



CITY OF SAN ANTONIO

January 31, 2002

Mr. Jon Adame

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

Re: Steubing Estate North

MDP # 706-A

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Steubing Estate North Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 706-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.) (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.
- Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Amended Steubing Estates, POADP. The analysis is in compliance with the TIA Ordinance 91700. The Level of Service (LOS) at this time is adequate to support existing traffic, however, with the addition of this development along with growth in this area, the LOS deteriorates to a highly congested roadway system.

The off-site impacts that have been identified in the submitted TIA report depend on funding resources of either Tx-Dot or the City of San Antonio and not the developer. Funding is not available at this time and funding is not planned for the completion date of this project by 2010.

The on-site improvements and improvements along the project limits are necessary and shall be provided by the developer and or property owner as per the TIA report, either on or before the completion of the Steubing Estate Development Project in Phase I (2003), Phase II (2005) and Phase III (2010), at no cost to the City of San Antonio:

- Widening and roadway improvements of Bulverde Road adjacent to project limits.
- Construction of left-turn lanes and right turn deceleration lanes at project roadways and or driveways.
- Construction of Gold Canyon Road within project limits.
- Construction of traffic signals at necessary project roadways and driveways.
- Construction of additional left-turn egress capacity at signalized driveways.

The proposed project consists of single family and multi-family residential units. Steubing Estates also incorporates several commercial and business office tracts. The proposed development will be completed in 2010. Steubing Estates will be developed in the three phases. Phase I, Phase II, and Phase III will be completed by 2010 and the projected total will generate 125,532 daily trips. The Yates 800-Acre Development TIA is currently in the review process and is located on the West Side of Bulverde Road across from Steubing Estates. The Yates 800-Acre Development will be completed by 2008 and the projected total will generate 97,643 daily trips. The majority of these daily trips will be distributed on to Bulverde Road, Classen Road, Evans Road, O'Connor Road, Judson Road and Loop 1604.

Mitigation:

The 60 Foot Right of Way identified as the "Northern collector", will be dedicated to the City of San Antonio by the developer for use as a collector roadway to provide mitigation to the traffic impact caused by the project. The collector will consist of 44 Feet of Pavement and 60 Feet of Right of Way.

- (A) The western most 1000 Feet of the Collector roadway will be constructed in accordance with the City of San Antonio standards and will be constructed at the time of the development of the 80.75-Acre Tract. The 80.75-Acre Tract shall utilize the collector roadway as its Southern Point of access to Bulverde Road.

Mr. Adame
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(B) As a condition of the dedication, it is agreed that the remaining sections of the said 60 Foot Right of Way (Eastern 3, 200± Feet) will not be required to be constructed as a condition of Plat or PUD Plan Approval for the Tracts abutting said collector (29.46 AC, 80.75 AC, 24.834 AC and 80.3697 AC Tracts). If constructed, it will be constructed by the City of San Antonio or upon the Platting of other developments to the East, which are not located within this POADP.

- A pedestrian access will be required at the time of platting across the 53.46 Acre Tract identified as Greenbelt (located east of commercial property, known as Psychological Corporation) to provided connectivity between the Single-Family Residential Tract to the south and north of said 53.46 Acre Tract (Greenbelt) for access to the Elementary School.

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. (formerly POADP) 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) 207-7873.

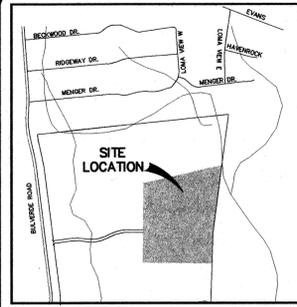
Sincerely,



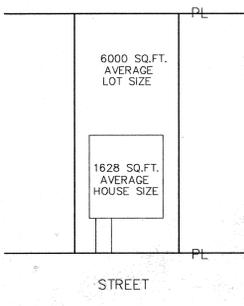
Emil R. Mongivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

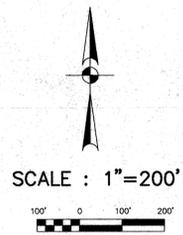
cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, Senior Engineer Development Services



LOCATION MAP
SCALE: 1"=200'



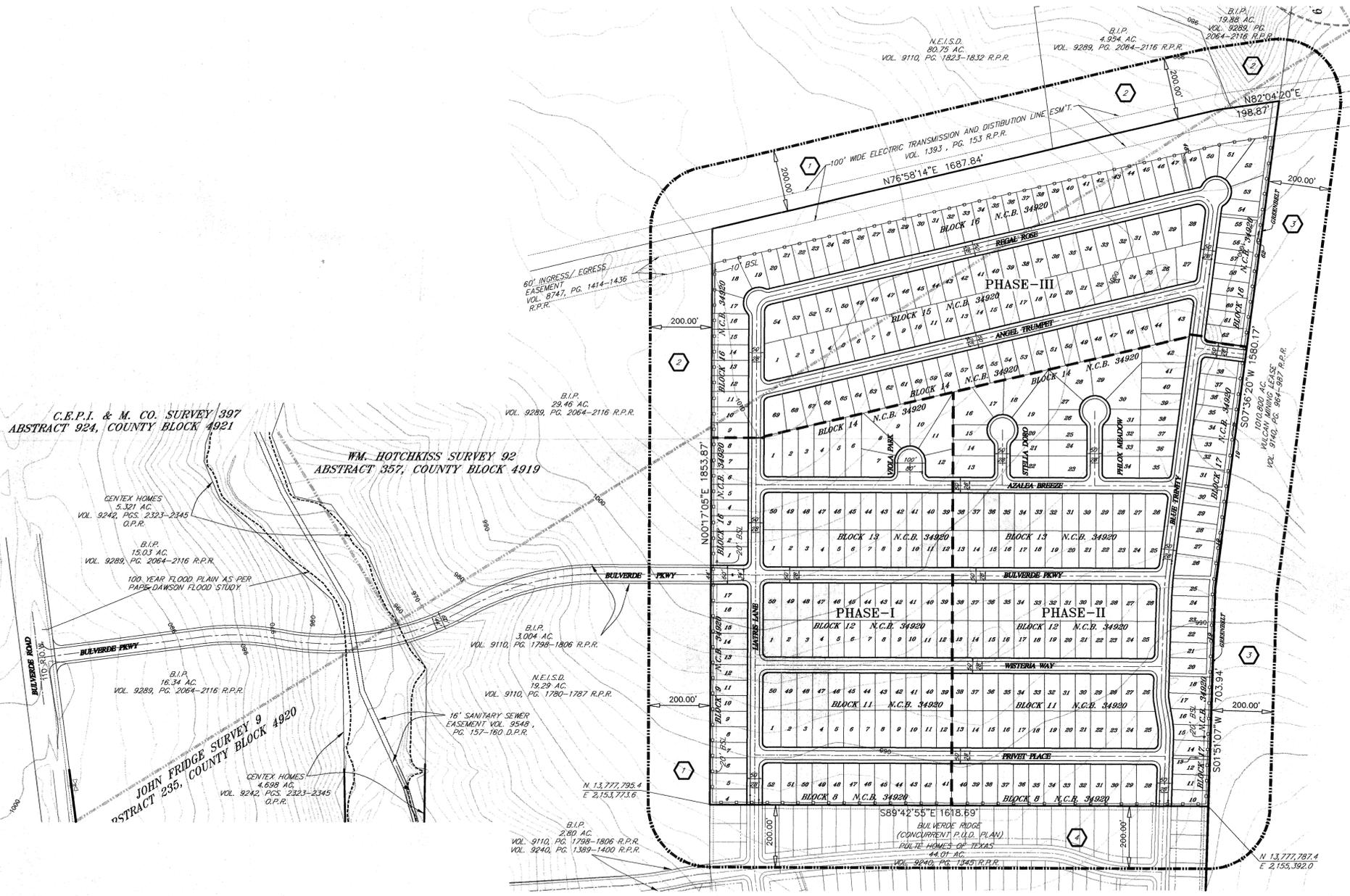
TYPICAL LOT DETAIL
NOT TO SCALE



C.E.P.I. & M. CO. SURVEY 397
ABSTRACT 924, COUNTY BLOCK 4921

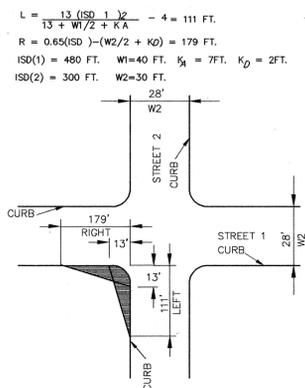
WM. HOTCHKISS SURVEY 92
ABSTRACT 357, COUNTY BLOCK 4919

JOHN FRIDGE SURVEY 9
ABSTRACT 235, COUNTY BLOCK 4920



PUD PLAN NO: _____
APPROVED BY THE PLANNING COMMISSION OF THE
CITY OF SAN ANTONIO, TEXAS.
CHAIRPERSON _____ DATE: _____
SECRETARY _____ DATE: _____

ALL CORNER LOTS WILL COMPLY WITH THE
CLEAR VISION AREA REQUIREMENTS OF SECTION
35-3339 OF THE UNIFIED DEVELOPMENT CODE.
(TWO WAY TRAFFIC)
CURB LENGTHS: LEFT-EQUATION A
RIGHT-EQUATION D



CLEAR VISION AREA CALCULATION
NOT TO SCALE

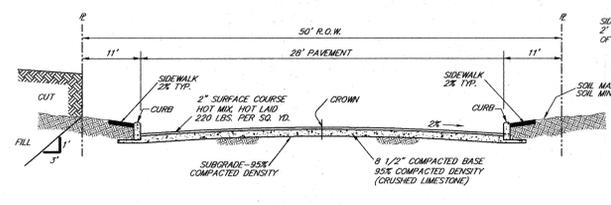
LEGEND:

- PUD/LIMITS
 - 200' R.O.S
 - FLOOD PLAIN LIMITS
 - ⊙ LOT OWNERSHIP KEY
 - 8' FENCE
 - PHASE LIMITS
 - BSL = BUILDING SETBACK LINE
- D&P = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS

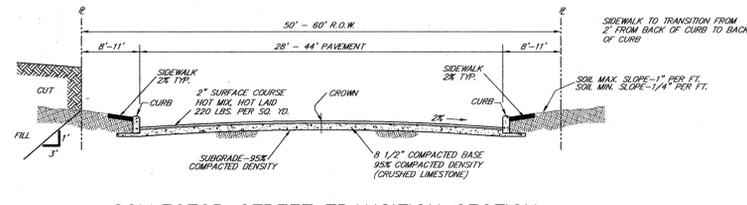
- NOTES:
1. WATER SERVICE TO BE PROVIDED BY SAWS
 2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
 3. GAS AND ELECTRIC TO BE PROVIDED BY CPS
 4. TELEPHONE SERVICE TO BE PROVIDED BY S.W.B. TEL. 15 PM 3:41
 5. CA. TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
 6. ALL ACREAGES SUBJECT TO CHANGE WITHOUT NOTICE.
 7. ALL STREETS AND GREENBELTS ARE DESIGNATED AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.
 8. ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA (UDC SEC. 353339)
 9. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL.
 10. ZONING IS P-1, R-5, EARZ
 11. SPECIFIC LOT DIMENSIONS WILL BE SHOWN ON PLATS.
 12. ALL STREETS ARE PUBLIC.
 13. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE

DENSITY AND OPEN SPACE RATIOS	
PROPOSED DENSITY	= 5.0 UNITS PER ACRE
TOTAL ACRES	= 80.40 ACRES
TOTAL # LOTS PHASE-I	= 118 (22.36 AC.)
TOTAL # LOTS PHASE-II	= 148 (28.75 AC.)
TOTAL # LOTS PHASE-III	= 134 (29.29 AC.)
TOTAL	399 (80.40 AC.)
AVERAGE HOME SIZE	1628 SF

OPEN SPACE TO RATIO & DENSITY TABLE			
	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	3,502,238	80.40	N/A
BUILDING COVERAGE AREA	649,572	14.91	18.5%
OTHER (STREET PAVEMENT, WALKS, DRIVEWAYS)	702,626	16.13	20.1%
OPEN SPACE	2,150,040	49.36	61.4%



LOCAL STREET SECTION
NOT TO SCALE



COLLECTOR STREET TRANSITION SECTION
NOT TO SCALE

OWNER/DEVELOPER:
CENTEX HOMES
16414 SAN PEDRO AVE., SUITE 700
SAN ANTONIO, TEXAS 78232
PHONE: 210-496-1985 FAX: 210-496-0449

POADP NO. 706A APPROVAL DATE: 1-18-02 PUD NO. _____ APPROVAL DATE: _____

PAPE-DAWSON ENGINEERS
 555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.5000 FAX: 210.375.5010

ENCLAVE AT BULVERDE CREEK
 PUD/PEDESTRAIN PLAN
 1/16/02

JOB NO. 513668
DATE MAY 8, 2002
DESIGNER JDC
CHECKED RG DRAWN GP
SHEET 1 OF 1

706 A



CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 DEC 13 PM 12:41

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

Date Submitted:	Project ID Number:
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Project Name: Steubing Estate North

Owner/Agent: Bulverde Road Properties, LTD. (north) c/o Lloyd A. Denton, Jr.

Phone: (210)828-6131 Fax: (210)828-6137

Address: 11 Lynn Batts Lane, Suite 100, San Antonio, TX Zip code: 78218

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

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

Existing legal Description (PUD Only): N/A

Existing zoning: P-1,R-5, B-1 & B-2 Proposed zoning: N/A

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

(PUD Only) Number of lots: N/A divided by acreage: _____ = Density: _____

(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: N/A Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Projected # of Phases: 10

Council District: 10 School District: NEISD Ferguson Map Grid: 484 / C7

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

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

Name Steubing Estate North No. 706

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

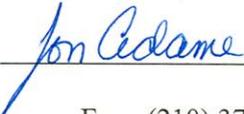
Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name the Psychological Corporation No. 200043

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Jon Adame, P.E. Pape-Dawson Engineers, Inc. Signature: 

Date: 12/13/01 Phone: (210) 375-9000 Fax: (210) 375-9010

Master Development Plan and P.U.D.
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;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- n/a (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;
- n/a (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- n/a (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;
- n/a (PUD ONLY) 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.
- n/a 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.
- n/a (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.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- N/A* (PUD ONLY) 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:
(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.
- N/A* 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.
- Traffic Impact Analysis (section 35-502).
- N/A* (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.
- N/A* (PUD Only) Lots numbered as approved by the City.
- N/A* (PUD Only) Layout shall show where lot setbacks as required.
- Location and size in acres of school sites, as applicable.
- N/A* 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.
- N/A* A stormwater management plan (section 35-B119)

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

Certifying Representative:

Print Name: Jon Adame

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED June 4, 2001

