

CITY OF SAN ANTONIO

August 26, 2002

Mr. Herb Quiroga

KB Home Co.
4800 Fredericksburg Rd.
San Antonio, TX 78201

Re: Maverick Creek Subdivision

MDP # 731

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed Maverick Creek Subdivision Master Development Plan M.D.P. # 731. 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) 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.

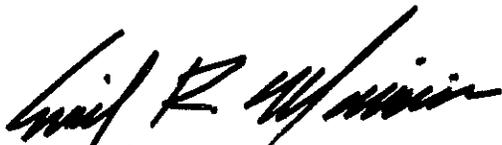
Mr. Herb Quirgo
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Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan (M.D.P.) will be invalid.

All Platting 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,



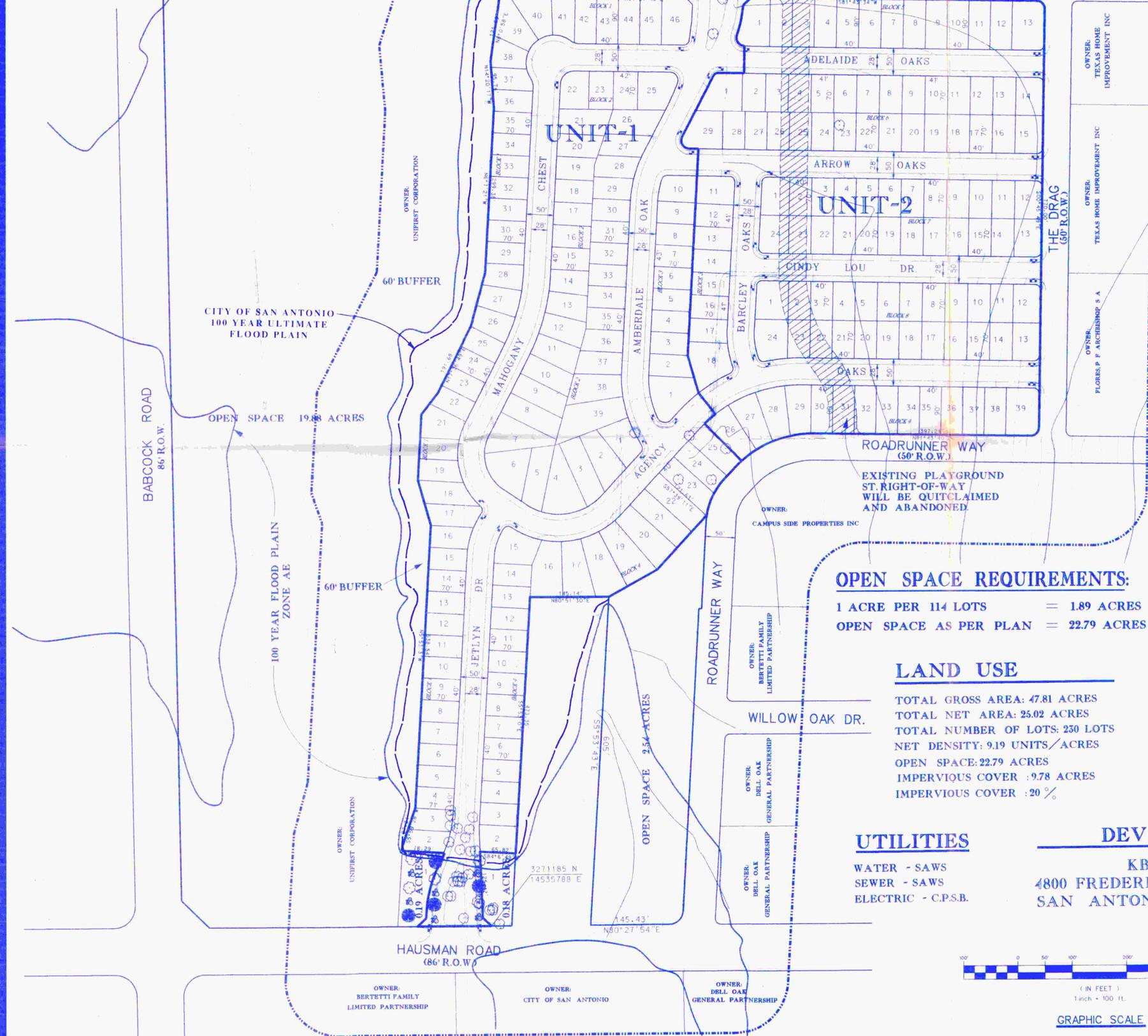
Emil R. Moncivais AIA, AICP
Director, Planning Department

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

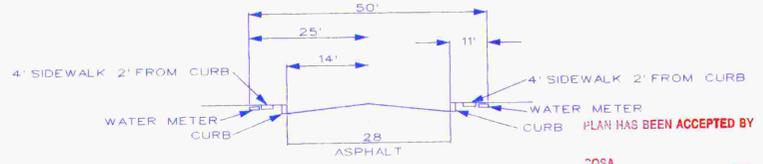


LOCATION MAP
NOT TO SCALE

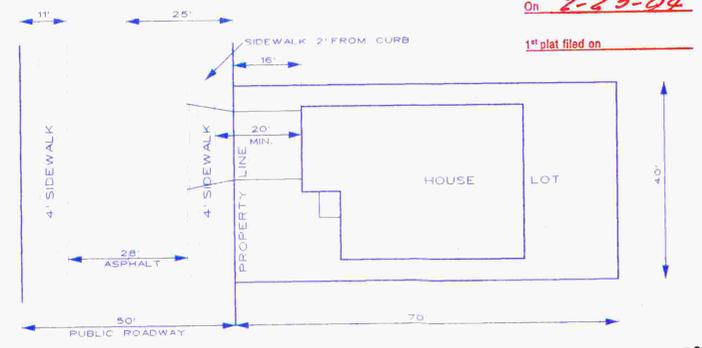


Legal Description:

BEING 1.805 ACRES AND 10.003 ACRES OF LAND OUT OF THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT NO. 574, NEW CITY BLOCK 14889, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND LAND TITLE SURVEY OF 6.084 ACRES (TRACT "A"), 7.630 ACRES (TRACT "B") AND SHOWING 0.949 ACRES (TRACT "C") SITUATED WITHIN THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT NO. 574, N.C.B. 16631 AND 16632, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



TYPICAL STREET SECTION 8-26-02 #731
N.T.S. (date) (number)
If no plats are filed, plan will expire On 2-25-04
1st plat filed on



TYPICAL LOT SITE PLAN
N.T.S.

UNIT	AREA	LOTS/SIZE	DENSITY
UNIT-1	15.48 ACRES	118 LOTS (40')	8.75 UNITS/ACRES
UNIT-2	11.54 ACRES	112 LOTS (40')	9.71 UNITS/ACRES
OPEN SPACE	22.79 ACRES		
TOTAL	47.81 ACRES	230 LOTS	

LENGTH OF STREET: 3,675'

OPEN SPACE REQUIREMENTS:

1 ACRE PER 114 LOTS = 1.89 ACRES
OPEN SPACE AS PER PLAN = 22.79 ACRES

LAND USE

TOTAL GROSS AREA: 47.81 ACRES
TOTAL NET AREA: 25.02 ACRES
TOTAL NUMBER OF LOTS: 230 LOTS
NET DENSITY: 9.19 UNITS/ACRES
OPEN SPACE: 22.79 ACRES
IMPERVIOUS COVER : 9.78 ACRES
IMPERVIOUS COVER : 20 %

UTILITIES

WATER - S.A.S.
SEWER - S.A.S.
ELECTRIC - C.P.S.B.

DEVELOPER

KB HOME
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78201

GENERAL NOTES

1. A 4 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.
2. CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
3. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
4. PROPERTY INSIDE CITY LIMITS.
5. LOT SIZE 40' X 70'.
6. NORTH SIDE INDEPENDENT SCHOOL DISTRICT.
7. ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD '83 DATUM), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).
8. EXISTING PLAYGROUND ST. RIGHT-OF-WAY WILL BE QUITCLAIMED AND ABANDONED.
9. RESIDENCES ON LOTS ADJACENT TO ZONE AE AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 48029C0234F DATED JANUARY 4, 2002 SHALL HAVE A FINISHED FLOOR ELEVATION ONE (1) FOOT ABOVE THE CITY OF SAN ANTONIO ULTIMATE 100 YEAR FREQUENCY WATER SURFACE ELEVATION.

ENGINEER

BROWN ENGINEERING
1000 CENTRAL PARKWAY N., SUITE 100
SAN ANTONIO, TEXAS 78232

THIS PLAN HAS BEEN ACCEPTED BY
CITY OF SAN ANTONIO

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

P.U.D. PLAN NUMBER: _____

REVISED: 08-9-02



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

MAVERICK CREEK SUBDIVISION
PLANNED UNIT DEVELOPMENT



LAND PLANNING TEAM
HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
1000 Central Parkway N., Suite 100
San Antonio, TX 78201
SCALE: 1"=100'
DATE: 02-06-02





City of San Antonio
NEW U.D.C.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JUN 12 PM 3:28

Master Development Plan and P.U.D.
APPLICATION

Date Submitted:	Project ID Number: <u>02-011</u>
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Project Name: Maverick Creek Subdivision

Owner/Agent: KB Home Phone: 349-1111 Fax: 979-0072

Address: 4800 Fredricksburg Rd. Zip code: 78229

Engineer/Surveyor: Brown Engineering Phone: 494-5511 Fax: 651-5435

Address: 1000 Central Pkwy. N. #100 Zip code: 78232

Existing legal Description (PUD Only): _____

Existing zoning: Temp. r-1 & Comm. Proposed zoning: P1-RM-4

(PUD Only) Linear feet of street 3,675 Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Number of lots: 216 divided by acreage: 24.49 = Density: 8.82

(PUD Only) Total open space: 23.36 divided by total acreage: 47.85 = Open space 49 %

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

(PUD Only) Construction start date: 8/01/02

(PUD Only) X/Y coordinates at major street entrance: X: Y: 14,535,884—3,271,723

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Projected # of Phases: 2

Council District: 8 School District: NISD Ferguson map grid: 513

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 N/A No.

Is there a corresponding PUD for this site? Name N/A 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: Herb Quiroga Signature: 

Date: 5-17-02 Phone: 349-1111 Fax: 979-0072

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).

- ✓ (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;
- ✓ (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)
- ✓ (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;
- ✓ (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.
- ☐ **(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)

- ✓ (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.

- ✓ 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).

- ✓ (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.

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

- ✓ (PUD Only) Layout shall show where lot setbacks as required.

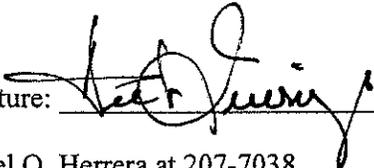
- Location and size in acres of school sites, as applicable.

- ✓ 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 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: Herb Quiroga Signature:  Date: 5-17-02

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