 335
MASTER DEVELOPMENT PLAN

SHEET 1 OF 1

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MDP # 871

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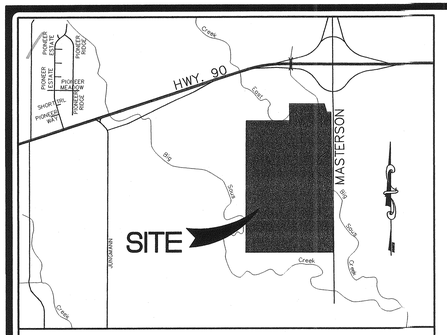
MASTERSON 335

MASTER DEVELOPMENT PLAN



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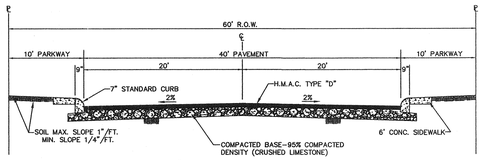

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N.T.S.

NORTH
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12-28-05A07:46 RCVD

Final Redline 12/28/05

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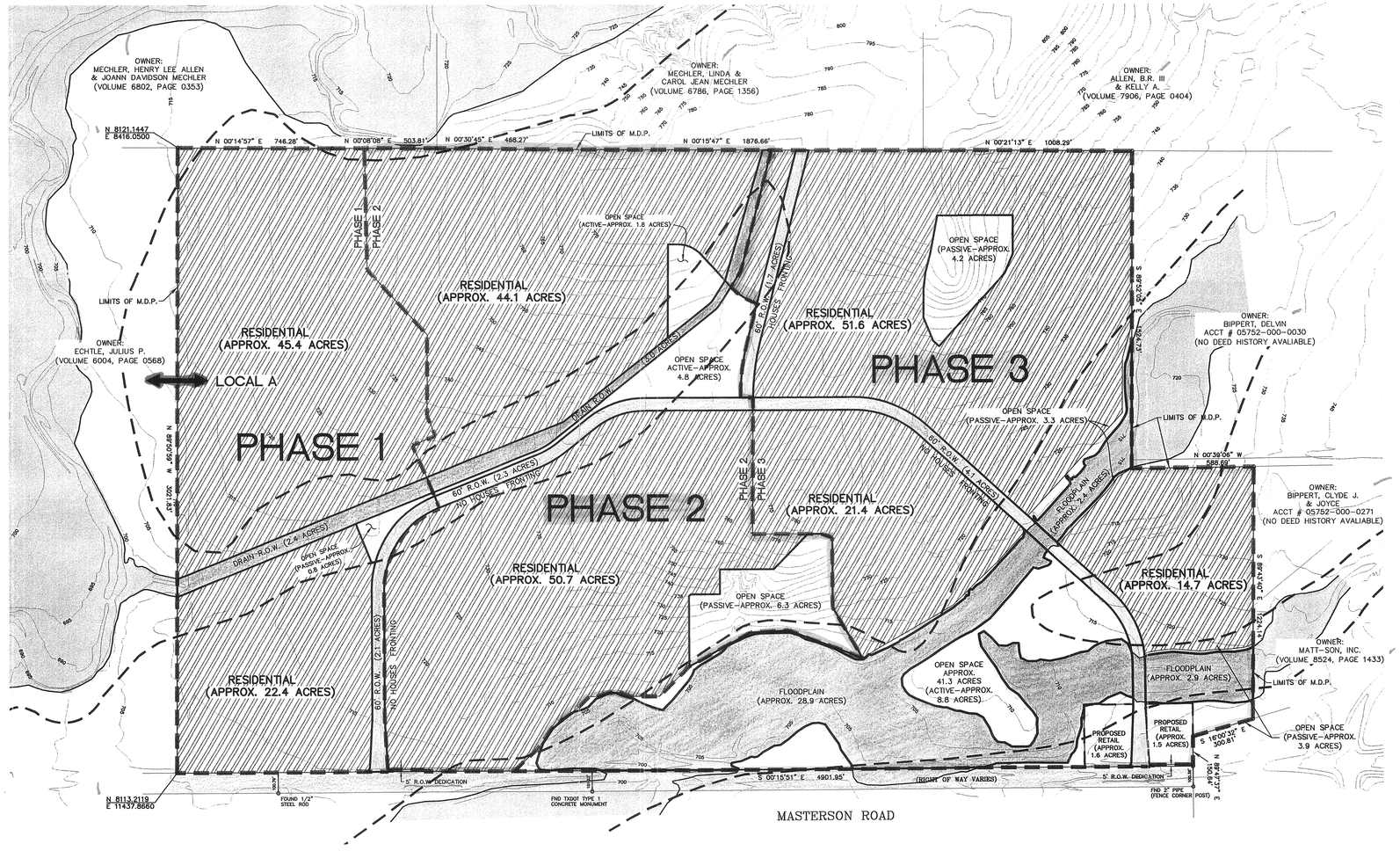

CHAIRPERSON DATE

SECRETARY DATE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11-17-05	TIA COMMENTS	J.M.

PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
040442	J.H.	MP	K.J.K.	06/01/05

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MASTERSON 335
MASTER DEVELOPMENT PLAN

SHEET 1 OF 1

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MDP #871

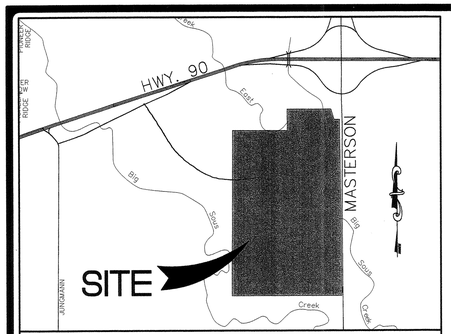
01/13

MDP / MTP

MASTERSON 335

MASTER DEVELOPMENT PLAN

DATE : 07/13/05



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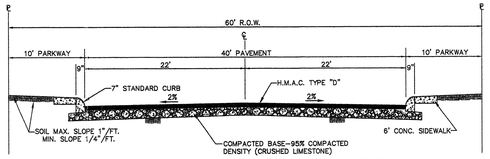


TYPICAL 60' R.O.W. STREET CROSS SECTION
N.T.S.

NORTH
300 0 150 300
SCALE: 1" = 300'

RESIDENTIAL DEVELOPMENT SUMMARY			
ITEM	ACRES	DWELLING UNITS	DU./Ac.
PHASE 1	70.9	309	4.4
PHASE 2	115.55	470	4.1
PHASE 3	151.5	321	2.1
TOTAL	337.95	1100	3.3

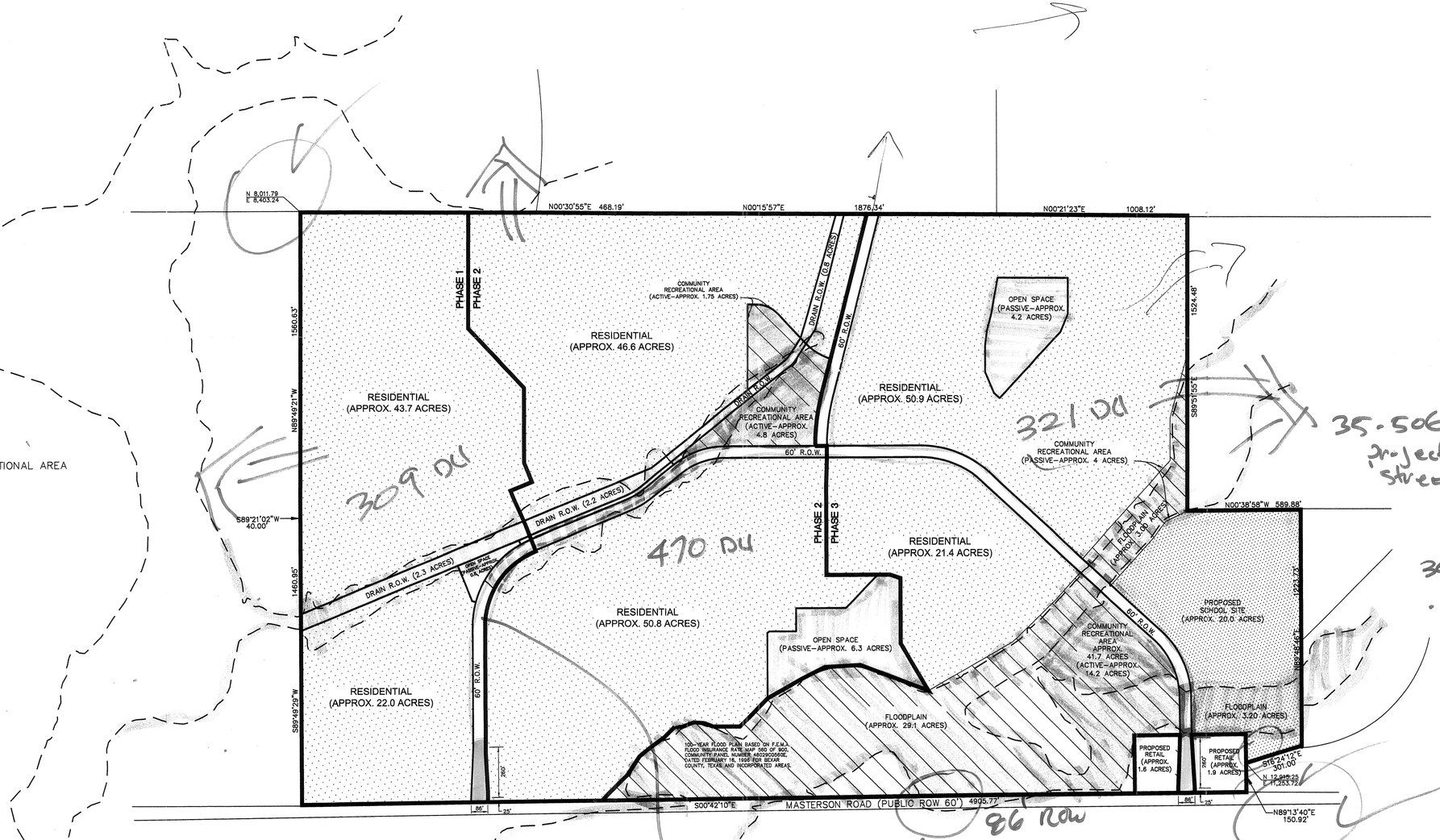
LAND USE SUMMARY				
LAND USE	ACREAGES			
	TOTAL	PHASE 1	PHASE 2	PHASE 3
SINGLE FAMILY RESIDENTIAL	235.4	65.7	97.4	72.3
RETAIL	3.5	–	–	3.5
OPEN SPACE	11.3	0.8	6.3	4.2
SCHOOL SITE	20.0	–	–	20.0
DRAIN R.O.W.	5.3	2.3	3.0	–
COMMUNITY RECREATIONAL AREA	52.25	–	6.55	45.7
STREET R.O.W.	10.2	2.1	2.3	5.8
TOTAL	337.95	70.9	115.55	151.50

CIVIL ENGINEER
MOY CIVIL ENGINEERS
CONTACT PERSON: JOHN LaRo
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER
MASTERSON 172, LTD.
CONTACT PERSON : MIKE GULLEY
18210 APACHE SPRINGS
SAN ANTONIO, TEXAS 78259
TEL: (210) 240-4988

LEGEND

- PROPOSED RESIDENTIAL
- PROPOSED COMMUNITY RECREATIONAL AREA
- PROPOSED SCHOOL SITE
- EXISTING FLOOD PLAN
- PROPOSED FLOOD PLAN
- R.O.W. RIGHT OF WAY



35.506(e)(2) projection of streets

35.B101 . I.D. MDP UNITS (ANNOTATE)

86 ROW

(35-506(g)(1) Dedication & Construction of ARTERIAL

Local B 35-506(c) classification of Roadway - Collector required (Review and Approval by TIA)

309
470
321
1100 D.

REVISIONS		
NO.	DATE	DESCRIPTION	BY

PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
040442	J.H.	MP	K.J.K.	06/01/05

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

MASTERSON 335
MASTER DEVELOPMENT PLAN

CHAIRPERSON DATE

SECRETARY DATE

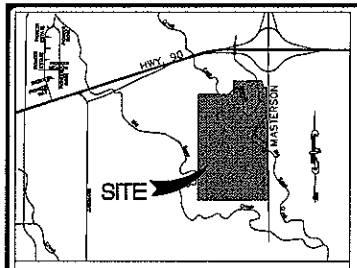
SHEET 1 OF 1

P:\040442-Masterson 335-MDP\dwg\00_MDP.dwg

MDP# 871 0118

MASTERSON 335

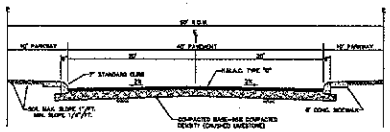
MASTER DEVELOPMENT PLAN



LOCATION MAP 1"=2000'

NOTES:

1. BOUNDARY BASED ON SURVEY PROVIDED BY MOS LAND SURVEYING AND ALAMO CONSULTING & ENGINEERING, INC.
2. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, N.A.D. 83.
3. THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
4. NUMBER OF OFF-STREET PARKING & LOADING SPACES TO BE DETERMINED AT TIME OF SUPPLIMENTAL MDP SUBMITTAL.
5. THIS PROJECT WILL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE EFFECTIVE THE DATE OF PLAN APPROVAL.
6. 100-YEAR FLOOD PLAIN BASED ON F.C.M.A. FLOOD INSURANCE RATE MAP 360 OF 900, COMMUNITY PANEL NUMBER 480290C0060E, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.
7. REQUIRED SUPPLIMENTAL MDP TO ADDRESS SECONDARY ACCESS TO PHASES IN ACCORDANCE TO SECTION 35-506 (a)(7) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.



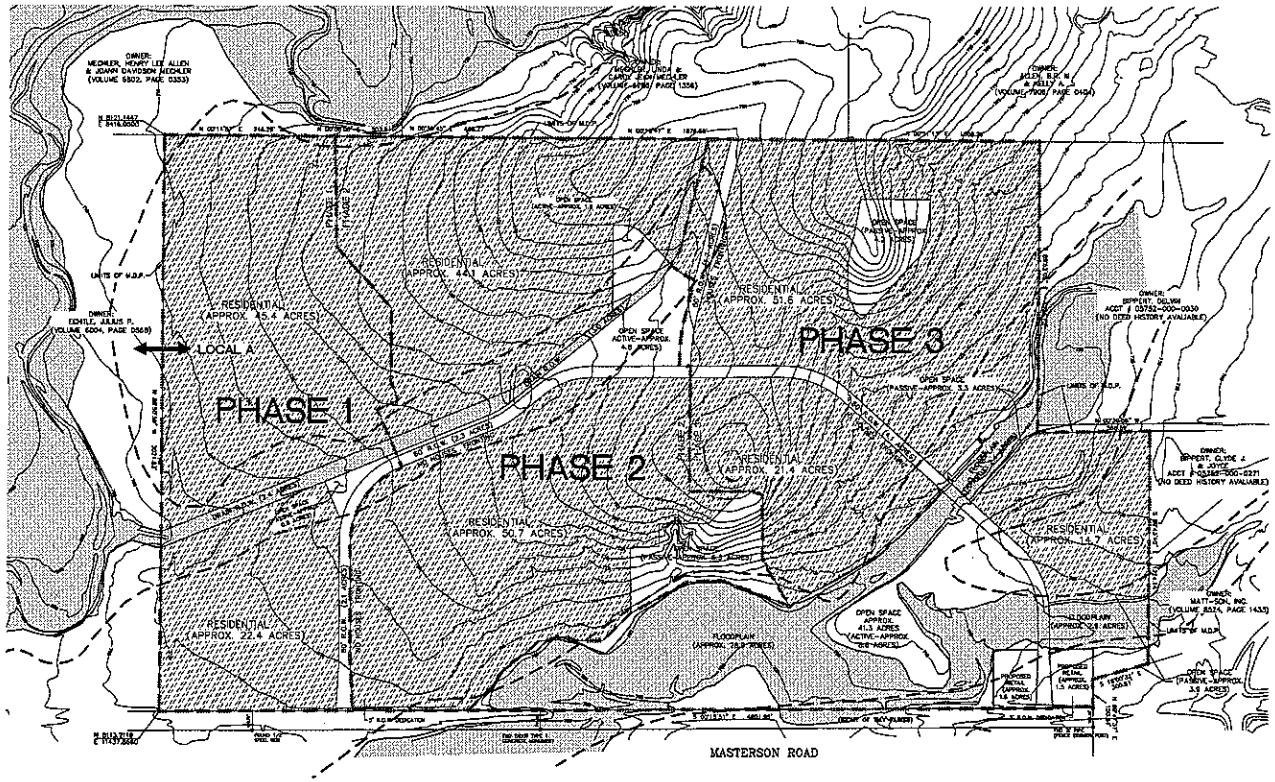
TYPICAL 60' R.O.W. STREET CROSS SECTION
N.T.S.

RESIDENTIAL DEVELOPMENT SUMMARY			
ITEM	ACRES	DWELLING UNITS	DU./Ac.
PHASE 1	67.8	355	5.2
PHASE 2	94.8	434	4.6
PHASE 3	87.7	459	5.2
TOTAL	250.3	1,310	5.2

LAND USE SUMMARY				
LAND USE	ACREAGES			
	TOTAL	1PHASE	2PHASE	3PHASE
SINGLE FAMILY RESIDENTIAL	250.3	67.8	94.8	87.7
RETAIL	3.1	–	–	3.1
OPEN SPACE (PASSIVE)	51.0	0.6	8.3	43.8
OPEN SPACE (ACTIVE)	15.4	–	6.6	8.8
DRAIN R.O.W.	5.4	2.4	3.0	–
STREET R.O.W.	10.2	2.1	2.1	5.8
TOTAL	335.4	73.1	113.0	148.3

CIVIL ENGINEER
MOY CIVIL ENGINEERS
CONTACT PERSON: JOHN LaRo
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER
MASTERSON 172, LTD.
CONTACT PERSON : MIKE GULLEY
18210 APACHE SPRINGS
SAN ANTONIO, TEXAS 78259
TEL: (210) 240-4988



LEGEND

- PROPOSED RESIDENTIAL
- EFFECTIVE 100YR FLOOD PLAIN
- PROPOSED 100YR FLOOD PLAIN
- R.O.W. RIGHT OF WAY

12-29-05A08:27 RCVD

CHAIRPERSON _____ DATE

SECRETARY _____ DATE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11-17-05	T.I.A. COMMENTS	J.M.
2	12-29-05	MDP COMMENTS	R.L.

PROJ. # 0404-02 | DGN. BY: J.A. | DWN. BY: MP | CHKD. BY: K.J.C. | DATE: 02/01/05

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE (210) 698-5051
FAX (210) 698-5085

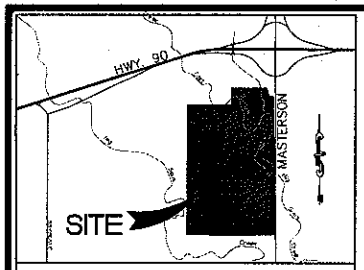
MASTERSON 335
MASTER DEVELOPMENT PLAN

SHEET 1 OF 1

MASTERSON 335

MASTER DEVELOPMENT PLAN

DATE : 07/13/05



LOCATION MAP 1"=2000'

NOTES:

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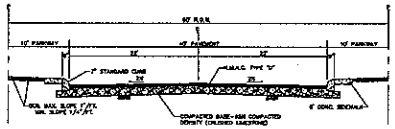

TYPICAL 60' R.O.W. STREET CROSS SECTION

SCALE: 1" = 300'

RESIDENTIAL DEVELOPMENT SUMMARY			
ITEM	ACRES	DWELLING UNITS	DU./Ac.
PHASE 1	70.9	309	4.4
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LAND USE SUMMARY				
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SCHOOL SITE	20.0	–	–	20.0
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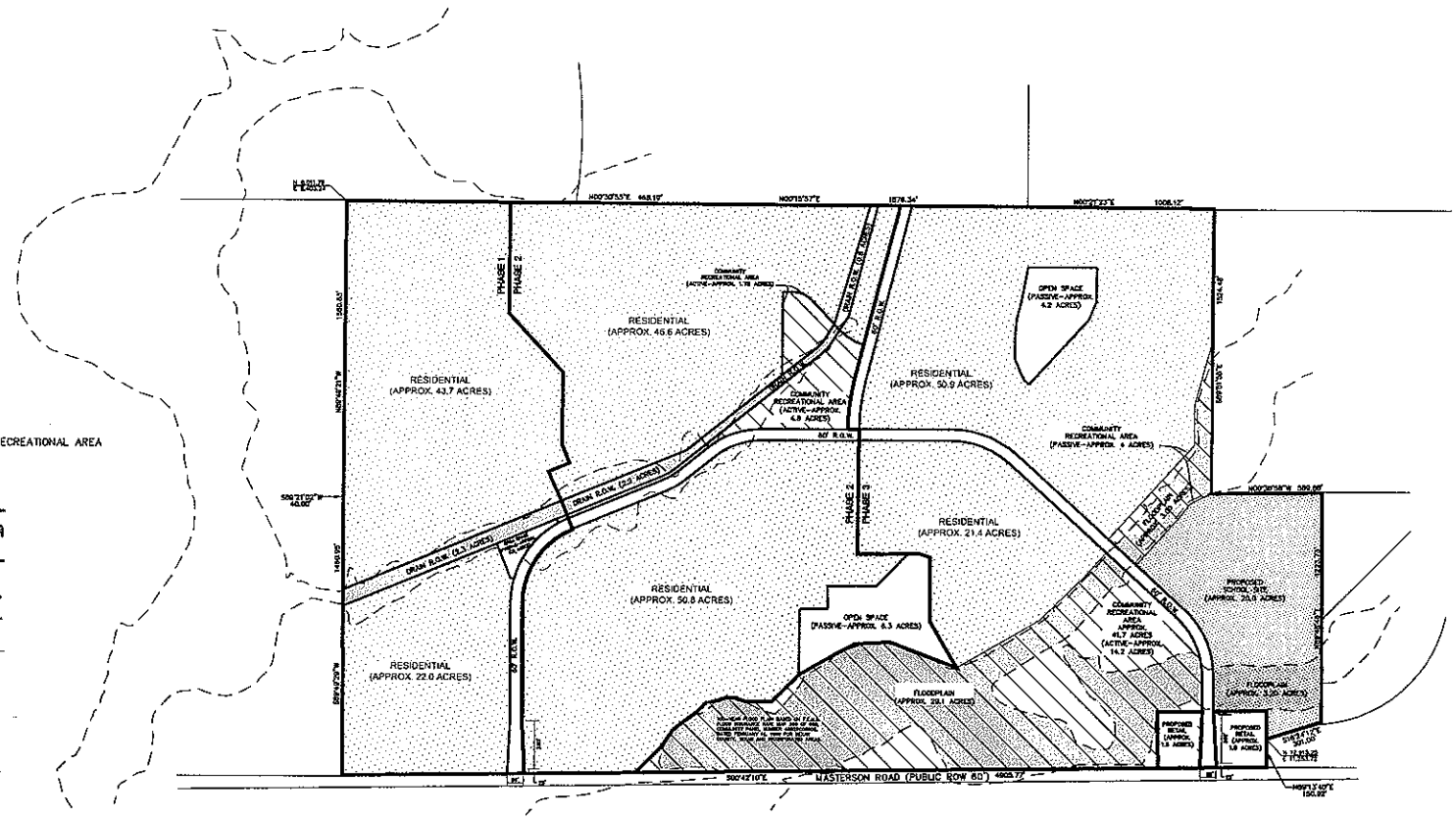

LEGEND

- PROPOSED RESIDENTIAL
- PROPOSED COMMUNITY RECREATIONAL AREA
- PROPOSED SCHOOL SITE
- EXISTING FLOOD PLAN
- PROPOSED FLOOD PLAN
- R.O.W. RIGHT OF WAY

DEV. SERVICES
2005 AUG -4 A 7:3

CHAIRPERSON DATE

SECRETARY DATE

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. # 04044 | DCN. BY: J.K. | CHKD. BY: AJP | DATE: 06/01/05

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

MASTERSON 335
MASTER DEVELOPMENT PLAN

SHEET 1 OF 1

City of San Antonio

Development Services Department

Master Development Plan

APPLICATION

Date: revised dec. 15, 2005 - JWL

Case Manager:	**File Number:**
Robert Lombrano , Planner II (**Even** File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (**Odd** file Number) (210) 207-7207, ernestb@sanantonio.gov	

*****Will this project be used in conjunction with a Tax Increment Financing Application (TIF):*** ☐ ***YES*** ☐ ***NO*****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
  ☐ Urban Development (UD) ☐Rural Development (RD)
  ☐ Farm and Ranch (FR) ☐Mix Light Industrial (MI-1)

☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

Master Plan Submittals: ***Completeness Review Form*** *and 15 copies (folded) with Development Services,* ***MDP Division Request for Review form*** *(attached) for respective departments or*

Project Name: Masterson 335
Owner/Agent: Masterson 172, LTD. Phone 240-4988 Fax: _____
Address: 18210 Apache Springs, San Antonio, Texas Zip code: 78259
Engineer/Surveyor: Moy Civil Engineers Phone 698-5051 Fax: 698-5085
Address: 12770 Cimarron Path, Suite 100 Zip code: 78249
Contact Person Name: John LaRo E-mail: jlaro@moy-ce.com

February 23, 2004

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Date:_____

Case Manager:	**File Number:**
Robert Lombrano , Planner II (**Even** File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (**Odd** file Number) (210) 207-7207, ernestb@sanantonio.gov	MDP 876

*****Will this project be used in conjunction with a Tax Increment Financing Application (TIF):* ☐*YES* ☐*NO*****

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(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
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- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Flexible Development District
  - ☐ Urban Development (UD)
  - ☐ Rural Development (RD)
  - ☐ Farm and Ranch (FR)
  - ☐ Mix Light Industrial (MI-I)
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other:

Master Plan Submittals: ***Completeness Review Form*** *and* 15 *copies (folded) with* ***Planning Department Request for Review form*** *(attached) for respective departments or agencies*

Project Name: Westpoint North Subdivision

Owner/Agent: SPH-Culebra, Ltd. Phone: (956)722-5196 Fax: (956)724-3775

Address: 408 Shiloh, Laredo, TX Zip code: 78045

Engineer/Surveyor: M.W. Cude Engineers, L.L.C. Phone: (210)681-2951 Fax: (210)523-7112

Address: 10325 Bandera Road San Antonio, TX Zip code: 78250

Contact Person Name: Mia N. Herbold, P.E. E-mail: mherbold@mwcude.com

February 23, 2004

City of San Antonio

Development Services Department

Master Development Plan Section

APPLICATION

(Continued)

Existing legal Description:
Lots 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, and 22, County Block 5752

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: Three

Number of dwelling units (lots) by Phases: One – ~~309~~ 355 Units; Two – ~~470~~ 436 Units; Three – ~~321~~ 459 Units

Total Number of lots: ~~1100~~ 1310 divided by acreage: ~~337.95~~ 250.3 = Density: ~~3.3~~ 5.2 Units per Acres

(PUD Only) Linear feet of street _____ ☐ Private ☐ Gated ☐ Attached ☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.):_____

(PUD Only) Construction start date:_____

(PUD Only) X/Y coordinates at major street entrance: X:_____Y:_____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Medina Valley I.S.D. Ferguson map grid: 645, B-7

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name N/A No._____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name N/A No. _____
Name _____ No. _____
Name _____ No. _____

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

- ☐ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☐ Name and address of owner of record, developer and engineer;
- ☐ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☐ Basis of bearing used and a north point;
- ☐ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☐ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☐ Date of preparation;
- ☐ Graphic and written scale and north arrow;
- ☐ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☐ Total area of property;
- ☐ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☐ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

(Continued)

☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☐ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☐ The location and dimension of all proposed or existing lots.

☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☐ The schematic of all existing and proposed streets, as well as proposed access points.

☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenblet and active recreation space areas, private recreational areas.

☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

(Continued)

☐ Traffic Impact Analysis (section 35-502).

☐ (PUD Only) Utilities plan.

☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☐ (PUD Only) Lots numbered as approved by the City.

☐ (PUD Only) Layout shall show where lot setbacks as required.

☐ Location and size in acres of school sites, as applicable.

☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☐ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the Masterson 335 **Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Print Name: Kelly Leach Signature: Kelly Leach

Date: 7-21-05 Phone: 210-340-4479 Fax: 340-4931

E-mail: mega-terra@attglobal.net

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

City of San Antonio

Development Services Department

Master Development Plan

APPLICATION

Date: _____

Case Manager:	**File Number:**
Robert Lombrano , Planner II (**Even** File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (**Odd** file Number) (210) 207-7207, ernestb@sanantonio.gov	

*****Will this project be used in conjunction with a Tax Increment Financing Application (TIF):* ☐ *YES* ☐ *NO*****

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(Check One)

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☐ Pedestrian Plan (PP)

☐ Other: _____

DEV. SERVICES
2005 JUL 25 A 8:49

Master Plan Submittals: ***Completeness Review Form*** *and 15 copies (folded) with Development Services,* ***MDP Division Request for Review form*** *(attached) for respective departments &*

Project Name: Masterson 335
Owner/Agent: Masterson 172, LTD. Phone 240-4988 Fax: _____
Address: 18210 Apache Springs, San Antonio, Texas Zip code: 78259
Engineer/Surveyor: Moy Civil Engineers Phone 698-5051 Fax: 698-5085
Address: 12770 Cimarron Path, Suite 100 Zip code: 78249
Contact Person Name: John LaRo E-mail: jlaro@moy-ce.com

February 23, 2004

City of San Antonio

Development Services Department

Master Development Plan Section

APPLICATION

(Continued)

Existing legal Description:
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Projected # of Phases: Three

Number of dwelling units (lots) by Phases: One – 309 Units; Two – 470 Units; Three – 321 Units

Total Number of lots: 1100 divided by acreage: 337.95 = Density: 3.3 Units per Acres

(PUD Only) Linear feet of street _____ ☐ Private ☐ Gated ☐ Attached ☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.):_____

(PUD Only) Construction start date:_____

(PUD Only) X/Y coordinates at major street entrance: X:_____Y:_____

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DEV. SERVICES
2005 JUL 25 A 8:49

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

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- ☐ City assigned Plan ID number;
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- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☐ Basis of bearing used and a north point;
- ☐ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☐ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☐ Date of preparation;
- ☐ Graphic and written scale and north arrow;
- ☐ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☐ Total area of property;
- ☐ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☐ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

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DEV. SERVICES

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

(Continued)

☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☐ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☐ The location and dimension of all proposed or existing lots.

☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☐ The schematic of all existing and proposed streets, as well as proposed access points.

☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenblet and active recreation space areas, private recreational areas.

☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

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City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

(Continued)

- ☐ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☐ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the Masterson 335 **Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Print Name: Kelly Leach Signature: Kelly Leach

Date: 7-21-05 Phone: 210-340-4479 Fax: 340-4931

E-mail: mega-terra@attglobal.net

2005 JUL 25 A 8:49 DEV. SERVICES

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Check One) **Date:** _____

- ☐ Master Development Plan (MDP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Flex District Plan (FDP)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Case Managers: (Ernest Brown) Odd File Number
(Robert Lombrano) Even File Number

Project Name: Masterson 335 **File#** _____

Project Engineers/Surveyors or Firm
Name: Moy Civil Engineers
Address: 12770 Cimarron Path
Phone # 698-5051 **Fax #:** 698-5085 **E-mail:** _____

Reference Any MDP's, POADP's, PUD's and FDP's associated with this project:

_____

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To:
- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Storm Water Engineering
- ☐ SAWS Aquifer
- ☐ Other: _____
- ☐ Street and Drainage
- ☐ TIA
- ☐ Zoning
- ☐ Tree Preservation
- ☐ Parks – Open Space
- ☐ Fire Protection
- ☒ Bexar County Public Works

*Note: Master Plan, P.U.D & FDP. Submittals **(ONLY)** 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

BEXAR CO.

(Con't)

Project Name: Masterson 335 **File#** NO

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval** ☑ **I do not recommend approval**

On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection.

Comments:

1) Masterson Road is classified as a Secondary Arterial Type "A". Please provide 43 ft of right of way from the centerline of the Masterson Road as per the Major Thoroughfare Plan.

2) Based on the trips generated, a collector type roadway should be extended west from the northern access of Masterson Road in front of the proposed school site, then a Local Type "B" with no houses fronting should be extended creating a ring road back to the southern access to Masterson Road.

3) Southbound right-turn deceleration lanes will be required at both entries into the Masterson 335 development.

Signature	Title	Date
[signature]	Civil Engineer Assistant	10-11-05

Please return this form to appropriate Case Manager by next scheduled meeting.

City of San Antonio

Development Services Department

Master Development Plan

Completeness Review

This completeness review is applicable to the following: Master Development Plan **(MDP)**, Master Plan Community District **(MPCD)**, Planned Unit Development **(PUD)**, Flexible Development Plan **(FDP)**, Traditional Neighborhood Development **(TND)**, Mixed Use District **(MXD)**, Military Airport Overlay Zone **(MAOZ)**, Manufactured Home Park Plan **(MHPP)**, Pedestrian Plan **(PP)** and Subdivision Plat. **To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.**

Project/Plat I.D. #: _____

Plat Name: Masterson 335 M.D.P.

Project Engineers/Surveyors or Firm Name: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone #: 698-5051 **Fax #:** 698-5085 **E-mail:** jlaro@moy-ce.com

Development Services Department

MDP Division

Required Items for Completeness Review

- [x] *Completed and signed Application Form*
- [x] *Appropriate MDP/PUD Plan Review Fee*
- [x] *Digital information* ***(MDP's and PUD)***
- [x] *8 1/2 " x 11" Reduced Copy* ***(MDP's and PUD)***
- [x] *Storm Water Management Plan* ***(MDP's and PUD)***
- [x] *Appropriate Parks Review Fee*

- ***(Master Development Plans and PUD Plans):*** *15 copies (folded) with Development Service Department,* ***MDP Division*** *Request for Review form (attached) for respective departments or agencies*

[x] Master Development Plan	[ ] Street and Drainage
[ ] Major Thoroughfare	[ ] Traffic T.I.A.
[ ] Neighborhoods [ ] Historic	[ ] Building Inspection - Trees
[ ] Disability Access (Sidewalks)	[ ] Parks – Open space
[ ] Zoning	[ ] Fire Protection
[ ] SAWS Aquifer	[ ] Bexar County Public Works
[ ] Storm Water Engineering	[ ] Other _____

8/10/05

2005 JUL 25 A 8:48

DEV. SERVICES

[x] Accepted [x] Rejected

Completeness Review By: _____ Date: 7/27/05

MISSING ITEMS

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TO:	Michael Herrera, Development Services MDP Division
FROM:	Richard W. Chamberlin – DSD – **Traffic Impact Analysis & Streets** Division
COPIES TO:	File
SUBJECT:	Masterson 335, MDP, Level 3 TIA, 2005TIA1220
DATE:	December 6, 2005

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-3 Traffic Impact Analysis (TIA) and the MDP plan for Masterson 335 MDP. Review is based on the November 28, 2005 submitted MDP version with no school site or indication of Local road design. The analysis indicates general compliance with TIA Ordinance 91700 and the UDC.

This proposed development is located on the west side of Masterson Road, south of Potranco Road in western Bexar County. Proposed to consist of 1,310 single-family residential, and 3.1 acres commercial uses, this development is estimated to generate 14,032 average daily trips, and 1,467 weekday peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Masterson 335, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9). Additional TIA updates may be required at platting due to no detailed street layout shown on the current MDP.

- All access roadways 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 distance areas.

- The developer shall be responsible for providing right-turn deceleration lanes at both entrances off of Masterson, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C when traffic volumes warrant.

- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

- The following intersections will require mitigation for a traffic signal (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT) as perUDC 35-502, (a)(7)(C) Limitations on Traffic Impact Analysis. US Highway 90 and Masterson, North entrance to MDP at Masterson. Traffic signals shall be warranted and approved by Bexar County Traffic, Public Works – Traffic and/or TxDOT. All traffic shall be coordinated along the proposed street network.

It should be understood that this is a general review of a conceptual plan not an in-depth review of

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: City of San Antonio
City Planning
MDP Division
1901 South Alamo

ATTN: Michael O. Herrera, Senior Planner

DATE: July 27, 2005

RE: Masterson 335

PLAT #:

JOB #: 040442

RECEIVED
05 JUL 27 PM 2:28
LAND DEVELOPMENT SERVICES DIVISION

☐ **U. S. Mail** ☐ **Overnight** ____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** ____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	reduced copy of MDP
1	digital information

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other ____

REMARKS:

COPIES OF:

TO:

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

DEV. SERVICES
2005 AUG -4 A 7:31

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
MASTER DEVELOPMENT PLAN

TO: John LaRo, Moy Civil Engineers

FROM: Ismael B. Segovia, Planner II, Development Services Department

DIVISION: Master Development Plan

COPIES TO: Michael Herrera, Special Projects Coordinator, Development Services Department

SUBJECT: Masterson 335 Master Development Plan

DATE: December 13, 2005

I do not recommend approval of the Masterson 335 Master Development Plan.

Masterson 335 is a proposed mixed-use subdivision of 1310 residential units and commercial areas. There are several corrections that need to be made to the MDP prior to approval. The corrections are as follows:

To be corrected

1. Applicant need to resubmit a new application packet showing corresponding units and density to revised MDP. Original application states 1100 lots, as to where the revised MDP states a total of 1310 lots. Number of lots per phases have also changed.

2. Projection of streets needs to be made to the all unsubdivided land in accordance with UDC §35-506(e)(2).

supplemental will provided

3. Secondary access points need to be shown to 60' Right of Way as per UDC §35-506(e)(7).

4. Streets meeting with Masterson Road need to be increased in width to meet the hierarchy of roadways as per UDC §35-506(c).

5. Approximate locations and width of all public or private streets need to be provided as per UDC §35-B101(c)(f)(9).

Robert r Michael

6. Applicant also needs to provide legal descriptions concerning adjacent property owners as per UDC §35-B101(b)(2).

7. Applicant is recommended to provide a clearer delineation of MDP limits.

to be corrected

8. Applicant needs to provide two (2) points identified by Texas Planes Coordinates as per UDC §35-B101(c)(e)(1).

9. Total area of property also needs to be provided as per UDC §35-B101(c)(f)(4)

The above mentioned corrections need to be made prior to approval. These corrections as strictly from the Master Development Plan division. Other departments may also be submitting their comments regarding this Master Development Plan and **must** also be addressed as required.

Ismael B. Segovia, M.A.
Planner II
Development Services Department

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES
MAJOR THOROUGHFARE PLAN

TO: John LaRo, Moy Civil Engineers

FROM: Ismael B. Segovia, Planner II, Development Services Department

DIVISION: Major Thoroughfare Plan

COPIES TO: Michael Herrera, Special Projects Coordinator, Development Services Department

SUBJECT: Masterson 335 Master Development Plan

DATE: December 13, 2005

I recommend approval of the Masterson 335 Master Development Plan.

Masterson 335 is a proposed mixed-use subdivision of 1310 residential units and commercial areas. The subdivision does run adjacent to Masterson Road, which is part of the Major Thoroughfare Plan. The applicant has dedicated an additional 5 feet to the thoroughfare. The portion of Masterson Road running adjacent to the Masterson 335 MDP is currently exceeding the minimal requirement of 86 feet for a Secondary Arterial Type B', which it is designated as, thus the applicant has met the minimal requirement.

Ismael B. Segovia, M.A.
Planner II
Development Services Department

• Need to note that access points into development from 60ft. ROW need to be shown. Secondary access points must also be shown to 60ft ROW due to the phases being greater than 125 unit limit as per UDC 35-506(e)(7)

December 28, 2005

Mr. John LaRo

Moy Civil Engineers
12770 Cimarron Path, Suite 100
San Antonio, TX 78249

Re: Masterson 335 **MDP # 871**

• A supplemental will be required at time of platting

Dear Mr. LaRo,

The City Staff Development Review Committee has reviewed Masterson 335 Master Development Plan **M.D.P. # 871**. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- 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.

- **Historical Preservation:**

    - We believe that cultural resources exist within the project area that should be documented before the project moves forward. The applicant is strongly urged to document/inventory resources before proceeding to platting stage. If you have any questions or need additional information, please contact Kay Hindes at 210-207-7306.

- **Streets & Drainage** states the following issue should be addressed during the respective platting process:

    - The hydraulic calculation of existing and ultimate condition needs cross section plans to contain the water surface elevation within the channel during the submittal of the plats that are next to the floodplain.

    - This Master Development Plan will require a Conditional of Letter of Map revision during the platting of the proposed development.

- **DSD – Traffic Impact Analysis & Streets** indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Masterson 335:

    - All access roadways shall follow table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9). Additional TIA updates may be required at platting due to no detailed street layout show on the current MDP.

    - All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distance for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

    - The developer shall be responsible for providing right-turn deceleration lanes at both entrances off of Masterson, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) – 35-502(a)(7), subsection C when traffic volumes warrant.)

    - Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

    - The following intersections will require mitigation for a traffic signal (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT) as per UDC 35-502(a)(7)(C) Limitations on Traffic Impact Analysis. U.S. Highway 90 and Masterson, North entrance to MDP at Masterson. Traffic signals shall be warranted and approved by Bexar County Traffic, Public Works – Traffic and/or TxDOT. All traffic shall be coordinated along the proposed street network

- **Trees** has indicated that this development will be subject to:

    - Streetscape standards

    - 2003 Tree Preservation ordinance

    - Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

- **Parks** has recommended approval with the conditions:

    - Park/Open Space will be maintained by HOA as per UDC 35-503(e)(2).

- **Bexar County Public Works** has indicated as part of their conditional approval, the following conditions shall be met:

- An internal loop roadway with no houses fronting will access Masterson Road to the north and the south of the development. Future access to the west and the south into adjacent developments will be provided with projected stub-out streets.

- It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.

- Bexar County reserves the right to address Driveways, Street Design, Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that 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. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

CC: Sam Dent, P.E. Chief Engineer Development Service
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant Bexar County

Historic – Yes

Ismael Segovia

From: Kay Hindes
Sent: Thursday, December 15, 2005 1:38 PM
To: Ismael Segovia
Subject: FW: Masterson 335 MDP

Importance: High

Ismael:

My original. Thanks!

Kay

-----Original Message-----
From: Kay Hindes
Sent: Thursday, October 13, 2005 3:20 PM
To: Michael Herrera
Cc: Patricia Wallace; 'jlaro@moy-ce.com'
Subject: Masterson 335 MDP
Importance: High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We believe that cultural resources exist within the project area that should be inventoried before the project moves forward. Although this is not a requirement, the applicant is strongly urged to document/inventory/reassess these resources before proceeding to the platting stage. Please find attached our review letter.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes

Masterson 335 MDP.doc

Disability - Yes

Ismael Segovia

From: Mark MacDonald
Sent: Monday, December 19, 2005 2:55 PM
To: Ismael Segovia
Cc: Ray Castille
Subject: Masterson MDP

As discussed by telephone, please allow this email to serve as notice of approval of the Masterson MDP #335.

Thank you,
Mark MacDonald, R.A.S.
Disability Access Office,
Department of Public Works
C.O.S.A.

Ismael Segovia Bicycles - Yes

From: Abigail Kinnison
Sent: Thursday, December 15, 2005 9:14 AM
To: 'John LaRo'
Cc: 'tsang@bexar.org'; Christina De La Cruz; Michael Herrera; Ismael Segovia
Subject: RE: Masterson and Alamo Ranch B

I have received the resubmittal, and have no new comments, the below approval stands.
Thanks.
Abigail

-----Original Message-----
From: Abigail Kinnison
Sent: Tuesday, October 11, 2005 4:53 PM
To: 'John LaRo'
Cc: 'tsang@bexar.org'; Christina De La Cruz; Michael Herrera; Patricia Wallace
Subject: RE: Masterson and Alamo Ranch B

John,
I apologize for the delay in commenting on your MDPs.

Alamo Ranch is "vested" for bicycles.

Masterson does not contain new collector or arterial roadways and therefore, I have no comments. And recommend approval.

Please let me know should you have additional questions.

Thanks.
Abigail

Abigail Kinnison, AICP
Bicycle and Pedestrian Coordinator
Department of Public Works
City of San Antonio
(210) 207-3971
(210) 207-4034 FAX

Be a part of the Walk & Roll Challenge in the month of October and help San Antonio reach the goal of 500,000 miles! Walk, ride your bicycle, ride the bus, or carpool.

For more information or to log your miles, go to: www.walkandrollchallenge.com <file:///C:/Documents%20and%20Settings/ak07093/Application%20Data/Microsoft/Signatures/www.walkandrollchallenge.com>.

-----Original Message-----
From: Patricia Wallace
Sent: Monday, October 10, 2005 2:29 PM
To: Abigail Kinnison; Kay Hindes
Cc: 'tsang@bexar.org'
Subject: Masterson and Alamo Ranch B

Abigail, Kay, and Todd: John LaRo from Moy Engineers is inquiring as to the last of the departmental approvals on these two projects. Streets and Drainage are awaiting re-submittals, but apparently they are looking for more feedback.

Streets -Y

Ismael Segovia

From: Richard Chamberlin
Sent: Thursday, December 15, 2005 1:04 PM
To: Ismael Segovia
Subject: RE: Masterson MDP

Yes Sir.

-----Original Message-----
From: Ismael Segovia
Sent: Thursday, December 15, 2005 8:57 AM
To: Abigail Kinnison; Chris Yanez; Christopher Looney; Joan Miller; Karen Stahn; Kay Hindes; Marc Courchesne; Michael Herrera; Richard Chamberlin; Richard L Milk; Robert Lombrano; Sam Dent; Todd Sang; Veronica Barefield
Subject: Masterson MDP
Importance: High

Morning Everyone,
Got a call from the Moy Engineering on this project. They wanted to know if everyone who had originally approved the first MDP prior to the one handed out at the last MDP is staying with their approvals. I am also interested in finding this out for if not, then I need make corrections to the MDP Master List from showing your approvals. Please get back to me on this soon. Thank you.

Ismael B. Segovia, M.P.O.
Planner II
Master Development Plans Division
Development Services Department
City of San Antonio
Phone: 210.207.7207

Ismael Segovia Zoning - yes

From: Christopher Looney
Sent: Thursday, December 15, 2005 9:08 AM
To: Ismael Segovia
Subject: RE: Masterson MDP

Masterson 335 MDP

Zoning: Approved
Outside of the City Limits

Thank you.

Christopher Looney
Senior Planner
Development Services Department
City of San Antonio, Texas

Development Services Department's goal is to provide the highest levels of customer satisfaction and your candid feedback is an integral part of our efforts to better serve you. We invite you to please take a few moments and tell us how we're doing. Please click on the following link to get to our survey. Survey <<http://www.sanantonio.gov/dsd/survey.asp>>

From: Ismael Segovia
Sent: Thursday, December 15, 2005 8:57 AM
To: Abigail Kinnison; Chris Yanez; Christopher Looney; Joan Miller; Karen Stahn; Kay Hindes; Marc Courchesne; Michael Herrera; Richard Chamberlin; Richard L Milk; Robert Lombrano; Sam Dent; Todd Sang; Veronica Barefield
Subject: Masterson MDP
Importance: High

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Got a call from the Moy Engineering on this project. They wanted to know if everyone who had originally approved the first MDP prior to the one handed out at the last MDP is staying with their approvals. I am also interested in finding this out for if not, then I need make corrections to the MDP Master List from showing your approvals. Please get back to me on this soon. Thank you.

Ismael B. Segovia, M.P.O.
Planner II
Master Development Plans Division
Development Services Department
City of San Antonio
Phone: 210.207.7207

Ismael Segovia Trees - yes

From: Joan Miller
Sent: Thursday, December 15, 2005 9:16 AM
To: Ismael Segovia
Subject: RE: Masterson MDP

Ismael,

Our original approval still stands. Thanks for reminding me to reply.

Joan Miller - Trees

-----Original Message-----
From: Ismael Segovia
Sent: Thursday, December 15, 2005 8:57 AM
To: Abigail Kinnison; Chris Yanez; Christopher Looney; Joan Miller; Karen Stahn; Kay Hindes; Marc Courchesne; Michael Herrera; Richard Chamberlin; Richard L Milk; Robert Lombrano; Sam Dent; Todd Sang; Veronica Barefield
Subject: Masterson MDP
Importance: High

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Got a call from the Moy Engineering on this project. They wanted to know if everyone who had originally approved the first MDP prior to the one handed out at the last MDP is staying with their approvals. I am also interested in finding this out for if not, then I need make corrections to the MDP Master List from showing your approvals. Please get back to me on this soon. Thank you.

Ismael B. Segovia, M.P.O.
Planner II
Master Development Plans Division
Development Services Department
City of San Antonio
Phone: 210.207.7207

Parks - Yes

Ismael Segovia

From: Chris Yanez
Sent: Thursday, December 15, 2005 2:18 PM
To: Ismael Segovia
Subject: RE: Masterson MDP

His requirement has gone up by 3 acres but he's got it covered. But then I'm sure you already knew that, parks traitor.

Chris Yanez
Architect Assistant
Parks and Recreation
Park Project Services
Phone:210-207-4091
Fax:210-207-2720

-----Original Message-----
From: Ismael Segovia
Sent: Thursday, December 15, 2005 8:57 AM
To: Abigail Kinnison; Chris Yanez; Christopher Looney; Joan Miller; Karen Stahn; Kay Hindes; Marc Courchesne; Michael Herrera; Richard Chamberlin; Richard L Milk; Robert Lombrano; Sam Dent; Todd Sang; Veronica Barefield
Subject: Masterson MDP
Importance: High

Morning Everyone,
Got a call from the Moy Engineering on this project. They wanted to know if everyone who had originally approved the first MDP prior to the one handed out at the last MDP is staying with their approvals. I am also interested in finding this out for if not, then I need make corrections to the MDP Master List from showing your approvals. Please get back to me on this soon. Thank you.

Ismael B. Segovia, M.P.O.
Planner II
Master Development Plans Division
Development Services Department
City of San Antonio
Phone: 210.207.7207

Ismael Segovia Bexar - file

From: tsang@bexar.org
Sent: Thursday, December 15, 2005 4:44 PM
To: Ismael Segovia
Cc: kkoehler@moy-ce.com; Michael Herrera; RBrach@bexar.org
Subject: RE: Masterson MDP

Masterson335Appr
vl.jpg

Ismael,
The revised MDP appears to be OK
Thanks

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

-----Original Message-----
From: Ismael Segovia [mailto:ISegovia2@sanantonio.gov]
Sent: Thursday, December 15, 2005 8:57 AM
To: Abigail Kinnison; Chris Yanez (E-mail); Christopher Looney; Joan Miller; Karen Stahn; Kay Hindes; Marc Courchesne; Michael Herrera (E-mail); Richard Chamberlin; Richard L Milk; Robert Lombrano (E-mail); Sam Dent; Todd Sang; Veronica Barefield
Subject: Masterson MDP
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Ismael B. Segovia, M.P.O.
Planner II
Master Development Plans Division
Development Services Department
City of San Antonio
Phone: 210.207.7207

MEMORANDUM

DATE: December 7, 2005

TO: Michael Herrera, Development Services MDP Division

FROM: Bexar County Infrastructure Services Department

SUBJECT: Masterson 335 Master Development Plan

The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Masterson 335 Subdivision located south of US 90 west of Masterson Road.

Consisting of 338 acres of mixed use development, an estimated 14,032 average daily trips will be generated. An internal loop roadway with no houses fronting will access Masterson Road to the north and the south of the development. Future access to the west and south into adjacent development will be provided with projected stub-out streets.

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. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

Todd Sang
Civil Engineer Assistant

Bexar Co - Yes/c

Ismael Segovia

From: tsang@bexar.org
Sent: Monday, December 12, 2005 4:47 PM
To: Ismael Segovia; kkoehler@moy-ce.com
Cc: Michael Herrera
Subject: RE: Masterson 335 (#871) **Approval**

Masterson335Approvl.jpg

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

MEMORANDUM

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TO: Michael Herrera, Development Services MDP Division

FROM: Bexar County Infrastructure Services Department

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Todd Sang
Civil Engineer Assistant

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
MASTER DEVELOPMENT PLAN

TO: John LaRo, Moy Civil Engineers

FROM: Ismael B. Segovia, Planner II, Development Services Department

DIVISION: Master Development Plan

COPIES TO: Michael Herrera, Special Projects Coordinator, Development Services Department

SUBJECT: Masterson 335 Master Development Plan

DATE: December 28, 2005

I do not recommend approval of the Masterson 335 Master Development Plan.

Masterson 335 is a proposed mixed-use subdivision of 1310 residential units and commercial areas. There are several corrections that need to be made to the MDP prior to approval. The corrections are as follows:

1. Access points need to be shown from the development areas to the 60' ROW.
2. Secondary access points also need to be provided due to the phases being greater than the 125 unit threshold as per UDC §35-506(e)(7).
3. A supplemental will also be required at time platting in order to verify they arrangement of development and connectivity. A note needs to be added to the MDP stating that the supplement will be provided at time of platting.

The above mentioned corrections need to be made prior to approval. These corrections as strictly from the Master Development Plan division. Other departments may also be submitting their comments regarding this Master Development Plan and **must** also be addressed as required.

Ismael B. Segovia, M.A.
Planner II
Development Services Department

Ernest Brown

From: Ernest Brown
Sent: Wednesday, August 31, 2005
To: 'jlaro@moy-ce.com'
Cc: Michael Herrera
Subject: Masterson 335, MDP/MTP revi

Good afternoon Mr. LaRo,

The following are MDP/MTP review comments for the above referenced project.

MDP/MTP does not recommend approval for the following reasons:

UDC 35-506 (g)(1) Dedication and construction of arterials - Masterson Road is on the MTP requiring a min. of 86' ROW. Proposed plan does not address thoroughfare.

UDC 35-506(e)(2) projection of streets - to the north, east and south of project.

UDC 35-B101, Annotate MDP limits

Note: A supplemental will be required prior to any plat approval.

I hope this helped. If I can be of further assistance to you please contact me.

Have a great day.

Local A 21,000

Collects 8,000 - 10,000

spacing between

Approved w/ comments

Patricia Wallace

From: Kay Hindes
Sent: Thursday, November 03, 2005 10:54 AM
To: Patricia Wallace
Subject: FW: Masterson 335 MDP

Importance: High

Historic

Trish:

Is Masterson and Masterson 335 different?

Kay

-----Original Message-----
From: Kay Hindes
Sent: Thursday, October 13, 2005 3:20 PM
To: Michael Herrera
Cc: Patricia Wallace; 'jlaro@moy-ce.com'
Subject: Masterson 335 MDP
Importance: High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We believe that cultural resources exist within the project area that should be inventoried before the project moves forward. Although this is not a requirement, the applicant is strongly urged to document/inventory/reassess these resources before proceeding to the platting stage. Please find attached our review letter.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes

Masterson 335 MDP.doc

Stormwater -Y03/C

City of San Antonio

Interdepartmental Correspondence Sheet

TO:	**Kerry J. Koehler, P.E. Moy Civil Engineers**
FROM:	**Lyndon Duano**
COPIES TO:	**Michael Herrera, Planning**
SUBJECT:	**Masterson Road 335, MDP**

Big Sous Creek *Watershed* *November 23, 2005*

Storm Water Engineering has reviewed the Masterson Road 335, MDP submittals received November 9, 2005 and have the following comments:

1. The proposed Master Development plan is approve with the following condition:

a. The hydraulic calculation for existing and ultimate condition needs cross section plans to contain the water surface elevation within the channel during the submittal of the plats that are next to the floodplain.

b. This Master Development Plan will require a Conditional of Letter of Map Revision during the platting of the proposed development.

Should you have any question please call me at 207-8052.

Lyndon Duano
Engineering Associate

Robert Browning, P.E.
Storm Water Engineer

Ernest Brown

From: Lyndon Duano
Sent: Tuesday, August 30, 2005 8:24 AM
To: Ernest Brown; Robert Lombrano; Kerry J. Koehler (E-mail)
Cc: Michael Herrera; Robert Browning

Ernest or Robert,

I am sending this comment to the consultant and this MDP is not approved at this time.

MastersonRd335.PDF

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

City of San Antonio

Interdepartmental Correspondence Sheet

TO: **Kerry J. Koehler, P.E. Moy Civil Engineers**

FROM: **Lyndon Duano**

COPIES TO: **Michael Herrera, Planning**

SUBJECT: **Masterson Road 335, MDP**

Big Sous Creek *Watershed* *August 29, 2005*

Storm Water Engineering has reviewed the Masterson Road 335, MDP submittals received August 12, 2005 and have the following comments:

1. HEC-1 uses JD cards for the precipitation patterns (reduction loss rate). What value was used in the input for the storm area for HMS to the meteorologic model? To be conservative use the smallest drainage area for the input value for the storm area.
2. You have provided the delineation of the FEMA FIRM 100-year floodplain on the Master Development Plan. Provide also the delineation of the ultimate 100-year floodplain on the Master Development plan.
3. Provide FEMA FIRM map showing the proposed development.
4. You have provided cross section plans showing the water surface elevation. Provide cross section plans showing the property line, drainage easement and drainage ROW.
5. You have used an n-value for the hydraulic run of 0.04 within the channel. This is not a maintain channel, need to use 0.05 or above for the n-value.
6. This proposed development would require a CLOMR before or during the platting of the properties.
7. Provide digital copy of the hydrology and hydraulic run.

Should you have any question please call me at 207-8052.

Lyndon Duano
Engineering Associate

Robert Browning, P.E.
Storm Water Engineer

Patricia Wallace

From: Abigail Kinnison
Sent: Tuesday, October 11, 2005 4:53 PM
To: 'John LaRo'
Cc: 'tsang@bexar.org'; Christina De La Cruz; Michael Herrera; Patricia Wallace
Subject: RE: Masterson and Alamo Ranch B

Bicycle -Y

John,
I apologize for the delay in commenting on your MDPs.

Alamo Ranch is "vested" for bicycles.

Masterson does not contain new collector or arterial roadways and therefore, I have no comments. And recommend approval.

Please let me know should you have additional questions.

Thanks.
Abigail

Abigail Kinnison, AICP
Bicycle and Pedestrian Coordinator
Department of Public Works
City of San Antonio
(210) 207-3971
(210) 207-4034 FAX

Be a part of the Walk & Roll Challenge in the month of October and help San Antonio reach the goal of 500,000 miles! Walk, ride your bicycle, ride the bus, or carpool.

For more information or to log your miles, go to: www.walkandrollchallenge.com <file:///C:/Documents%20and%20Settings/ak07093/Application%20Data/Microsoft/Signatures/www.walkandrollchallenge.com>.

-----Original Message-----
From: Patricia Wallace
Sent: Monday, October 10, 2005 2:29 PM
To: Abigail Kinnison; Kay Hindes
Cc: 'tsang@bexar.org'
Subject: Masterson and Alamo Ranch B

Abigail, Kay, and Todd: John LaRo from Moy Engineers is inquiring as to the last of the departmental approvals on these two projects. Streets and Drainage are awaiting re-submittals, but apparently they are looking for more feedback.

Abigail -- I don't know if Moy Engineers is up to date with the Bicycle Master Plan, if not you may want to let them know before they resubmit their street plans.

Please let me know if I can be of assistance or if you want to inquire about other departments comments. Thanks.

****
Trish Wallace, AICP
City of San Antonio

TIA/-Y/C

Ismael Segovia

From: Richard Chamberlin
Sent: Wednesday, December 07, 2005 8:38 AM
To: Ismael Segovia
Subject: FW: Masterson 335 MDP *******Support******* TIA and Streets

Masterson 335 MDP
TIA and Stre...

-----Original Message-----
From: Richard Chamberlin
Sent: Wednesday, December 07, 2005 8:34 AM
To: 'jlaro@moy-ce.com'; Ismael Segovia; Marc Courchesne; Michael Herrera; Richard Chamberlin; Robert Lombrano
Subject: Masterson 335 MDP *******Support******* TIA and Streets

Please find the attached file indicating the TIA and Street statement of "no objection" to the Planning Commission for the above referenced MDP.

Masterson 335 MDP
TIA and Stre...

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

Tell us how we're doing by taking our survey...

<http://www.sanantonio.gov/dsd/survey.asp>

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Sent: Wednesday, December 07, 2005 8:34 AM
To: 'jlaro@moy-ce.com'; Ismael Segovia; Marc Courchesne; Michael Herrera; Richard Chamberlin; Robert Lombrano
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Masterson 335 MDP TIA and Stre...

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

Tell us how we're doing by taking our survey...

<http://www.sanantonio.gov/dsd/survey.asp>

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TO:	Michael Herrera, Development Services MDP Division
FROM:	Richard W. Chamberlin – DSD – **Traffic Impact Analysis & Streets** Division
COPIES TO:	File
SUBJECT:	Masterson 335, MDP, Level 3 TIA, 2005TIA1220
DATE:	December 6, 2005

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-3 Traffic Impact Analysis (TIA) and the MDP plan for Masterson 335 MDP. Review is based on the November 28, 2005 submitted MDP version with no school site or indication of Local road design. The analysis indicates general compliance with TIA Ordinance 91700 and the UDC.

This proposed development is located on the west side of Masterson Road, south of Potranco Road in western Bexar County. Proposed to consist of 1,310 single-family residential, and 3.1 acres commercial uses, this development is estimated to generate 14,032 average daily trips, and 1,467 weekday peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Masterson 335, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9). Additional TIA updates may be required at platting due to no detailed street layout shown on the current MDP.

- All access roadways 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 distance areas.

- The developer shall be responsible for providing right-turn deceleration lanes at both entrances off of Masterson, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C when traffic volumes warrant.

- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

- The following intersections will require mitigation for a traffic signal (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT) as perUDC 35-502, (a)(7)(C) Limitations on Traffic Impact Analysis. US Highway 90 and Masterson, North entrance to MDP at Masterson. Traffic signals shall be warranted and approved by Bexar County Traffic, Public Works – Traffic and/or TxDOT. All traffic shall be coordinated along the proposed street network.

It should be understood that this is a general review of a conceptual plan not an in-depth review of

internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned 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. All technical requirements of the Unified Development Code will be complied with at the time of platting, including secondary access to subdivision units, required ROW widths and pavement widths. Changes to the MDP as submitted in the November 28, 2005 MDP will require additional Traffic Impact Analysis and Street Division review.

Reviewed by:

Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets

internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned 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. All technical requirements of the Unified Development Code will be complied with at the time of platting, including secondary access to subdivision units, required ROW widths and pavement widths. Changes to the MDP as submitted in the November 28, 2005 MDP will require additional Traffic Impact Analysis and Street Division review.

Reviewed by:

_____

Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets

TIA, NO

CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: October 17, 2005

Masterson 335 MDP (Stamp dated: July 25, 2005) - **Traffic Impact Analysis & Streets** Division

The Traffic Impact Analysis and Streets Division has reviewed the above referenced MDP/PUD and is providing the following comments:

- Masterson Road requires an 86' ROW (43' from MDP property line to C/L). Dedication may be required based on show 60' ROW. Please show dedication.
- Comply with 35-502(a)(9) at time of platting. Local "A" roads can handle only 1,000 vpd. Multiple Local "A" roads may be required over the drain ROW, or Local "B" roads to serve homes to the west of the drainage structure.
- A collector is required from Masterson Road to, and adjacent to, the school site.
- The Local "B" roads shown on the MDP need to be designated as Local "B" with no houses fronting.
- Provide right turn deceleration lanes for both entrances.
- The northern entrance will require signalization when warranted.
- Add a collector cross section to the details.
- Show property line returns at intersections of roadways.
- Add the following notes:
    - "Sidewalks shall be installed along all interior and exterior streets in accordance with UDC 35-506(q)."
    - Clear Vision Area shall be provided at all intersections in accordance with UDC 35-506(d)(5)."
- Delete Note #3 – Phasing and density subject to change. Phasing and/or density changes require re-submittal of the MDP.
- Add topography lines to the MDP plan.
- Revised TIA(s) may be required when more detailed plans are submitted, either for a detailed MDP, or for individual plats as submitted.

Please return a new MDP plan and TIA Report (if required) with appropriate revisions for review.

Thank you.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
rchamberlin@sanantonio.gov

2

TIA / STREETS MASTERSON 335 PROJECT

Requirements for Level 2 and Level 3 TIA

(Level 2: 501-1000 PHTs and Level 3: 1000 or more)

- ☐ Review fee *(Level 2: $800 Level 3: $1,000)*
- ☐ Three copies *(4 copies if in Bexar County Jurisdiction)* 2 more copies
- ☑ Identify reason for submittal *(TIA Worksheet)* 1460
- ☑ Vicinity Map: Illustrate general area of project within the City's ETJ.
- ☑ Identify City Council District E.T.J.
- ☑ Study Area: Illustrate all streets and land uses within ¼ to 1 mile radius of site boundary.
- ☑ Provide brief description of existing and proposed land use.
- ☑ Illustrate lane configuration of roadways adjacent to site.
- ☐ Provide brief description of pavement condition.
- ☐ Illustrate all intersecting roadways and driveways across from and adjacent to site.
- ☑ Illustrate distribution of entering and exiting traffic at each access point of project.
- ☑ Identify traffic generated by the site (Total Daily Traffic, AM and PM peaks)
- ☑ Provide existing traffic counts (Total Daily Traffic, AM and PM peaks)
- ☑ A capacity analysis shall be conducted for all public street intersections and junctions of major driveways with public streets which are significantly impacted (within the Study Area Boundary as defined in this Code)
- ☐ Lot layout & internal roadways

Please Provide The Above Highlighted Items In Order To Expedite The Approval of This MDP.

FYI:

Masterson Is Secondary Arterial A 86' ROW

School Site Requires A Collector

10/7/05

MAC

Thank You,
Richard W. Chamberlin, P.E.
Engineer
Development Services Department
(210) 207-5507
rchamberlin@sanantonio.gov

Ernest Brown

From: Joan Miller
Sent: Wednesday, September 21, 2005 4:01 PM
To: 'jlaro@moy-ce.com'
Cc: Michael Herrera; Debbie Reid; Ernest Brown
Subject: Masterson 335 apprvl

Trees yes

CITY OF SAN ANTONIO
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 9/21/05

Subject: Master Development Plan Masterson 335; AP 1159146

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- Streetscape standards
- 2003 Tree Preservation ordinance

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

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

Sincerely,

Joan Miller
Administrative Assistant II

Ernest Brown

From: Joan Miller
Sent: Monday, August 15, 2005 10:13 AM
To: 'jlaro@moy-ce.com'
Cc: Debbie Reid; Michael Herrera; Ernest Brown
Subject: Masterson 335 disaproval

CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 8/15/05

Subject: Masterson 335 Master Development Plan (AP 1159146)

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- Master Tree Stand Delineation Plan with basic non-committal information

Technical Review:

- Square footage of project and of tree canopy area
- Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

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

Sincerely,

Joan Miller
Administrative Assistant II

Ernest Brown

From: Ismael Segovia
Sent: Friday, August 19, 2005 3:51 PM
To: 'jlaro@moy-ce.com'
Cc: Michael Herrera; Ernest Brown
Subject: Masterson 335 MDP

MDP Masterson 335 Memo.doc

Rosie
YB

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department

FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department

COPIES TO: Ernest Brown, Planner II, Development Services Department

SUBJECT: Masterson 335 Master Development Plan

DATE: July 20, 2005

I recommend approval of the Masterson 335 Master Development Plan.

Masterson 335 is a proposed subdivision of 1100 residential units. Per UDC section 35-503 the required Parks or Open Space requirement is 15.7 acres (1100/70). Masterson 335 is providing 23.2 acres of Open/Park Space that fulfills the requirement. Park/Open space will be maintained by HOA as per UDC section 35-503(e)(2).

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

Bexar ~~Zoning~~ - Y/C

Ismael Segovia

From: tsang@bexar.org
Sent: Monday, December 12, 2005 4:47 PM
To: Ismael Segovia; kkoehler@moy-ce.com
Cc: Michael Herrera
Subject: RE: Masterson 335 (#871) **Approval**

Masterson335Appr
vl.jpg

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

~~Zoning~~ Bexar CO
- Yes/C

MEMORANDUM

DATE: December 7, 2005

TO: Michael Herrera, Development Services MDP Division

FROM: Bexar County Infrastructure Services Department

SUBJECT: Masterson 335 Master Development Plan

The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Masterson 335 Subdivision located south of US 90 west of Masterson Road.

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Todd Sang
Civil Engineer Assistant

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: City of San Antonio
Development Services
MDP Division
1901 S. Alamo
San Antonio, TX 78204
ATTN: Ismael B. Segovia

DATE: December 8, 2005

RE: Masterson 335

PLAT #:

JOB #: 040442

☐ **U. S. Mail** ☐ **Overnight** ____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
15	revised MDP

RECEIVED
05 DEC -8 PM 3:13
DEVELOPMENT SERVICES DIVISION

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS:

12-09-05A09:48 RCVD

COPIES OF:

TO:

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

INVOICE
3375845

AMT ENCLOSED _____

AMOUNT DUE	8.65
INVOICE DATE	4/20/2006
DUE DATE	4/20/2006

50-05-5574
PATE ENGINEERS
8200 NW IH 10
SAN ANTONIO, TX 78230

PAID
APR 20 2006
MP #6

PHONE:(000)000-0000

REPRODUCTION FEE
MDP #871

FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
4/20/2006	3375845	50-05-5574	4/20/2006	-

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	072561-001	REPRODUCTION FEES-DEVELOPMENT SER	8.00
2	006239-001	STATE SALES TAX ACCOUNT	0.65

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	04/20/2006		CASH	MDP #871
END	04/20/2006			

	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
INVOICE INFORMATION	8.65	0.00	8.65

	OTHER AMTS DUE	TOTAL CUST AMT DUE
CUSTOMER INFORMATION		

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: City of San Antonio
1901 S. Alamo
San Antonio, Texas

ATTN: Mike Herrera

DATE: JULY 21, 2005

RE: MASTERSON 335

JOB #: 040442

☐ **U. S. Mail** ☐ **Overnight** ____ ☒ **Messenger** ☐ **Pick Up**

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REMARKS:

DEV. SERVICES
2005 JUL 25 A 8:48

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TO:

RECEIVED BY:

SUBMITTED BY: Kerry J. Koehler, P.E.

DATE:

Security enhanced document. See back for details.

1415

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TX 78249
(210)698-5051

DATE 7/20/05

30-9/1140
31

PAY TO THE ORDER OF City of San Antonio $ 140.00 XX

One hundred fourty & 00/XX DOLLARS

Security features are included. Details on back.

Frost National Bank
Fair Oaks Ranch, Texas 78015
www.frostbank.com

#040442

FOR Parks & Recreation Fee

Stanley Moy

MP

⑈001415⑈ ⑆114000093⑆ 217003226⑈

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MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TX 78249
(210)698-5051

DATE 7/20/05

30-9/1140
31

PAY TO THE ORDER OF City of San Antonio $ 75.00 XX

Seventy-five & 00/XX DOLLARS

Security features are included. Details on back.

Frost National Bank
Fair Oaks Ranch, Texas 78015
www.frostbank.com

#040442

FOR Arbonist Review Fee

Stanley Moy

MP

⑈001416⑈ ⑆114000093⑆ 217003226⑈

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12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TX 78249
(210)698-5051

DATE 7/20/05

30-9/1140
31

PAY TO THE ORDER OF City of San Antonio $ 500.00

Five hundred & 00/XX DOLLARS

Security features are included. Details on back.

Frost National Bank

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MOY CIVIL ENGINEERS
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SAN ANTONIO, TX 78249
(210)698-5051

1415

DATE 7/20/05

30-9/1140
31

PAY TO THE ORDER OF City of San Antonio $ 140.00 XX

One hundred forty & 00/XX DOLLARS

Security features are included. Details on back.

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www.frostbank.com

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FOR Parks & Recreation Fee

Stanley Moy

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PAY TO THE ORDER OF City of San Antonio $ 500.00

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Security features are included. Details on back.

Frost National Bank

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REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
3326952

AMT ENCLOSED _____

AMOUNT DUE	500.00
INVOICE DATE	9/30/2005
DUE DATE	9/30/2005

50-05-5574
M.W. CUDE ENGINEERS, LLC
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250

876

PHONE:(000)000-0000

MDP
WESTPOINT NORTH SUB.
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
9/30/2005	3326952	50-05-5574	9/30/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

DEV SERVICES
2005 SEP 23 A 7:45

PAID
SEP 30 2005
MP#3

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	09/30/2005		CK#14340	MDP
END	09/30/2005			

	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
INVOICE INFORMATION	500.00	0.00	500.00

	OTHER AMTS DUE	TOTAL CUST AMT DUE
CUSTOMER INFORMATION		

CITY OF SAN ANTONIO
DS-4TH FL DEPOSITS P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

M. W. Cude Engineers, LLC.

Vendor: **CSA**
CITY OF SAN ANTONIO

Check No : **14340**
September 6, 2005

Reference	*Invoice Date*	*Gross Amount*	*Discount*	***Net Amount***
CSA 9/6/05 208305-177 MDP REVIEW FEE	09/06/05	500.00		500.00

MDP

Totals	**500.00**	**0.00**	**500.00**

SAFEGUARD LITHO USA SFSL4 CK7508114L

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