



CITY OF SAN ANTONIO

October 17, 2002

Mr. Chris Lindhurst

M.B.C.
1035 Central Parkway North
San Antonio, TX 78232

Re: Monte Viejo (Amendment)

MDP #723-A

Dear Mr. Lindhurst:

The City Staff Development Review Committee has reviewed Monte Viejo Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan (Amendment) # 723-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.

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- Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Monte Viejo, 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 Monte Viejo Subdivision lies within the City of San Antonio corporate limits and extra territorial jurisdiction (ETJ). The proposed project is located on the south side of SE Military Drive (Loop 13) between IR 37 and W.W. White Road. The proposed development will contain approximately 1,250 single-family residences, approximately 250 low-rise apartment units, one community size shopping center and small commercial tracts. Included in the TIA is proposed elementary school on SE Military Drive (Loop 13) that is not part of the POADP but which is scheduled to open in fall 2002.

The Monte Viejo Subdivision is expected to begin construction in 2001. The single-family residences are expected to be completed in 2004 and the remaining development in the year 2006.

The following mitigation measures shall be provided by the developer, on or before completion of the Monte Viejo Subdivision:

- A signalized intersection at Alsbrook Drive.
- The six referenced access points to SE Military Drive (Loop 13) will be considered the maximum number allowed.

The traffic signal that has been recommended does meet traffic signal warrant analysis. In the UDC, under Article 5, Division 2, Section 35-506, (k) Traffic Signals (2). The developer shall install that portion of the traffic signal infrastructure that is underground on the proposed street. The design and construction of this partial signal installation shall comply with TMUTCD and the City of San Antonio specifications and design requirements. We agree that these on-site improvements are necessary and shall be provided by the developer, on or before the completion of the Monte Viejo Subdivision, at no cost to the City of San Antonio.

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Development Services Engineering Street and Drainage Section cites the following as part of their conditional approval:

- Low speed design will be required for streets exceeding 1200 feet in length at the time of final plat approval.

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. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering

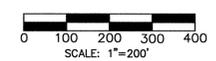
NOTE:
THIS 60' R.O.W. WILL HAVE A 44' PAVEMENT SECTION UNTIL IT ENTERS OR/AND BEYOND THE LIMITS OF THE PROPOSED COMMERCIAL AREA. THEREAFTER IT SHALL BE A 40' PAVEMENT SECTION.

- NOTE:**
1. ALL STREETS ARE 50' R.O.W. WITH 28' PAVEMENT (TYPE "A") UNLESS OTHERWISE NOTED.
 2. WATER DISTRIBUTION BY SAN ANTONIO WATER SYSTEM.
 3. SANITARY SEWER SYSTEM BY SAN ANTONIO WATER SYSTEM.
 4. GAS & ELECTRIC BY CITY PUBLIC SERVICE.
 5. CLEAR VISION EASEMENTS ADDRESSED AND WILL BE SHOWN ON PLATS.
 6. SIDEWALKS TO BE PROVIDED PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.



LOCATION MAP
NOT TO SCALE

P.O.A.D.P. HISTORY	
POADP #	ACCEPTED DATE
723	1-24-2002



PEDESTRIAN CIRCULATION SYSTEM

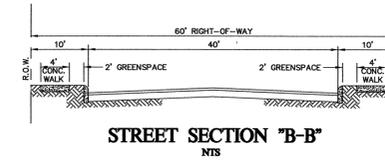
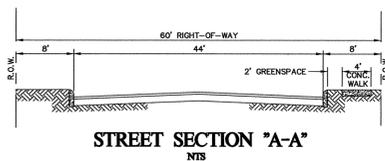
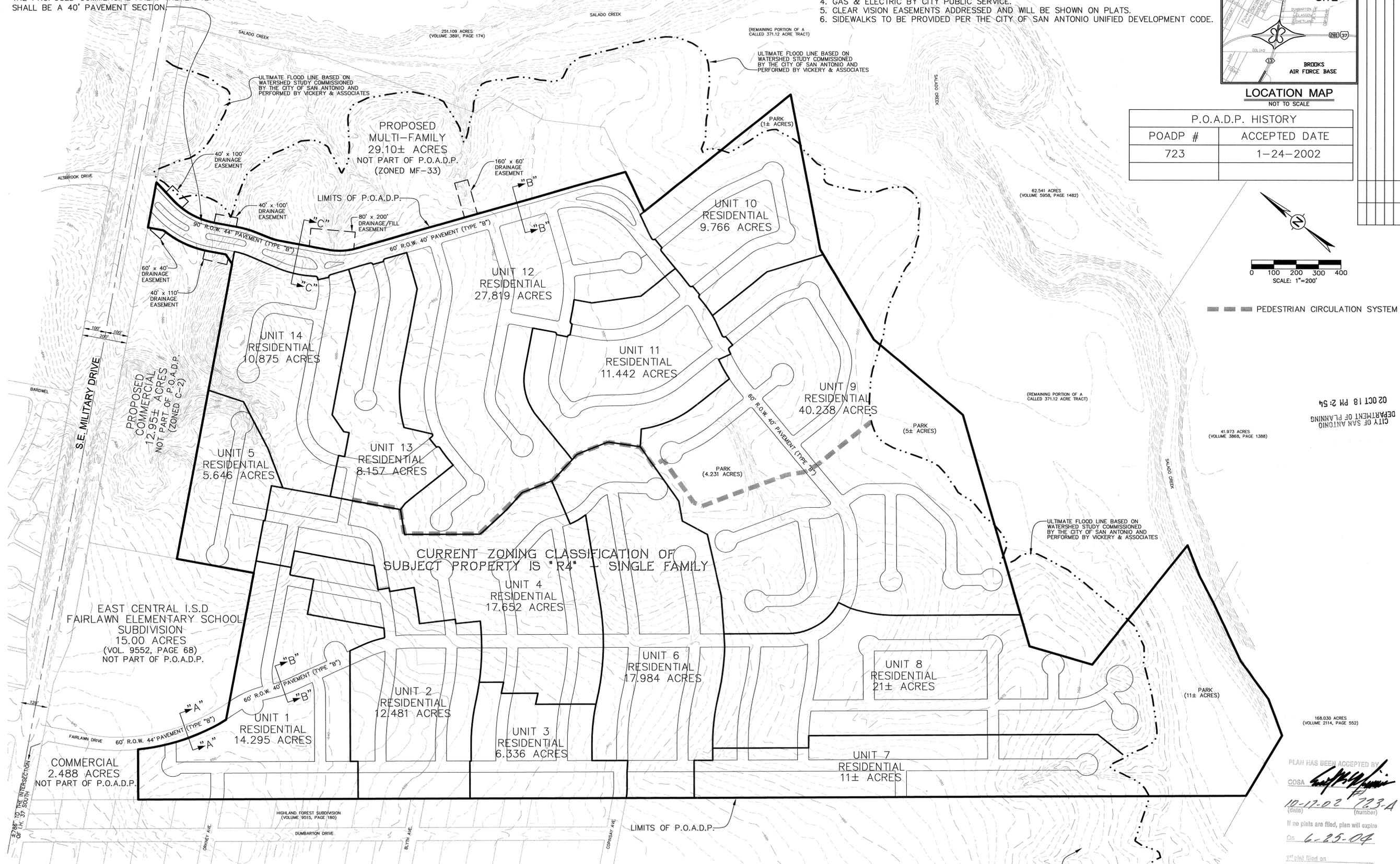
02 OCT 18 PM 2:54
DEPARTMENT OF PLANNING
CITY OF SAN ANTONIO

Carter :: Burgess
Consultants in Engineering, Architecture,
Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78232
1515 S. W. Loop West, Suite 425
San Antonio, Texas 78205

**PRELIMINARY OVERALL
DEVELOPMENT PLAN**

MONTE VIEJO SUBDIVISION
CONTINENTAL HOMES
14206 NORTHBROOK DRIVE
SAN ANTONIO, TX 78232

DATE: 8-5-02
DRAWN BY: MP
DESIGNED BY: MP
CHECKED BY: CL
REVIEWED BY: CL
PROJECT NUMBER: 310770.014



Drawing Name: M:\310770.014_Monte Viejo\310770.014POADP.dwg Oct 17, 2002 - 5:38pm



NEW U.D.C.
02 AUG - 5 PM 4: 04

**Master Development Plan and P.U.D.
APPLICATION**

Date Submitted:	Project ID Number: 723A
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Project Name: Monte Viejo Subdivision
 Owner/Agent: Continental Homes Phone: 496-2668 Fax: 495-3108
 Address: 14206 Northbrook Drive San Antonio, TX Zip code: 78232
 Engineer/Surveyor: Carter & Burgess Phone: 494-0088 Fax: 494-4525
 Address: 911 Central Parkway North, Suite 425 SA, TX Zip code: 78232

Existing legal Description (PUD Only): N/A

Existing zoning: R4 Proposed zoning: _____

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

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

(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

Projected # of Phases: 12

Council District: 3 School District: East Central Ferguson map grid: 652 C7
ISD

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 Monte Viejo Subdivision No. 723

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

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name _____ No. _____
Name _____ No. _____
Name _____ No. _____

Contact Person and authorized representative:

Print Name: _____ Signature: _____

Date: _____ Phone: _____ Fax: _____

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; Amended POADP # 723A
- N/A Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- N/A Certificate of agency or power of attorney if other than owner;
- N/A Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A (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;
- N/A 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);

N/A (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR) Amended POADP

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.

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.

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(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. Amended POADP
(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.
- N/A Traffic Impact Analysis (section 35-502). Amended POADP
- 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) Amended POADP

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: CHRIS LINDHORST Signature:  Date: 8/5/02

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001