



# CITY OF SAN ANTONIO

October 25, 2004

Mr. Robert Schroeder, P. E.

Vickrey & Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216

Re: Fiesta Northwest Crossing (Amendment)

MDP # 441-D

Dear Mr. Schroeder:

The City Staff Review Committee has reviewed the Fiesta Northwest Crossing Subdivision Master Development Plan, MDP, (formerly POADP) Preliminary Overall Area Development Plan # 441-D. Please find enclosed a signed copy for your files. Although your plan was accepted, 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.
- Access and R.O.W. issues along state facilities will need to be resolved with Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Public Works, Storm Water Management Engineering Section has indicated the following and will be required prior to final plat approval:
  - 1) A complete Storm Water Management Plan at the time of platting will be required as per the Unified Development Code (UDC).
    - a) Will the low water crossing downstream at Utex Blvd. be put into the "unsafe" side of the chart in the UDC as a result of the additional runoff from this development? If "Yes" detention will be required.
    - b) The existing TXDOT Structures will have to be analyzed for capacity.

Mr. Schroeder,

- Development Services, Engineering Section has indicated the following shall be required prior to final plat approval:

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged 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-stop trips.

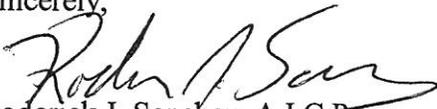
- **(As applicable)** This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Development Services at 207-7102.
- **(As applicable)** It will be expected that you will plat all of the property depicted in your Master Development Plan (MDP) (formerly POADP), 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 MDP 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.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

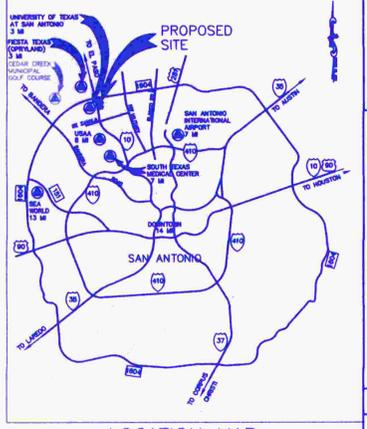
Sincerely,



Roderick J. Sanchez, A.I.C.P.

Assistant Director, Development Services

cc: Sam Dent, P. E., Development Services  
Richard De La Cruz, P.E., Development Services  
Arturo Villarreal Jr, P.E. Strom Water Engineering  
John McDonald, Senior Planner Parks Department  
Christina De La Cruz, P.E. Bexar County



NO	DATE	DESCRIPTION	REVISIONS
4	10/18/04	MODIFIED STREET 'A' ALIGNMENT	JD/AV
3	05/01/02	CHANGED STREET 'A' CLASSIFICATION MODIFIED STREET 'B' ALIGNMENT	DRAWN CHECKED BY:
2	03/04/02	UPDATE FOR STREET 'A' ALIGNMENT CHANGE	BY:
1	1/23/97	REMOVE PORTION OF PECAN SPRINGS/OUT CLAM	APPROVED BY:
			FILE NO.
			FILE NO.
			LOCATION

**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
12,940 Country Parkway San Antonio, Texas 78216  
Telephone: (210)349-3271  
Fax: (210)349-2561

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 OCT 29 AM 10:22

PLAN HAS BEEN ACCEPTED BY  
COBA *Rick A. S...*  
10/25/04 441-0  
(date) (number)  
If no plats are filed, plan will expire  
on 4/26/06  
1<sup>st</sup> plat filed on

DEVELOPER:  
GALLERIA VENTURES, LTD.  
AVE. SAN FRANCISCO #65  
COL. ALHUIZOTLA  
NAULCAPAH DE JUAREZ,  
EDO DE MEXICO 53370

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
FIESTA NORTHWEST CROSSING SUBDIVISION  
SAN ANTONIO, TEXAS  
159.39 ACRE TRACT

DATE:	DEC. 5, 1994
SCALE:	Vertical 1"=N/A Horizontal 1"=300'
SHEET	OF
1	1
PROJ. NO.	



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: 10-18-04

<b>Case Manager:</b> 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	<b>File Number:</b>  <p align="center">441-D</p>
--	--

**\*\*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)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
|  | <input type="checkbox"/> Other: _____                         |

CITY OF SAN ANTONIO  
 DEPT. OF PLANNING  
 OFFICE OF DIRECTOR  
 OCT 27 AM 9:21

*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: Fiesta Northwest Crossing  
Galleria Ventures, Ltd. ext.208  
 Owner/Agent: by Michael Baucum, Agent Phone: 210-349-5311 Fax: 210-349-3523  
 Address: 1100 NW Loop 410, Ste 260, San Antonio, TX Zip code: 78213  
 Engineer/Surveyor: Vickrey & Associates, Inc. Phone: 210-349-3271 Fax: 210-349-2561  
 Address: 12940 Country Parkway, San Antonio, TX Zip code: 78216  
 Contact Person Name: Robert Schroeder, P.E. E-mail: bschroeder@vickreynet.com  
 February 23, 2004

**City of San Antonio**  
Development Services Department  
Master Development Plan Section  
**APPLICATION**  
(Continued)

Existing legal Description:

Southeast Corner of IH-10 and 1604 Intersection

C3GC-1 ERZD;

Existing zoning: C2GC-1, C2, C3GC-1, C3, I1 Proposed zoning: NA

Projected # of Phases: 5

Number of dwelling units (lots) by Phases: \_\_\_\_\_

Total Number of lots: \_\_\_\_\_ divided by acreage: \_\_\_\_\_ = Density: \_\_\_\_\_

(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: 8      School District: NISD      Ferguson map grid: 514 D5 & D6

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Fiesta Northwest Crossing No. 441-C  
Subd.

Is there a corresponding PUD for this site? Name NA No. NA

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name <u>Fiesta NW Crossing Utility Easement</u>	No. <u>970393</u>	Vol./Pg. <u>9540/175</u>
Name <u>Fiesta NW Crossing Unit 1</u>	No. <u>940765</u>	Vol./Pg. <u>9552/143</u>
Name <u>North Point West Subdivision</u>	No. <u>010168</u>	Vol./Pg. <u>9524/147</u>

04 OCT 27 AM 9:21  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 OCT 27 AM 9:21

- 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)

04 OCT 27 AM 9:21  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

- (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 greenbelt 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.

04 OCT 27 AM 9:21  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

**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 Fiesta Northwest Crossing Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Galleria Ventures Limited by Michael Baucum Signature: 

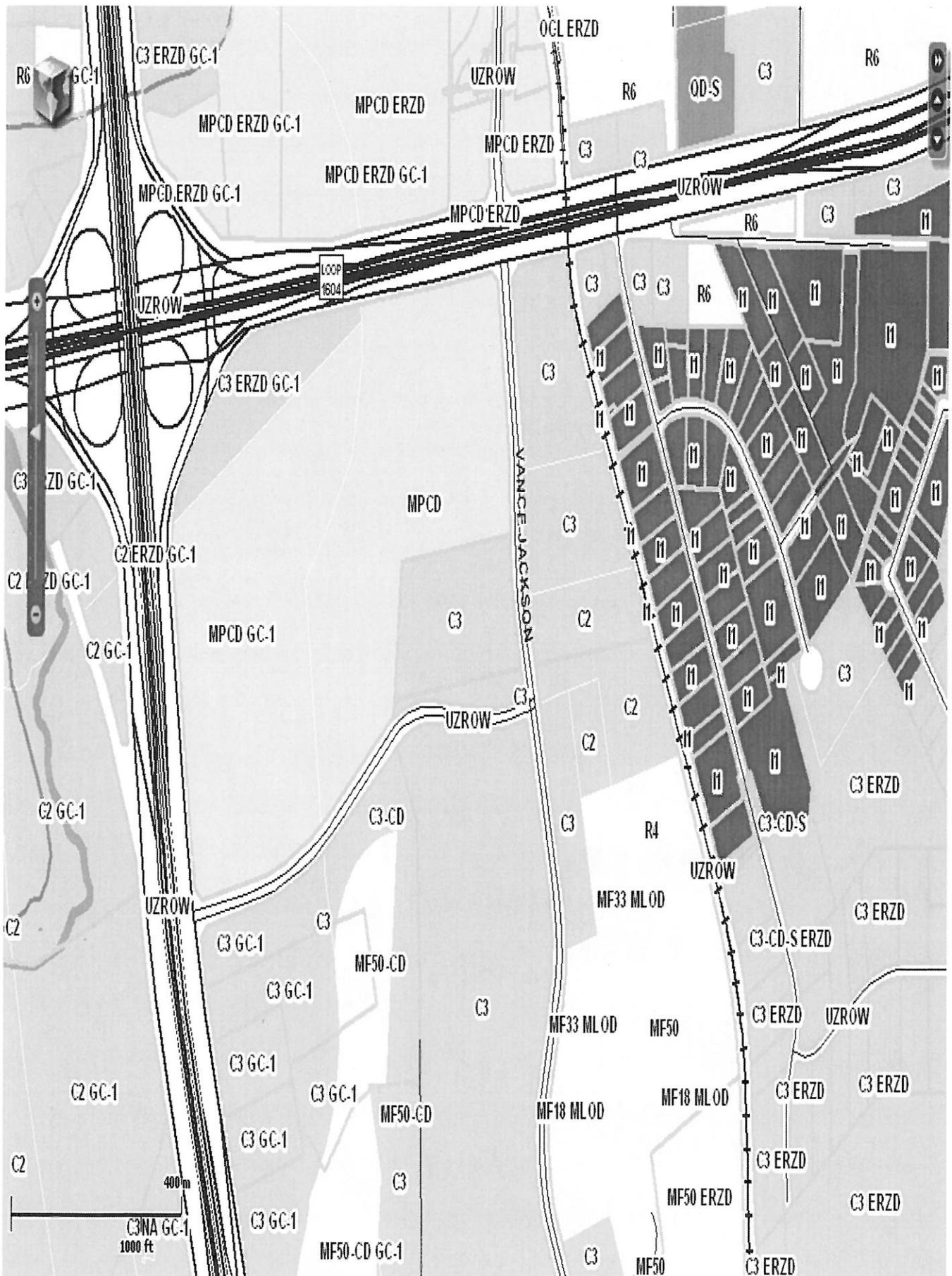
Date: 10-13-04 Phone: 349-5311 Fax: 349-3523

E-mail: baucum@baucumstead

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

February 23, 2004

Page 5 of 5





**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. #: 441-D  
 Plat Name: FIESTA NORTHWEST CROSSING  
 Project Engineers/Surveyors or Firm Name: VICKREY & ASSOCIATES, INC.  
 Address: 12940 COUNTRY PARKWAY, SAN ANTONIO, TX. 78216  
 Phone # 349-3271 Fax #: 349-2561 E-mail: bschroeder@vickreynet.com

Development Services Department  
**MDP Division**

**Required Items for Completeness Review**

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

- (Plats Only):  
 2 copies (folded) with Master Development Plan Section Request for Review form (attached):  
 (1) Master Development, (1) Major thoroughfare,
- (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
 

<input type="checkbox"/> Master Development Plan	<input type="checkbox"/> Street and Drainage
<input type="checkbox"/> Major Thoroughfare	<input type="checkbox"/> Traffic T.I.A.
<input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic	<input type="checkbox"/> Building Inspection - Trees
<input type="checkbox"/> Disability Access (Sidewalks)	<input type="checkbox"/> Parks – Open space
<input type="checkbox"/> Zoning	<input type="checkbox"/> Fire Protection
<input type="checkbox"/> SAWS Aquifer	<input type="checkbox"/> Bexar County Public Works
<input type="checkbox"/> Storm Water Engineering	<input type="checkbox"/> Other: _____

Accepted

Rejected

Completeness Review By: \_\_\_\_\_ Date: \_\_\_\_\_

04 OCT 27 AM 9:21  
 CITY OF SAN ANTONIO  
 DEPT. OF PLANNING  
 OFFICE OF DIRECTOR

**GALLERIA VENTURES LIMITED  
AV. SAN FRANCISCO # 65  
FRACC. INDUSTRIAL ALCE BLANCO  
NAUCALPAN DE JUAREZ  
EDO. MEX. MEXICO  
C.P. 53370**

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 OCT 27 AM 9:22

October 12, 2004

RE: Umbell Oaks Subdivision and Fiesta Northwest Crossing Subdivision and other properties as described as:

Being the remaining 425.054 acres, consisting of that certain 304.560 acres as described in Volume 6515, Page 927 of the Official Public records of Real Property, Bexar County, Texas; that certain 3.970 acres as described in City Ordinance 83176; that certain 158.170 acres as described in Volume 5518, Page 562 of the Official Public Records of Real Property, Bexar County, Texas and Volume 5536, Page 1935 of the Official Public Records of Real Property, Bexar County, Texas, save and except the following tracts;

1. North Point West Subdivision (8.000 acres) as described in Volume 9554, Page 147 of the Deed and Plat Records of Bexar County, Texas;
2. Ed Rawlinson Middle School (24.968 acres) as described in Volume 9553, Page 107 of the Deed and Plat Records of Bexar County, Texas;
3. Lone Star Business Park Unit 2 (1.825 acres) as described in Volume 9546, Page 204 of the Deed and Plat Records of Bexar County, Texas;
4. Umbell Oaks Unit 1 (5.653 acres) as described in Volume 9553, Page 81 of the Deed and Plat Records of Bexar County, Texas;
5. South Trust IH-10 Addition (1.200 acres) as described in Volume 9558, Page 149 of the Deed and Plat Records, Bexar County, Texas;

**TO WHOM IT MAY CONCERN:**

Michael Baucum is authorized to sign any and all required Documents related to the development of the Umbell Oaks Subdivision or the Fiesta Northest Crossing Subdivision including but not limited to a Vested Rights Permit, Utility Service Agreement and Master Development Plan, Utility and Zoning applications, as well as platting applications and plats for the above referenced tracts and related documents as our duly authorized agent.

GALLERIA VENTURES LIMITED

By Galleria General Partner LLC

By:   
Amin Guindi Cohen, its Manager

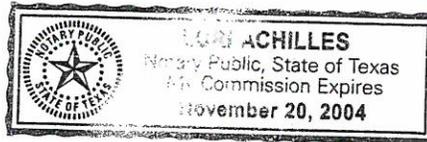
THE STATE OF TEXAS \*

\*

COUNTY OF BEXAR \*

This instrument was acknowledged before me on the 13<sup>TH</sup> day of October, 2004 by Amin Guindi Cohen, the Manager of Galleria General Partner, LLC, a Texas limited liability company, in its capacity as General Partner of Galleria Ventures Limited, a Texas limited partnership and on behalf of said limited partnership.

  
NOTARY PUBLIC, STATE OF TEXAS



CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 OCT 27 AM 9:22

## Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Fiesta Northwest Crossing  
 Location: SE Corner Junction IH-10 & Loop 1604  
 Applicant: Galleria Ventures, Ltd. by Michael Baucum, Agent  Owner or  Agent  
 Address: 1100 NW Loop 410, Suite 260, San Antonio, TX 78213 Phone Number: (210) 696-5400

Permit Type (check one):  
 Zoning, N.C.B.  POADP # 441-D  Plat # \_\_\_\_\_  Bldg. Permit # \_\_\_\_\_  Other: \_\_\_\_\_

**BOX A (Original TIA) RESIDENTIAL DEVELOPMENT**

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: <input type="checkbox"/> Other: _____

**BOX B (Original TIA) NON-RESIDENTIAL DEVELOPMENT**

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	Other*				
							ITE Code: <input type="checkbox"/> Other: _____

\*specify \_\_\_\_\_

**BOX C (Updated TIA)** If property already has a TIA on file, complete Box C; if not, ignore Box C.

Peak Hour Trips Projected in <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
See Original TIA Dated February 1997		

**BOX D (Information Regarding the Person/Agency, who prepared the TIA)**

Prepared by: Vickrey & Associates, Inc., by Robert J. Schroeder, P.E., R.P.L.S. Date: 10/18/04  
 Comments: Submitted as minor amendment to approved POADP

**BOX E (For Official Use Only, Do Not Write in this Box))**

\_\_\_\_\_ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.  
 \_\_\_\_\_ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.  
 \_\_\_\_\_ The traffic impact analysis has been waived for the following reason(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Reviewed by: \_\_\_\_\_

04 OCT 27 AM 9:22  
 CITY OF SAN ANTONIO  
 DEPT. OF PLANNING  
 OFFICE OF DIRECTOR

NOTE: GFA = Gross Floor Area (bldg size) ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.