



CITY OF SAN ANTONIO

May 1, 2003

Mr. Salah E. Diab, Ph.D., P.E.

Seda Consulting Engineering, Inc.
2939 Mossrock, Suite 225
San Antonio, TX 78230

Re: Mission Creek (Amendment)

MDP # 736-A

Dear Mr. Salah:

The City Staff Development Review Committee has reviewed Mission Master Development Plan (M.D.P.) 736-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.
- As part of their conditional approval the City of San Antonio Development Services Engineering Section has received your comments in reference to the Mission Creek Subdivision. The following recommendations have been placed on the adjacent roadways for this proposed project and are required by TxDOT. The following issues are of major concern for the City of San Antonio and Texas Department of Transportation (TxDOT) due to the roadway classification and high speed on US 181 South:
 1. Right-turn deceleration lanes are necessary and shall be placed at all access points on US 181 South as per standards provided by TxDOT.
 2. Left-turn lanes should be placed at all access points on US 181 South as per standards provided by TxDOT.
 3. Access to Spur 122 (South Presa) should be limited to collector streets with a minimum entrance throat depth of 200 feet before any driveway is allowed within the subdivision. Access to the multi-family should be only allowed within the subdivision as illustrated on the original MDP approved by this office.
 4. Old Corpus Christi road should be improved with this development.

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- As part of their conditional approval the Parks and Recreation Department has cited the following will have to be met prior to any final plat approval:
 1. Inclusion of \$218,000.00 for park improvements:

a. Access path with low water crossing	\$30,000.00
b. Playground Area	105,000.00
c. Ball field	26,000.00
d. Landscaping	23,000.00
e. Parking Lot	22,000.00
f. Picnic Units	12,000.00
 2. All planning, designs, and construction of park improvements within the 12.17-acre park must be coordinated with and approved by the Parks and Recreation Department, Park Project Services Division.
 3. Park area must be cleared of trash and debris and an Environmental Site Assessment (ESA) Phase I must be conducted. The developer must follow any recommendations for site cleaning or follow up testing. A copy of such report is to be provided to this Department.
 4. Park is to be dedicated to the City of San Antonio, with all improvements completed, by December 31, 2007.
- 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 (MDP) 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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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.

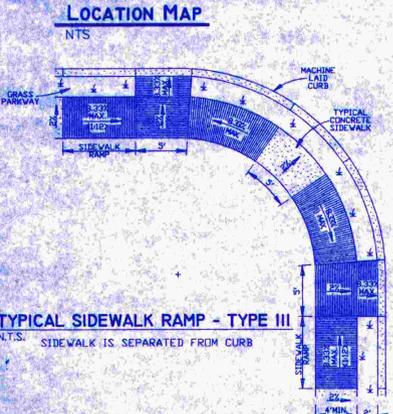
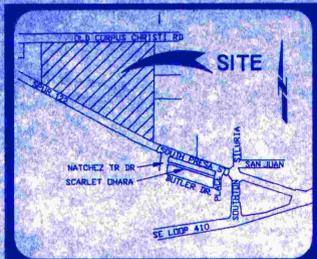
Sincerely,



Emil R. Monciyais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
John McDonald, Parks & Recreation Department



Note: Handicapped ramps will be provided at street intersections and any other required locations as per code.

NOTE: THIS DEVELOPMENT IS A TIF PROJECT.

SCE
Seda Consulting Engineers, Inc.
 2939 MOSSROCK, SUITE 225 (210) 308-0057
 San Antonio, Texas 78230 FAX: (210) 308-8842
 CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER



LAND USE CATEGORIES					
DESCRIPTION	UNIT	QTY	ACRES	DENSITY/ACRES	% LAND USE
MULTI-FAMILY(MF-25) "PHASE-8"	AC.		19.48		19.28
FIRE STATION "PHASE-7"	AC.		1.88		1.86
RECREATIONAL / PARK	AC.		12.18		12.05
SINGLE-FAMILY RESIDENTIAL					
PHASE-1	LOT	77	11.30	6.81*	11.18
PHASE-2	LOT	71	11.38	6.24*	11.26
PHASE-3	LOT	74	11.00	6.73*	10.89
PHASE-4	LOT	81	12.75	6.35*	12.62
PHASE-5	LOT	69	9.93	6.95*	9.82
PHASE-6	LOT	76	10.57	7.19*	10.46
TOTAL SINGLE FAMILY RESIDENTIAL	LOT	448	66.93	6.69*	
R.O.W. DEDEICATION	AC.		0.59		0.58
TOTAL	AC.		101.06		100.00

CONNECTIVITY RATIO		
NUMBER OF SEGMENTS	NUMBER OF NODES	RATIO
52	34	1.53

NOTE:
 * DENSITY / ACRES AS SHOWN IS FOR SINGLE FAMILY RESIDENTIAL ONLY

Mission Creek Subdivision 101.06 Acres Master Development Plan

According to Federal Insurance Administration's Flood Hazard Map for Bexar County, Reference Map No. 48029C0629 E, with an effective date of February 16, 1996, this property IS NOT within the 100-year floodplain.

Curve Table					
Curve	Length	Radius	Chord	Chd Brg	Delta
C1	203.72'	11399.16'	203.71'	S61°22'43"E	1°01'26"
C2	1034.04'	11399.16'	1033.69'	S64°29'22"E	5°11'51"

- Legend:
- * Sight Distance Esm't
 - 37 Node # = 34
 - 49 Street Links # = 52

OWNER / DEVELOPER:

HLH Development, L.P.
 2939 Mossrock Road # 200
 San Antonio, TX 78230
 (210)377-3905
 Mr. Harry Hausman

Approved _____
 Director of Planning
 City of San Antonio.

Date _____

Vol. 14-802 Acres
 Real Property Records
 (FRANK MONACO)



Y=2144743
 X=1148746

Texas A&M Subdivision
 Vol. 9100, Pgs. 111-112
 Deed & Plat Records

PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 5-7-03 736-A
 (date) (number)
 If no plats are filed, plan will expire
 On 11-5-02
 1st plat filed on _____

736 A



City of San Antonio
Planning Department

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Master Development Plan Section 1:39

APPLICATION

Project ID Number: <u>736-A</u>	Date Submitted:
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****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)

- Master Development Plan (MDP) (Formerly POADP)
- MDP/ P.U.D. Plan (combination)
- Master Plan Community District (MPCD)
- Traditional Neighborhood Development (TND)
- Plat Certification Request
- P.U.D. Plan
- Mixed Used District (MXD)
- Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- Pedestrian Plan (PP)
- 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: MISSION CREEK SUBDIVISION

Owner/Agent: H.L.H. Development Lp Phone: _____ Fax: _____

Address: 2939 MOSSROCK #200 S.A. TX Zip code: 78230

Engineer/Surveyor: Seda Engineers Phone: 308-0057 Fax: 308-8842

Address: 2939 MOSSROCK #225 S.A. Zip code: 78230

January 1, 2003

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

(Continued)

Existing legal Description (PUD Only): _____

Existing zoning: MX Proposed zoning: R-4, MF-25 & C.

Projected # of Phases: 6

Number of dwelling units (lots) by Phases: Ph-1, 77 lots, Ph-2, 78 lots, Ph-3, 69 lots, Ph-4, 74 lots, Ph-5, 69 lots, Ph-6, 73 lots & 1.87 Ac. Fire station site.

* Total Number of lots: 440 S.F. divided by acreage: 67.13 = Density: 6.55 20 ± Ac. MF-25.
8.12.18 Ac. Park & Rec

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

(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

Council District: 3 School District: _____ Ferguson map grid: 683 E & F. 2 & 3

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name MISSION CREEK SUBDIVISION No. MX-736

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

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: SALAH E. DIAB P.E. Signature: 

Date: 2-10-03 Phone: 308-0057 Fax: 308-8842

* - Single family only.
Multi-family is MF-25

City of San Antonio
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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;
- (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);

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)
- (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;
- 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.
- 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.

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Technical Review
(Continued)

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.

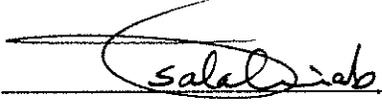
Location and size in acres of school sites, as applicable.

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 MISSION CREEK SUBDIV Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: SALAH DIAB Signature:  Date: 2-10-03

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873
APPLICATION REVISED January 1, 2003

January 1, 2003

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DEPARTMENT OF PLANNING
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