



CITY OF SAN ANTONIO

June 28, 2004

Mr. Mike Cude, P.E.

M.W. Cude Engineers L.L.C.
10325 Bandera Road,
San Antonio, TX 78250

Re: Wildhorse

MDP / POADP # 713 A

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed Wildhorse Master Development Plan (M.D.P) / Preliminary Overall Area Development Plan (POADP) # 713A. 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.
- The acceptance of this Master Development Plan (MDP) / Preliminary Overall Area Development Plan (POADP) #713A is confine to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.
- This development will need to comply with the 1997 Tree Preservation ordinance and Streetscape standards. For information about these requirements you can contact Development Services at 207-0278.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formally POADP), to include: floodplains, drainage areas and open space.

Mr. Cude
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June 28, 2004

- 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 (MDP) / Preliminary Overall Area Development Plan (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.

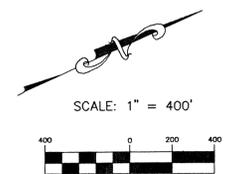
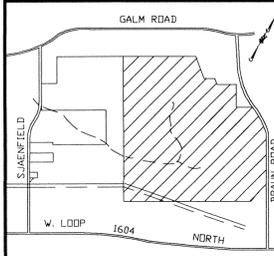
Sincerely,



Roderick J. Sanchez, AICP
Development Services, Assistant Director

RS/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
Christina De La Cruz, P.E. Bexar County



NOTE:
10' BUILDING SETBACK ALONG 50' LOCAL STREETS

SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION.2: 35-506(q.)

LEGEND

PROJECT BOUNDARY

PROJECT SUMMARY:

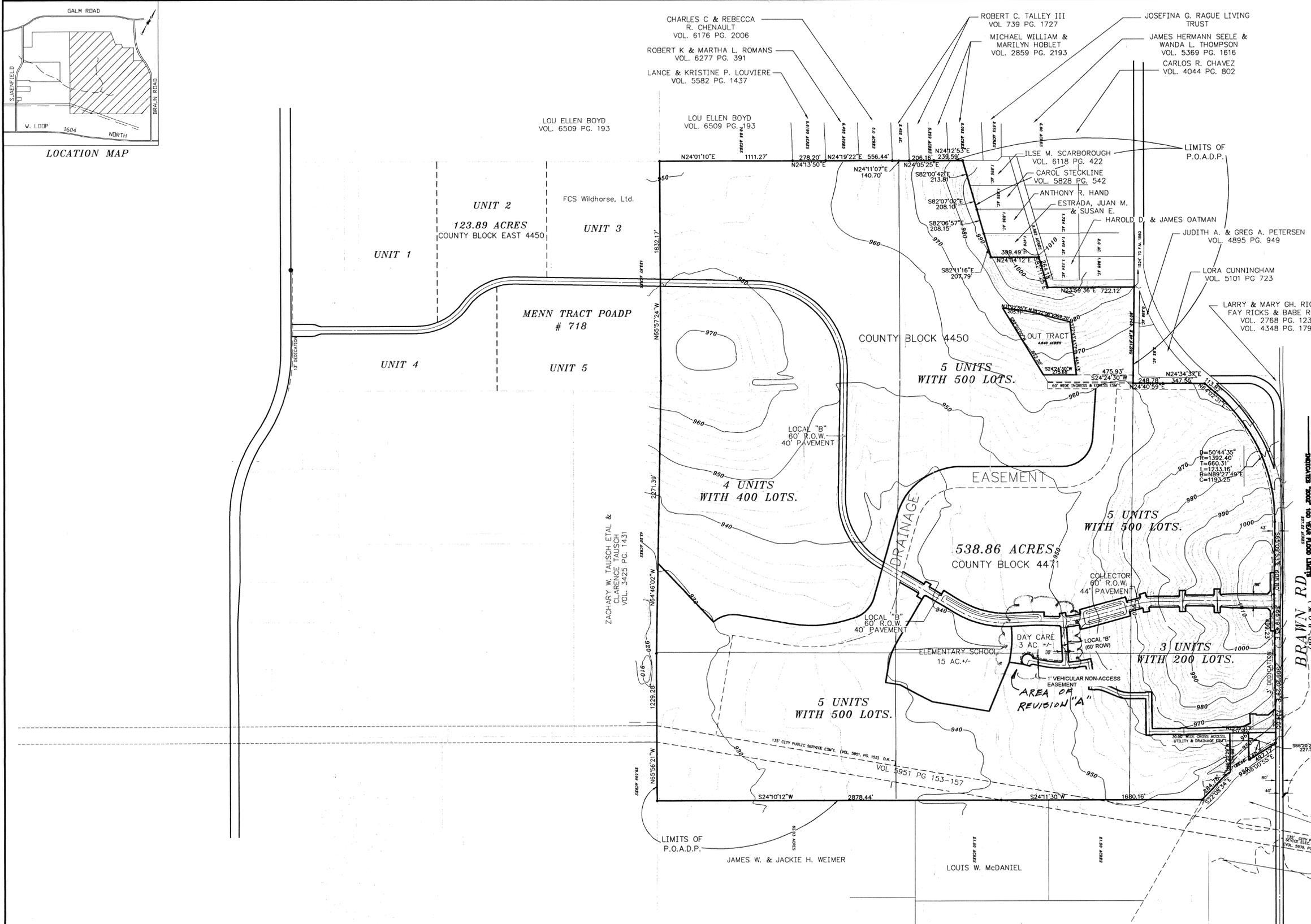
TOTAL LAND AREA = 538.86 Ac.
RESIDENTIAL = 520.86 AC.
SCHOOL = 15±AC.
DAY CARE = 3±AC.
TOTAL NUMBER OF LOTS RES. = 2,100 LOTS
DENSITY (RES.) = 4.14 UNITS PER AC.

UTILITIES:

WATER : SAN ANTONIO WATER SYSTEM
SEWER : SAN ANTONIO WATER SYSTEM
TELEPHONE : S.W. BELL TELEPHONE CO.
ELECTRIC : CITY PUBLIC SERVICE

GENERAL NOTES:

1. TYPICAL LOT SIZE: 6000 SQ. FT.
2. STREET CONFIGURATION IS PRELIMINARY AND SUBJECT TO CHANGE AT FINAL DESIGN.



APPROXIMATE 100 YEAR FLOOD LIMITS "2002" MAP

PLAN HAS BEEN ACCEPTED BY

COSEA *Robert...*

06/28/04 # 713A (date) (number)

If no plats are filed, plan will expire

On 12/28/05

1st plat filed on

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN # 713A

REVISED JAN. 2003

OWNER & APPLICANT
FCS WILDHORSE, LTD.
601 SONTERRA
SAN ANTONIO, TEXAS 78258
CONTACT PERSON: RICK SHELDON
PHONE: (210) 490-2500
FAX: (210) 490-4465

CHAIRPERSON _____ DATE _____
SECRETARY _____ DATE _____

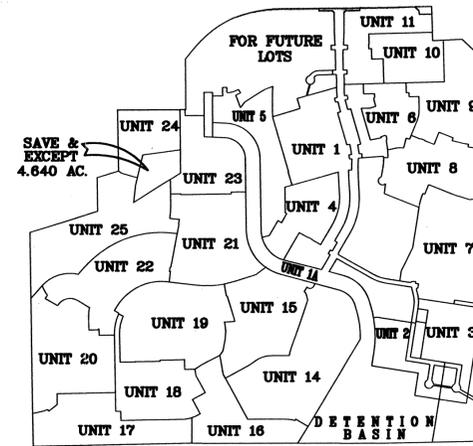
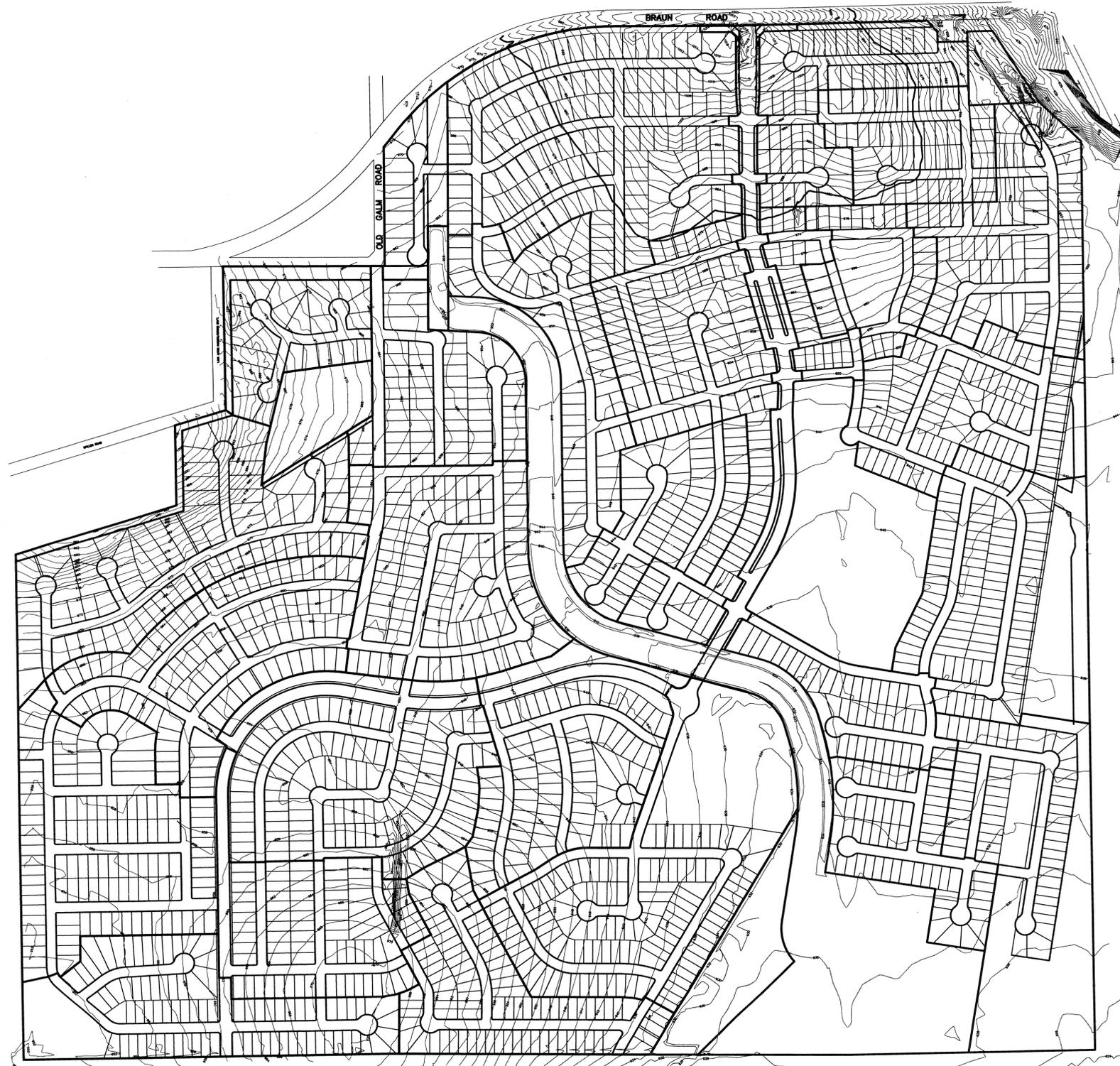
**WILDHORSE SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN - #713A**

<p>M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS 10325 BANDERA ROAD SAN ANTONIO, TEXAS 78250 (210) 581-2951</p>	DATE	REVISION
	8/23/01	MAIN STREET
	1/8/03	713A Rev.
	06/28/04	# 713A
		Utilize Reduce density applied Adj local B.11
DRAWN BY: MEE	DATE: 03/27/01	SHEET
CHECKED BY: IJC	JOB NO.: 149814	1 OF 1

S:\FIRST CITY PROPERTIES\WILDHORSE\030401.DWG



LOCATION MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

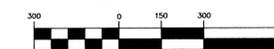
LOT COUNT TABLE		
UNIT	LOTS	ACRES
1A	0	51
1	173	36
2	60	11
3	54	24
4	63	12
5	52	14
6	26	9
7	100	24
8	83	17
9	81	17
10	47	10
11	55	13
FUTURE	139	40
SCHOOL/ DAY CARE	0	18
TOTAL	933	296

UNIT	TOTAL LOTS	ACRES
14	115	31.36
15	81	19.89
16	86	15.27
17	82	18.79
18	77	15.73
19	110	26.13
20	120	23.71
21	96	22.05
22	94	20.39
23	61	13.82
24	25	10.11
25	78	25.15
TOTAL	1026	242.4

CITY OF SAN ANTONIO
OFFICE OF DIRECTOR
04 JUN 17 PM 2:02



GRAPHIC SCALE



1 inch = 300 ft.

OVERALL MASTER PLAN
for
WILDHORSE SUBDIVISION

NFC A TCB INC. Company
W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:

JOB NO. 052281846.0001
FILE: _____
DATE: 05/27/04
DESIGN: M.G.
DRAWN: B.D.L.
CHECKED: _____
SHEET 1 OF 1

713 A



CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR -4 PM 4:17

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Project ID Number: #713-A	Date Submitted:
----------------------------------	------------------------

****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)

- | | |
|---|--|
| <ul style="list-style-type: none"> <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 | <ul style="list-style-type: none"> <input type="checkbox"/> P.U.D. Plan <input type="checkbox"/> Mixed Used District (MXD) <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) <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: Wildhorse Subdivision (POADP No. 713A Revision)

Owner/Agent: FC Properties One, Ltd. Phone: 490-2500 Fax: 490-4465

Address: 601 Sonterra Blvd., San Antonio, Texas Zip code: 78238

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

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

City of San Antonio

Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only): NA

Existing zoning: NA Proposed zoning: NA

Projected # of Phases: 23

Number of dwelling units (lots) by Phases: 3 Units @ 92,92,91 ea. = 275 lots; 6 Units @ 115 ea. = 690 lots;

5 Units @ 147 ea. = 735 lots; 5 Units @ 245 ea. = 1,225 lots; 4 Units @ 200 ea. = 800 lots

Total Number of lots: 3725 divided by acreage: 520.86 = Density: 7.15

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

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

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

(PUD Only) Construction start date: NA

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

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Council District: NA School District: Northside ISD Ferguson map grid: Pg. 546;B5,C4, C5

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

Name Wildhorse Subdivision No. 713

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

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

Name Wildhorse Elementary School No. 010353 Name Wildhorse Unit 3 No. 030028
Name Wildhorse Unit 1 No. 020214 Name Wildhorse Unit 4 No. 030067
Name Wildhorse Unit 2 No. 030027 Name Wildhorse Unit 5 No. 030081
Name Wildhorse Unit 6 No. 030082

Contact Person and authorized representative:

Print Name: Rick Sheldon

Signature: [Handwritten Signature]

Date: 4/1/03

Phone: 490-2500

Fax: 496-4465

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;
- NA Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- NA (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;
- NA (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;
- NA (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
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)
- NA (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;
- NA (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.
- 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.
- NA (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.
- NA 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
Planning Department
Master Development Plan Section
Technical Review
(Continued)

NA Traffic Impact Analysis (section 35-502). **ON FILE**

NA (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.

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

NA (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)

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

Certifying Representative:

Print Name: Rick Sheldon

Signature: [Handwritten Signature]

Date: 4/1/03

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