



# CITY OF SAN ANTONIO

October 22, 2001

Ms. Sandi Vickers

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

Re: Menn Tract

POADP # 718

Dear Ms. Vickers:

The City Staff Development Review Committee has reviewed : Menn Tract Master Development Plan (M.D.P.) formerly (POADP) # 718. 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.
- 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 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.

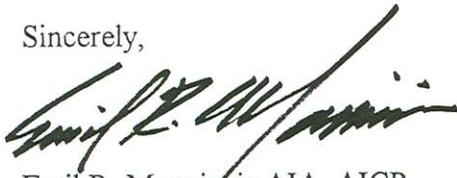
Ms. Sandi Vikers  
Page 2  
October 22, 2001

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 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,

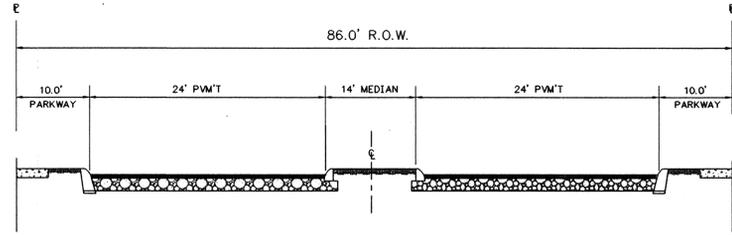


Emil R. Moncivais AIA, AICP  
Director of Planning

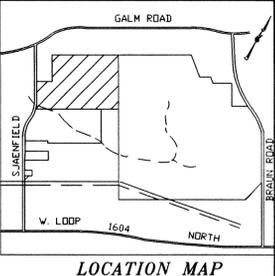
EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services

SCALE: 1" = 200'



ENTRY STREET R.O.W. FLARE



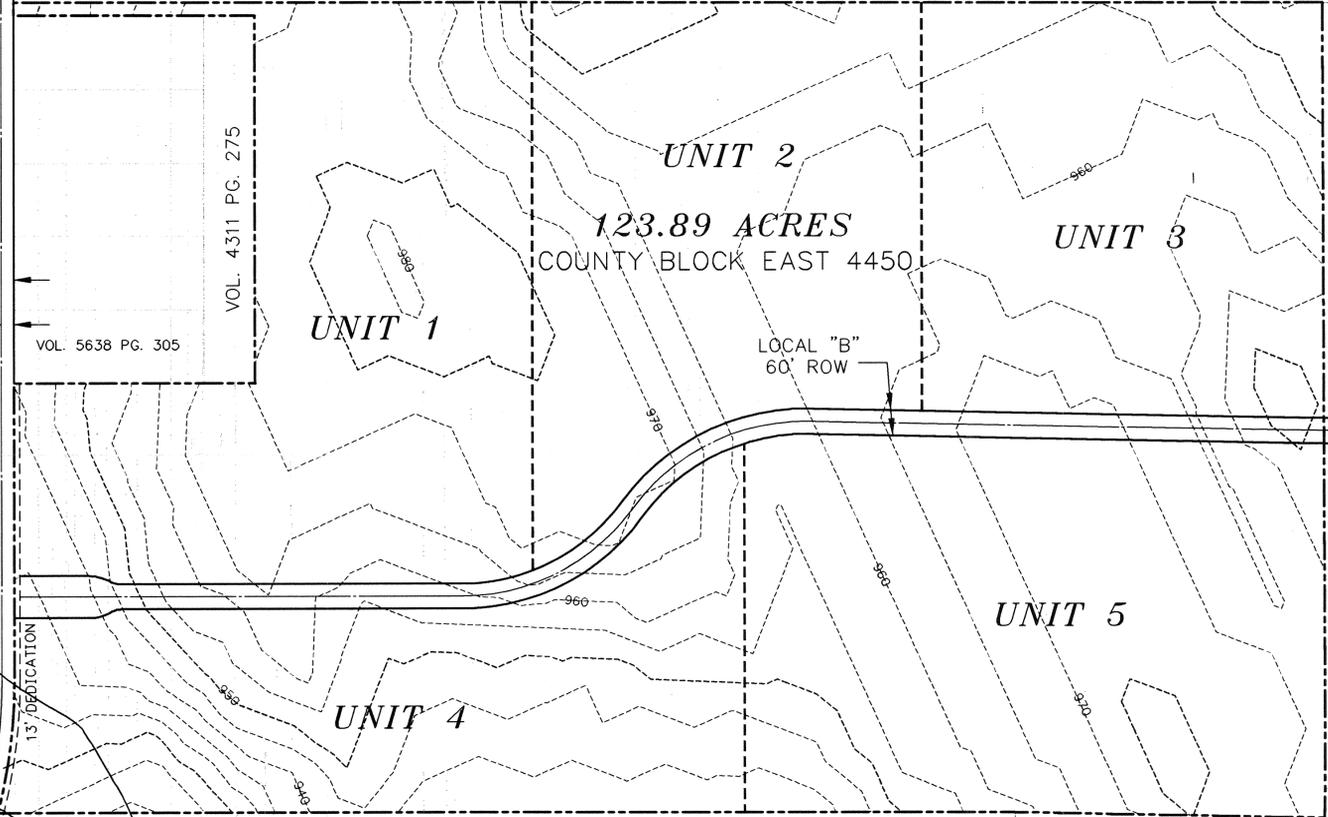
(EXIST. 60' R.O.W. - RURAL COLLECTOR)  
PROPOSED 86' R.O.W. ARTERIAL TYPE "A"

60'  
30'

SHAENFIELD ROAD

APPROX. LIMITS  
OF 100 YEAR FLOOD PLAIN

13' DEDICATION  
5.8344 ACRES TO CLUTE BLOCK  
AT F.M. 1607 BLOCK



LOU ELLEN BOYD  
VOL. 6509 PG. 193

LANCE & KRISTINE P. LOUVIERE  
VOL. 5582 PG. 1437

LOU ELLEN BOYD  
VOL. 6509 PG. 193

79.92 ACRES

5.6190 ACRES

UNIT 2  
123.89 ACRES  
COUNTY BLOCK EAST 4450

UNIT 3

5 UNITS

VOL. 4311 PG. 275

UNIT 1

LOCAL "B"  
60' ROW

PROPOSED POADP WILDHORSE  
FCS WILDHORSE, L1

COUNTY BLOCK 4450  
538.86 ACRES

UNIT 5

4 UNITS

UNIT 4

C. VILLANUEVA  
VOL. 2506 PG. 1548

COUNTY BLOCK 4449

ZACHARY W. TAUSCH ETAL &  
CLARENCE TAUSCH  
VOL. 3425 PG. 1431

COUNTY BLOCK 4500

42.20 ACRES

**LEGEND**

----- PROJECT BOUNDARY

**PROJECT SUMMARY:**

TOTAL LAND AREA = 123.89 Ac.  
TOTAL NUMBER OF LOTS RES. = 500 LOTS  
DENSITY (RES.) = 4.03 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.

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
01 OCT 22 AM 7:47

PLAN HAS BEEN ACCEPTED BY  
SOS *[Signature]*  
10-22-01 # 718  
(date) (number)  
If no plats are filed, plan will expire  
On 4-23-03  
1st plat filed on

**PRELIMINARY OVERALL AREA  
DEVELOPMENT PLAN**

NOTE:  
25' BUILDING SETBACK ALONG 60' LOCAL "B" STREET  
20' BUILDING SETBACK ALONG 50' LOCAL STREETS

MENN TRACT PRELIMINARY OVERALL AREA DEVELOPMENT PLAN			
DATE	REVISION		
10/16/01	ENTRY FLARE DETAIL		
<b>M.W. CUDE ENGINEERS, L.L.C.</b> CIVIL ENGINEERS & SURVEYORS <small>10325 BANDERA ROAD SAN ANTONIO, TEXAS 78250 (210) 581-2951</small>		<small>INFO@MWCUDE.COM WWW.MWCUDE.COM FAX: (210) 523-7112</small>	
DRAWN BY: J.M.C.	DATE: 3/27/01	SHEET	
CHECKED BY: I.J.C.	JOB NO.: 149820	1 OF 1	



# CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: March 26, 2001 Name of POADP: Menn Tract

Owners: FCS Wildhorse, Ltd. Consulting Firm: M.W.Cude Engineers, L.L.C.

Address: 601 Sonterra Blvd. Address: 10325 Bandera Rd.  
San Antonio, Texas 78258 San Antonio, Texas 78250

Phone: 210-490-2500 Phone: 210-681-2951

Existing zoning: NA Proposed zoning: NA

Site is over/within/includes: Edwards Aquifer Recharge Zone:  Yes  No  
 Projected # of Phases: 5 Units  Yes  No  
 San Antonio City Limits?  Yes  No  
 Council District NA  
 Ferguson Map Grid Pg 546, A6.7 & B6

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 LAND DEVELOPMENT  
 SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	<u>500</u>	<u>123.89</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

Is there a previous POADP for this Site? Name Braun Rd. No. 231

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

Plats associated with this POADP or site? Name none at this time No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Rick Sheldon Signature: *RK Sheldon*

Date: March 26, 2001 Phone: 490-2500 Fax: 490-4465

- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- copy of digital file;
- North arrow and scale of the map;
- Proposed land use by location, type and acreage;
- delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- contour lines at intervals no greater than ten (10) feet;
- legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits;
- location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- A complete application and certification, 8 ½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- Tree preservation requirements must be met prior to acceptance of the POADP; contact Debbie Reid @ (210) 207-8265;
- the POADP  does  does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- The POADP  is  is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- The POADP lies in the Northside Independent School District and they have been contacted concerning the development.
- List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.

Shaenfield Road

RECEIVED  
01 APR -3 PM 2:50  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

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

Certifying Representative:

Print Name: Rick Sheldon

Signature: \_\_\_\_\_



If you have any questions please call Michael O. Herrera at 207-7900

APPLICATION REVISED November 8, 2000

PAGE 3 OF 3

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DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION



# CITY OF SAN ANTONIO

P.O. BOX 839966  
SAN ANTONIO, TEXAS 78283 - 3966

June 4, 2001

Mr. William J. White, P.E.  
GKW Inc.  
350 East Sunset Avenue  
San Antonio, Texas 78209

Re: Menn Tract, Level 2 TIA

Dear Mr. White:

Please provide the following information in order to expedite the approval for the Menn Tract, Level 2 Traffic Impact Analysis (TIA):

- ◆ In the future, perform a two-hour study when determining AM/PM Peak Hour Trips.
- ◆ Illustrate existing conditions at intersections 3 and 4.
- ◆ Photographs of intersections 1, 2, 3 and 4.
- ◆ Distance from intersection 1 to intersection 3.
- ◆ The proposed roadway connecting Shaenfield Road and Braun Road will be what type of roadway?
- ◆ Exhibit 7A – The turning movement numbers for intersections 2, 3 and 4 do not coincide with a 6% growth rate in a 3-year span.
- ◆ Exhibit 7B - The turning movement numbers for intersection 2, do not coincide with a 6% growth rate in a 3-year span.
- ◆ Exhibit 8A – The turning movement numbers for intersections 1, 2, and 3 do not coincide with Exhibits 6A and 7A.
- ◆ Exhibit 8B -- The turning movement numbers for intersections 1, 2, and 3 do not coincide with Exhibits 6B and 7B.
- ◆ The traffic numbers in Tables 2-1, 2-2, 2-3 and 2-4 do not coincide with the traffic numbers in the Exhibits referenced above.
- ◆ Did this TIA include traffic data from the Wildhorse, Level 3 TIA?

If you have any questions or concerns, please call me (207-2855).

Sincerely,

Richard L. De La Cruz, P.E.  
Senior Engineer

Cc: Robert W. Opitz, P.E., Chief Engineer, Development Engineering Division  
Todd Sang, Senior Engineering Technician  
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