



# CITY OF SAN ANTONIO

January 24, 2003

Mr. Ian Cude P.E.

M.W.Cude Engineers  
10325 Bandera Rd.  
San Antonio, TX 78250

Re: Santa Fe

MDP # 742

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed Santa Fe Master Development Plan M.D.P. # 742. 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.
- Development Services, TIA Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer at the time of final plat submittal
  - a.) A level two TIA was originally submitted as the Hunt Lane / Potranco 26, POADP and approved for 29 acres of commercial use. This property is now proposed to consist of 146 single family detached homes with five small commercial lots facing Potranco Rd.

Mr. Cude  
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Two residential streets are proposed to access Hunt Lane. As indicated in the approval for the original Hunt Lane / Potranco 26 Road, the commercial lots will be limited to two access points onto Potranco Road with an understanding that the development would include shared access and internal circulation.

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. Monciáis AIA, AICP  
Director, Planning Department

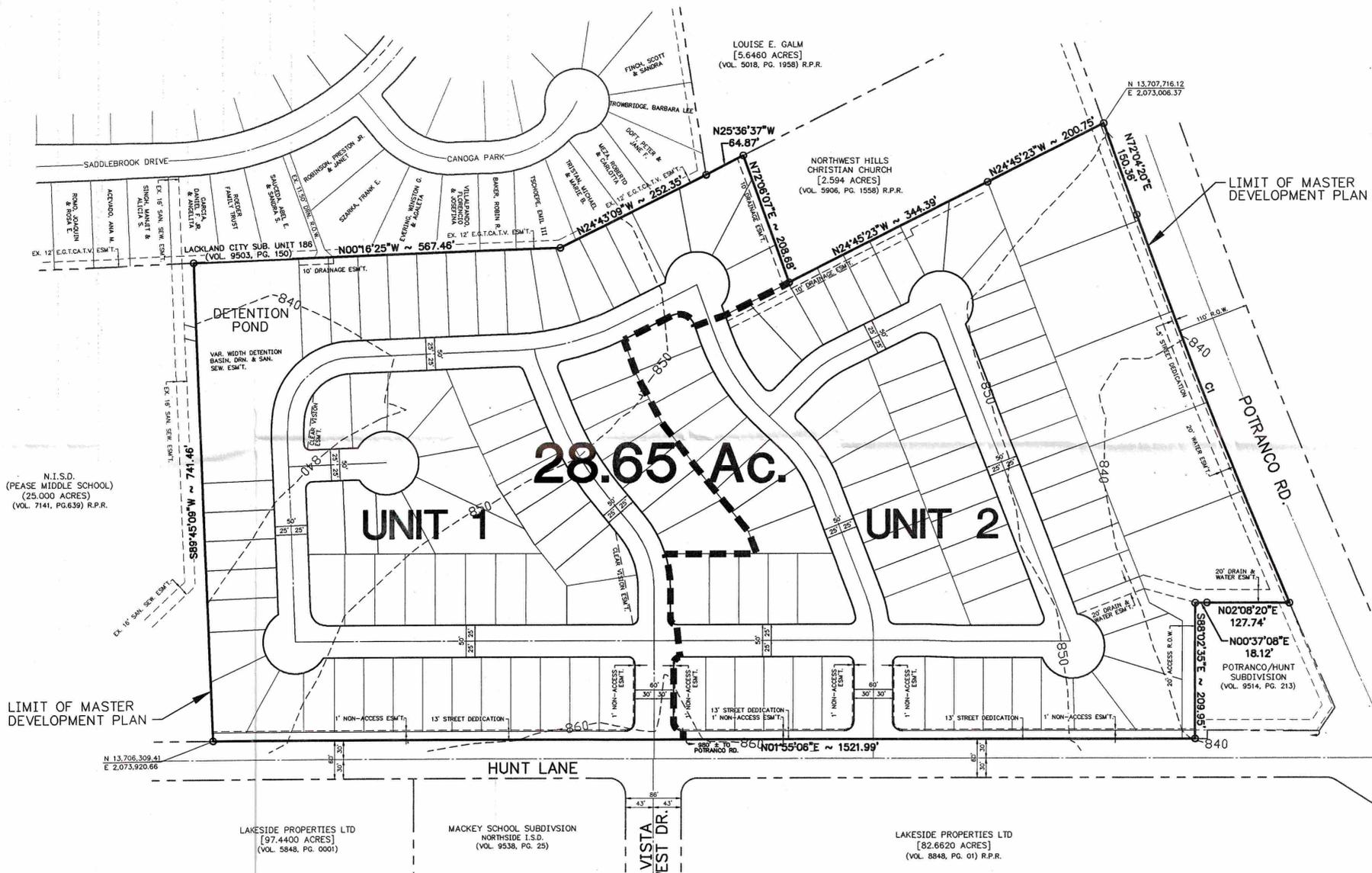
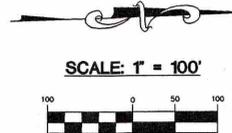
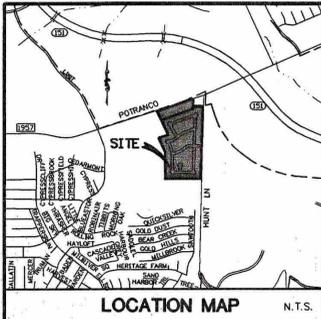
EM/MH. Jr.

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

# SANTA FE

## MASTER DEVELOPMENT PLAN #

DATE : 5/28/02



**NOTE:**  
SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER UDC REQUIREMENTS.

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./AC.	SEQUENCE
UNIT 1	13.60	87	4.92	1
UNIT 2	15.05	72	4.78	2
PASSIVE OPEN SPACE	0.00	-	-	-
RECREATIONAL OPEN SPACE	0.00	-	-	-
OFF-STREET PARKING/LOADING SPACE	0.00	-	-	-
<b>TOTAL DEVELOPMENT</b>	<b>28.65</b>	<b>159</b>	<b>4.85</b>	-

CURVE TABLE			
CURVE	RADIUS	DELTA	TANGENT LENGTH
C1	11519.16'	0.37321°	324.01'

**OWNER & APPLICANT**  
DFGG OF TEXAS, INC  
CONTACT PERSON: BRAD GALO  
15102 JONES MALTSBERGER, STE. 101  
SAN ANTONIO, TX., 78247-3367  
TEL: (210) 497-3385  
FAX: (210) 495-2587

**CIVIL ENGINEER**  
M.W. CUDE ENGINEERS, L.L.C.  
CONTACT PERSON: IAN CUDE  
10325 BANDERA ROAD  
SAN ANTONIO, TEXAS 78250  
TEL: (210) 681-2951  
FAX: (210) 523-7112  
URL: WWW.MWCUDE.COM

PLAN HAS BEEN ACCEPTED BY  
COSA *[Signature]*  
1-24-03 748  
(date) (number)  
If no plats are filed, plan will expire  
On 1-25-04  
1<sup>st</sup> plat filed on \_\_\_\_\_

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
03 JAN 23 AM 11:31

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_

SANTA FE SUBDIVISION MASTER DEVELOPMENT PLAN		DATE	REVISION
 <b>M.W. CUDE ENGINEERS, L.L.C.</b> CIVIL ENGINEERS & SURVEYORS <small>10325 BANDERA ROAD SAN ANTONIO, TEXAS 78250 (210) 681-2951</small>	9/10/02	MAJOR-THOROUGHFARE	
	9/12/02	DISABILITY ACCESS	
	9/24/02	STORMWATER ENG.	
	9/27/02	STREET & DRAINAGE	
	11/20/02	ADD. ENTRY STREET	
<b>DRAWN BY:</b> J.M.C.	<b>DATE:</b> 5/28/02	<b>SHEET</b>	
<b>CHECKED BY:</b> I.J.C.	<b>JOB NO.:</b> 184600	<b>1</b>	<b>OF 1</b>



**Subject Property**

**SANTA FE SUBDIVISION  
MASTER DEVELOPMENT PLAN**



SCALE: 1"=200'

City of San Antonio

NEW U.D.C.

Master Development Plan and P.U.D.

APPLICATION



02 JUN -7 PM 3:22

LAND DEVELOPMENT SERVICES DIVISION

<b>Date Submitted:</b>	<b>Project ID Number:</b>
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Project Name: Santa Fe Subdivision

Owner/Agent: DFGG of Texas, Inc. Phone: (210) 497-3385 Fax: (210) 495-2587

Address: 15102 Jones Maltsberger, Suite 101 San Antonio, Tx Zip code: 78247-3367

Engineer/Surveyor: M.W. Cude Engineers, LLC Phone: (210) 681-2951 Fax: (210) 523-7112

Address: 10325 Bandera Rd. San Antonio, Tx. Zip code: 78250

Existing legal Description (PUD Only): \_\_\_\_\_

Existing zoning: R4 Proposed zoning: (R-4) Residential Single-Family District

(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: 2

Council District: 4 School District: Northside I.S.D. Ferguson map grid: Pg 613 A3, Pg 612 F3

02 JUN 10 AM 8:11  
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

August 17, 2001

City of San Antonio

NEW U.D.C.

Master Development Plan and P.U.D.

APPLICATION

(Continued)

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LAND DEVELOPMENT  
SERVICES DIVISION

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 N/A No. \_\_\_\_\_

Name N/A No. \_\_\_\_\_

Name N/A No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Richard A. White

Signature: *Richard A. White*

Date: 6/7/02

Phone: (210) 681-2951

Fax: (210) 523-7112

**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;

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CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

August 17, 2001

**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.

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LAND DEVELOPMENT  
DEPARTMENT OF PLANNING

CITY OF SAN ANTONIO  
 DEPARTMENT OF PLANNING  
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August 17, 2001

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**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). [ P. O. A. D. P. 638 ]
- (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)

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LAND DEVELOPMENT  
 CITY OF ST. LOUIS  
 DEPARTMENT OF PLANNING  
 02 JUN 10 AM 8:11

**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: Richard A. White Signature: Richard A. White Date: 6/7/02

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