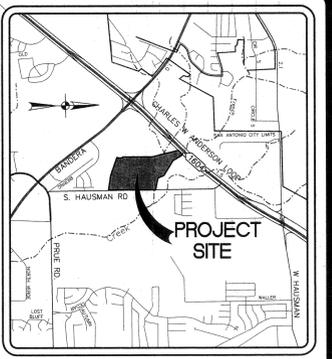


SCALE : 1"=100'



LOCATION MAP
NTS

MAPPING INFORMATION

1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. MONUMENTATION FOR THIS PLAN ARE BASED ON THOSE FOUND ON GROUND AND SHOWN HEREON.
3. N.A.D.83 GRID COORDINATES WERE DERIVED FROM: OBLATE, 1953 (P.L.D. #A11961) N:13731295.2612 E:21277038.6019
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983
5. BEARINGS MUST BE ROTATED 0°0'0" COUNTER CLOCKWISE TO MATCH N.A.D.83
6. THE BEARINGS FOR THIS PLAN ARE BASED ON THE DEED FOR THE 69.40 ACRE TRACT RECORDED IN VOLUME 6447, PAGES 1192-1195 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEKAR COUNTY, TEXAS.

DEVELOPER:
HAUSMAN BANDERA PARTNERS, LTD.
2505 N. PLANO ROAD, SUITE 3000
RICHARDSON, TX. 75080
Ph: (214) 644-2400
Fax: (214) 644-2411

LAND

HIDDEN LAKE APARTMENTS	=	30.71 AC.
ELEMENTARY SCHOOL	=	16.00 AC.
DRAINAGE EASEMENT	=	4.79 AC.
OTHER (GREENBELT / FLOOD PLAIN, FUTURE LOTS, ETC)	=	17.90 AC.
TOTAL	=	69.40 AC.

NOTES

1. THE PROPOSED ENTRANCE ON SOUTH HAUSMAN RD. WILL HAVE A LOCKING GATE ACTIVATED BY A SENSOR AT THE LOW CROSSINGS LOCATED NORTH AND SOUTH OF THE ENTRANCE.

**AMENDMENT TO
LODGE PROPERTY
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN**

THIS POAD AMENDS POAD #82 PREVIOUSLY APPROVED BY THE PLANNING DIRECTOR ON 2/26/96
A 69.40 ACRE OR 3,023,040 SQUARE FEET TRACT OF LAND RECORDED IN VOLUME 6447, PAGE 1192-1195 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEKAR COUNTY, TEXAS, AND BEING OUT OF THE PERRY DAVIS SURVEY NUMBER 267, ABSTRACT NUMBER 189, NEW CITY BLOCK 14614, CITY OF SAN ANTONIO, BEKAR COUNTY, TEXAS.

REASONS FOR THIS AMENDMENT:

1. REVISE USAGE OF SINGLE FAMILY RESIDENTIAL LOT TO MULTI-FAMILY RESIDENTIAL.
2. REVISE BRAEFIELD DRIVE TO END AT BOUNDARY OF MULTI-FAMILY SITE. ALTERNATE ACCESS TO BE PROVIDED TO MULTI-FAMILY SITE.
3. UPDATE BOUNDARY OF DRAINAGE RIGHT-OF-WAY.
4. UPDATE THE PLAN WITH RECORDING INFORMATION FOR PROPERTY WITHIN & ADJOINING THE LIMITS OF THE OVERALL DEVELOPMENT PLAN.

MASTER DEVELOPMENT PLAN NO. **492-A**
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO.

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
11/14/03 492-A
If no plans are filed, plan will expire
On 5/15/05
If plan filed on _____



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

NOV 13 2003 10:11 AM
OFFICE OF RECORDS

ORIGINAL JOB NO. 3526-03 & DATE: JAN., 1996
NEW JOB NO. 3629-96 & DATE: NOV., 2003

492 A

Date: Nov 07 2003 2:53pm User: JD - Jerris
File: A_3629 (S) Design Civil (P) 206-89661.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

RECEIVED
 03 08 03 PM 2:53
 LAND DEVELOPMENT
 SERVICES DIVISION

Date: _____

Case Manager: R.C.	Project Number: 492-A
---------------------------	------------------------------

****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)
- Plat Certification Request
- P.U.D. Plan
- Mixed Used District (MXD)
- Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- Pedestrian Plan (PP)
- Other: **POADP Amendment**

03 08 03 AM 9:11
 CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR

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: Amendment of Lodge Property Preliminary Overall Area Development Plan # 492-A
 Owner/Agent: Hausman-Bandera Partners, Ltd. Phone: (972) 644-2400 Fax: (972) 644-2411
 Address: 2505 N. Plano Road, Suite 3000, Richardson, TX Zip code: 75080
 Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010
 Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

July 11, 2003

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

Existing Legal Description: A 69.40 acre or 3,023,040 square feet tract of land recorded in Volume 6447, Pages 1192-1195 of the Official Public Records of Real Property, Bexar County, Texas, and being out of the Perry Davis Survey Number 267, Abstract Number 189, New City Block 14614, San Antonio, Bexar County, Texas.

Existing zoning: MF-33, MF-33 ERZD, R-6, R-6 ERZD Proposed zoning: MF-33, MF-33 ERZD, R-6, R-6 ERZD

Projected # of Phases: 4 (including existing developments)

Number of dwelling units (lots) by Phases: 380 (for proposed multi-family residential development)

Total Number of lots: N/A divided by acreage: N/A = Density: N/A

(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: Northside Ferguson map grid: 547/B-2, 3

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

Name Yes No. 492

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

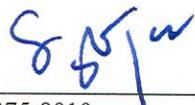
Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name: Bandera Springs No. 030254 Name: Oakridge Pointe Unit-4 No. 960128
Name: South Hausman Elementary No. 960200

Contact Person and authorized representative:

Print Name: Song Tan, P.E.

Date: 10/1/03 Phone: 375-9000

Signature: 
Fax: 375-9010

03 OCT -6 AM 9:42
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

July 11, 2003

City of San Antonio
Planning 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 an 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);

July 11, 2003

City of San Antonio
Planning 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 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.

July 11, 2003

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- Traffic Impact Analysis (section 35-502) – **Not required**
- (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) – **Not required**

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

Certifying Representative:

Print Name: SONG TAN Signature: [Handwritten Signature] Date: 10/1/03

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873

CITY OF SAN ANTONIO
DEPT. OF PLANNING
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OCT - 6 AM 9:42

July 11, 2003



City of San Antonio
Planning Department
Master Development Plan Section



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 LAND DEVELOPMENT
 SERVICES DIVISION

Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), 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. #: Amendment to the POADP of Lodge Property
Plat Name: Bandera Springs (030254)
Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc. Attn: Song Tan, P.E.
Address: 555 East Ramsey, San Antonio, TX 78216
Phone#: (210) 375-9000 **Fax#:** (210) 375-9010 **E-mail:** stan@pape-dawson.com

Planning Department

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 (Not required)
- (Plats Only):**
 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation
- (Master Development Plans & P.U.D's Only):** 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

03 OCT -6 AM 9:42
 CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR

- | | |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Building Inspection - Trees |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> Parks - Open space |
| <input checked="" type="checkbox"/> Street and Drainage | <input checked="" type="checkbox"/> Fire Protection |
| <input checked="" type="checkbox"/> Traffic T.I.A. | <input checked="" type="checkbox"/> Neighborhoods <input checked="" type="checkbox"/> Historic |
| <input checked="" type="checkbox"/> Zoning | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input checked="" type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Other: _____ |

Accepted Rejected

Completeness Review By: *[Signature]* Date: 10/10/03



CITY OF SAN ANTONIO

November 14, 2003

Mr. Song Tan, P.E.

Pape – Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Lodge Property (Amendment)

MDP # 492-A

Dear Mr. Tan:

The City Staff Development Review Committee has reviewed Lodge Property Preliminary Overall Area Development Plan (POADP) Master Development Plan M.D.P.# 492-A. 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.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- 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.

The Parks and Recreation Department as part of their conditional approval impose the following:

This area is proposed to include 380 residential units. UDC Section 35-503 requires 1 acre of parkland for every 114 residential units. The Lodge Property , 492 A, has a 3.4-acre parkland dedication requirement or the equivalent fee in-lieu of dedication.

Mr. Tan
Page 2
November 14, 2003

The applicant has agreed to meet the requirement through a combination of land and fees. A 2.88-acre greenway with a walking trail will be developed. A fee of \$5,396.51 will be paid to satisfy the remaining balance of the requirement. The fee is payable to the Parks and recreation Department prior to recordation of the plat.

Storm Water Engineering as part of their approval impose the following condition:

1. The proposed entrance on South Hausman Road will have a locking gate activated by a sensor at the low water crossing located north and south of the entrance.

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 shall 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) 207-7873.

Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering



October 31,2003

Jim Martin
Assistant
Superintendent
for Facilities
& Operations

Dennis Rion, P.E.
Pape Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

RE: HIDDEN LAKE MFR ADJACENT TO STEUBING ELEMENTARY SCHOOL

Dear Mr. Rion:

As per your discussion with Bill Peters last week, this letter serves as a formal request from the District for an all-weather pedestrian access from the Hidden Lake Apartments project east of Steubing Elementary School to our school site. This will allow children from these apartments to walk to neighboring school located next door.

Respectfully,

Jim Martin
Assistant Superintendent for Facilities & Operations

xc: Mike Herrera, City of San Antonio Planning Dept.
✓ Robert Lombrano, City of San Antonio Planning Dept.

5900 Evers Road
San Antonio, Texas
78238-1699
Tel: 210.257.1215
Fax: 210.257.1212
www.nisd.net

H:\My Documents\LETTERS\SCHOOLS\Steubing pedestrian access.doc



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September 30, 2003

LAND DEVELOPMENT
SERVICES DIVISION

Mr. Michael Herrera
Special Projects Coordinator
City of San Antonio Planning Department
1901 S. Alamo
San Antonio, TX 78204

Re: Lodge Property POADP # 492
Request for Amendment

Dear Mr. Herrera:

We are requesting an amendment to the POADP for the Lodge Property. The original POADP was approved on February 26, 1996. A multi-family development is proposed in place of the single family subdivision as depicted on the POADP. Due to the change in type of development, we propose to provide access to the multi-family development by constructing two driveways, one each from FM 1604 and South Hausman Road. There is no plan to extend Braefield Drive as depicted on the existing POADP.

Please note the following:

- The proposed multi-family development has been provided adequate access without the extension of Braefield Drive into the site. Two (2) driveways are proposed in order to allow traffic to access major public roadways directly, without mixing with traffic from the school site.
- The Braefield Drive dead-end section is approximately 250 feet long. It is an access solely for the northern driveway to the school.
- The school has adequate fire lanes to provide fire truck turning movements.

Your consideration of this request is greatly appreciated. If you have any questions or comments, please do not hesitate to call.

Sincerely,
Pape-Dawson Engineers, Inc.

Song Tan, P.E.
Vice President, Land Development

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
OCT - 6 AM 9 42

Attachments

CC: (1) Robert Opitz, P.E. (Chief Engineer, Development Engineering)
(2) Todd Sang (Development Services - Traffic)

PAPE-DAWSON ENGINEERS, INC.

1:3629/86/WORD/LETTERS/030930-POADP



October 31, 2003

Jim Martin
Assistant
Superintendent
for Facilities
& Operations

Dennis Rion, P.E.
Pape Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

RE: HIDDEN LAKE MFR ADJACENT TO STEUBING ELEMENTARY SCHOOL

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Respectfully,

Jim Martin
Assistant Superintendent for Facilities & Operations

xc: **Mike Herrera, City of San Antonio Planning Dept.**
Robert Lombrano, City of San Antonio Planning Dept.

5800 Evers Road
San Antonio, Texas
78238-1699
Tel: 210.257.1215
Fax: 210.257.1212
www.nisd.net

Post-It® Fax Note	7671	Date	11/4	# of Pages	1
To	Mike & Robert	From	Bill Peters		
Co./Dept.	Planning	Co.	NISD		
Phone #		Phone #	257.1213		
Fax #	207.7897	Fax #	257.1244		