



CITY OF SAN ANTONIO

December 2, 2003

Ms. Stephanie Sandoval

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

Re: Sonoma Ranch (Amendment)

MDP # 700-B

Dear Ms. Sandoval:

The City Staff Development Review Committee has reviewed Sonoma Ranch 700-B Master Development Plan M.D.P. # 700-B. 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.
- Development Services, Engineering Section has indicated as part of their conditional approval, the developer shall meet the following conditions at the time of final plat submittal. It should be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats at the technical reviewing stage.
 1. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, knuckle requirements, and right-of-way requirements.
- 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.

Ms. Sandoval
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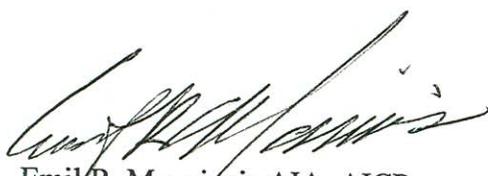
- The Parks and Recreation Department:
Sonoma Ranch Subdivision MDP was approved prior to the adoption of the current UDC in May 2001 and is therefore not obliged to meet the Park Dedication Requirement.

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.

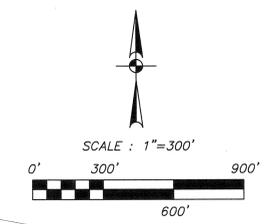
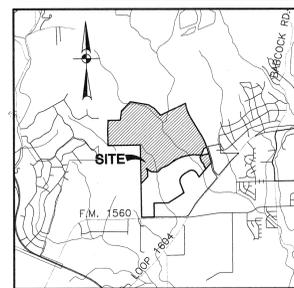
Sincerely,



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



SECTION 1

UNIT	ACRES	# OF LOTS	SIZE OF LOTS
I	51.3	152	60' x 120'
II	68	174	75' x 130'
III	174.0	199	100' x 150'
IV	127.4	41	VARIES
V	58.7	184	65' x 125'
VI	11.4	36	55' x 130'
SCHOOL	15.0	1	
REC CENTER	3.3	1	
MULTI-FAMILY	3.0	1	
60' R.O.W.	11.5		
TOTAL	523.6	788	

788 SINGLE-FAMILY MULTI-FAMILY

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	2743.00'	1134.74'	575.60'	1126.67'	S19°19'30"E	23°42'09"
C5	2942.00'	770.21'	387.32'	768.02'	S23°40'35"E	15°00'00"
C6	2177.00'	245.55'	122.91'	245.49'	S12°56'42"E	06°27'45"
C7	3720.00'	128.63'	64.97'	127.98'	N46°09'44"E	12°55'06"
C8	430.00'	88.46'	44.39'	88.30'	S45°05'47"W	11°47'12"
C9	530.00'	152.90'	76.98'	152.37'	N58°10'57"E	16°31'45"
C10	2030.00'	1058.30'	541.47'	768.02'	S23°40'35"E	28°52'12"

- NOTES:
- ALL PROPOSED DEVELOPMENT IS FOR SINGLE FAMILY RESIDENTIAL EXCEPT FOR AREAS NOTED AS MULTI-FAMILY/COMMERCIAL.
 - WATER (SERVICE LEVELS 8 AND 11) AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - ULTIMATE DEVELOPMENT AT FEMA FLOOD PLAIN REQUIRES FLOOD PLAN RECLAMATION STUDY TO BE SUBMITTED TO BEAR COUNTY AND FEMA FOR APPROVAL.
 - FEMA FLOOD PLAIN LIMITS ARE BASED ON FLOOD INSURANCE RATE MAP 231, 232, 233, AND 234 COMMUNITY PANEL NUMBER 480290031E, DATED FEBRUARY 16, 1998, AND 480290032E, 233E AND 234E DATED JANUARY 4, 2002 FOR BEAR COUNTY, TEXAS AND INCORPORATED AREAS.
 - THE PROPOSED 60' R.O.W. COLLECTOR STREET TO FM 1560 SHALL BE DEDICATED AS A PUBLIC STREET R.O.W. AND TO BE CONSTRUCTED AT FULL WIDTH WITH THIS PLAN.

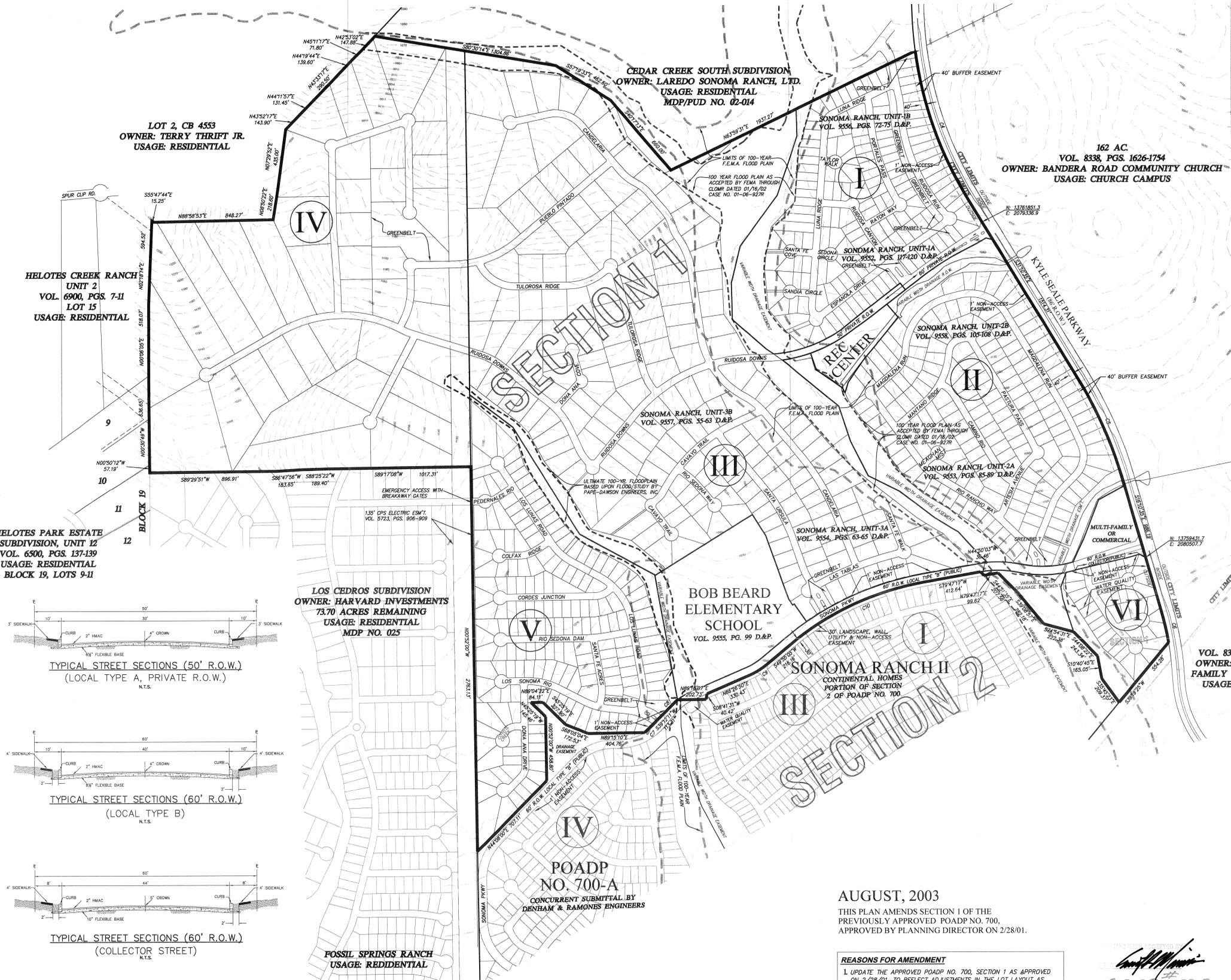
AMENDMENT TO SONOMA RANCH SUBDIVISION PRELIMINARY OVERALL DEVELOPMENT PLAN NO. 700, SECTION 1 ONLY

A 523.6 acre, or 22,808,016 square feet, tract of land out of the 735.3 acre tract as recorded in Volume 8838, Pages 1626-1659 of the Official Public Records of Real Property Bexar County, Texas, being out of the Terry O'Neil & T. P. McCall Survey No. 500, Abstract 1015, County Block 4540, the Caledonia Cadena Survey No. 422, Abstract 186, County Block 4551, the Jesus Martinez Survey No. 423, Abstract 540, County Block 4550, the Isaac Stone Survey No. 354, Abstract 714, County Block 4539, the Goetano Castillo Survey No. 353, Abstract 148, County Block 4543, the Heinrich Leiferte Survey No. 1, Abstract 967, County Block 4547 and the S.A. & M.G.R.R. Co. Survey 437, Abstract 718, County Block 4544 of Bexar County Texas.

DEVELOPER:
LAREDO SONOMA RANCH, LTD (SECTION 1)
 15102 JONES MALSTBERGER, SUITE 101
 SAN ANTONIO, TEXAS 78247
 TEL: (210) 497-3385

ENGINEER: **PAPE-DAWSON ENGINEERS**

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



HELOTES CREEK RANCH UNIT 2
 VOL. 6900, PGS. 7-11
 LOT 15
 USAGE: RESIDENTIAL

LOT 2, CB 4553
 OWNER: TERRY THRIFT JR.
 USAGE: RESIDENTIAL

CEDAR CREEK SOUTH SUBDIVISION
 OWNER: LAREDO SONOMA RANCH, LTD.
 USAGE: RESIDENTIAL
 MDP/PUD NO. 02-014

162 AC.
 VOL. 8338, PGS. 1626-1754
 OWNER: BANDERA ROAD COMMUNITY CHURCH
 USAGE: CHURCH CAMPUS

SONOMA RANCH UNIT-3B
 VOL. 9557, PGS. 35-63 D.&P.

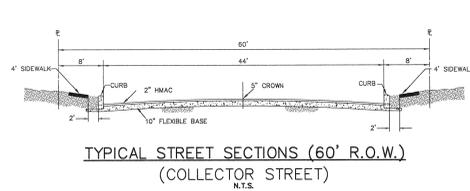
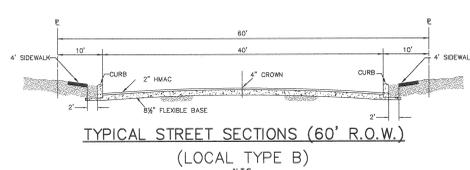
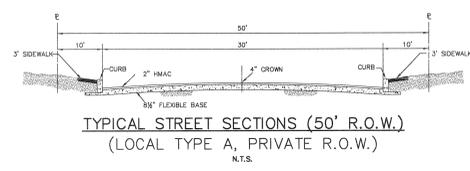
BOB BEARD ELEMENTARY SCHOOL
 VOL. 9555, PG. 99 D.&P.

SONOMA RANCH II
 CONTINENTAL HOMES
 PORTION OF SECTION 2 OF POADP NO. 700

50.56 AC.
 VOL. 8338, PGS. 1626-1754
 OWNER: H. KYLE SEALE FAMILY PROPERTIES, LTD.
 USAGE: COMMERCIAL

LOS CEDROS SUBDIVISION
 OWNER: HARVARD INVESTMENTS
 73.70 ACRES REMAINING
 USAGE: RESIDENTIAL
 MDP NO. 025

POADP NO. 700-A
 CONCURRENT SUBMITTAL BY
 DENHAM & RAMONES ENGINEERS



- NOTE:
- ALL INTERNAL STREETS ARE LOCAL TYPE "A". THE STREETS WITHIN SECTION 2 SHALL BE PUBLIC AND THE STREETS WITHIN SECTION 1 SHALL BE PRIVATE AND PART OF A PLANNED UNIT DEVELOPMENT.
 - ALL LOCAL TYPE "B" AND COLLECTOR STREETS SHALL BE PUBLIC.
 - PAVEMENT AND BASE THICKNESSES SHOWN ON DETAIL ARE NOT FINAL. FINAL PAVEMENT AND BASE THICKNESSES WILL BE AS DETERMINED DURING THE PLATTING STAGE.

AUGUST, 2003
 THIS PLAN AMENDS SECTION 1 OF THE PREVIOUSLY APPROVED POADP NO. 700, APPROVED BY PLANNING DIRECTOR ON 2/28/01.

- REASONS FOR AMENDMENT**
- UPDATE THE APPROVED POADP NO. 700, SECTION 1 AS APPROVED ON 2/28/01, TO REFLECT ADJUSTMENTS IN THE LOT LAYOUT AS PLATTED AND PROPOSED FOR THE DEVELOPMENT.
 - TO REFLECT THE REALIGNMENT OF SONOMA PKWY AT THE SOUTHWEST SECTION OF THE DEVELOPMENT CAUSED BY THE NEW LAYOUT OF CONTINENTAL HOMES AS SHOWN IN POADP NO. 700-A.

POADP PLAN NO. 700-B
 APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF SAN ANTONIO

CHAIRPERSON: DATE:

[Signature]
 12-2-03
 700-B
 6-2-05



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LAND DEVELOPMENT
SERVICES DIVISION

City of San Antonio Planning Department Master Development Plan Section APPLICATION

Date Submitted:	Project ID Number:
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**** 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.

(Check One)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)
<input type="checkbox"/> MDP/P.U.D. Plan (Combination)
<input type="checkbox"/> Master Plan Community District (MPCD)
<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> P.U.D. Plan
<input type="checkbox"/> Mixed Use District (MXD)
<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Manufactured Home Park Plan ((MHPP)
<input type="checkbox"/> Pedestrian Plan (PP)
<input type="checkbox"/> 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: Sonoma Ranch Subdivision MDP (Amendment)

Owner/Agent: Laredo Sonoma Ranch, Ltd. Phone: (210) 497-3385 Fax: (210) 495-2587

Address: 15102 Jones Maltsberger, Suite 101, San Antonio, TX Zip code: 78247

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
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Existing legal Description (PUD Only): N/A

Existing zoning: OCL Proposed zoning: OCL

Projected # of Phases: 11

Number of dwelling units (lots) by Phases: Section 1: Unit I-152 lots, Unit II-174 lots, Unit III-199 lots, Unit IV-41 lots, Unit V-184 lots, Unit IV-36 lots, School-1 lot, Rec. Center-1 lot. Section 2: Unit I-120 lots, Unit II-50 lots, Unit III-275 lots, Unit IV-159 lots, Unit V-244 lots

Total Number of lots: 1636 divided by acreage: 735.3 = Density: 2.22

(PUD Only) Linear feet of street: N/A Private Gated Attached
 Public Un-Gated Detached

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

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

(PUD Only) Construction start date: N/A

(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: 513 / C6

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? YES
Name Sonoma Ranch Subdivision No. 700

Is there a corresponding PUD for this site? Name Amendment of Sonoma Ranch (Units I, II, & III) No. 00-026A
Sonoma Ranch, Unit-5 No. 03-014

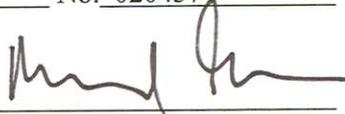
Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Sonoma Ranch, Unit-3B No. 010440

Name Sonoma Ranch, Unit-3C No. 020424

Name Sonoma Ranch, Unit-5 No. 020437

Contact Person and authorized representative:

Print Name: A. Bradford Galo Signature: 

Date: JUNE 12, 2003 Phone: (210) 497-3385 Fax: (210) 495-2587

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

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- 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; N/A
- 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; N/A
- 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; N/A
- 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); N/A

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SERVICES DIVISION

- (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; N/A
- 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. N/A
- 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: N/A
(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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(Continued)

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- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan. N/A
- (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. N/A
- (PUD Only) Layout shall show where lot setbacks as required. N/A
- 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) (N/A Amendment)

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

Certifying Representative:

Print Name: Alfonso Chua, P.E.

Signature: 

Date: 6/11/03

If you have any questions please call Michael O. Herrera Special Projects Coordinator at 207-7038
APPLICATION REVISED January 1, 2003