



# CITY OF SAN ANTONIO

April 12, 2004

Mr. Mike Cude, P.E.

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

Re: The Springs at Boerne Stage (Amendment)

MDP # 744-A

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed The Springs at Boerne Stage Master Development Plan M.D.P. # 744-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 Tree Preservation at 207-0278.
- 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, Engineering Section has indicated as part of their conditional approval, It should be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats, within the limits of this MDP/PUD during technical reviewing stage. This includes such items intersection sight distances, and right- of- way requirements.

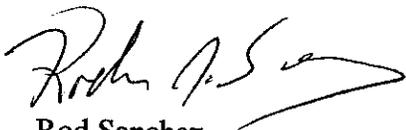
Mr. Cude  
Page 2  
February 7, 2003

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,



Rod Sanchez  
Development Services, Assistant Director

RS/MH. Jr.

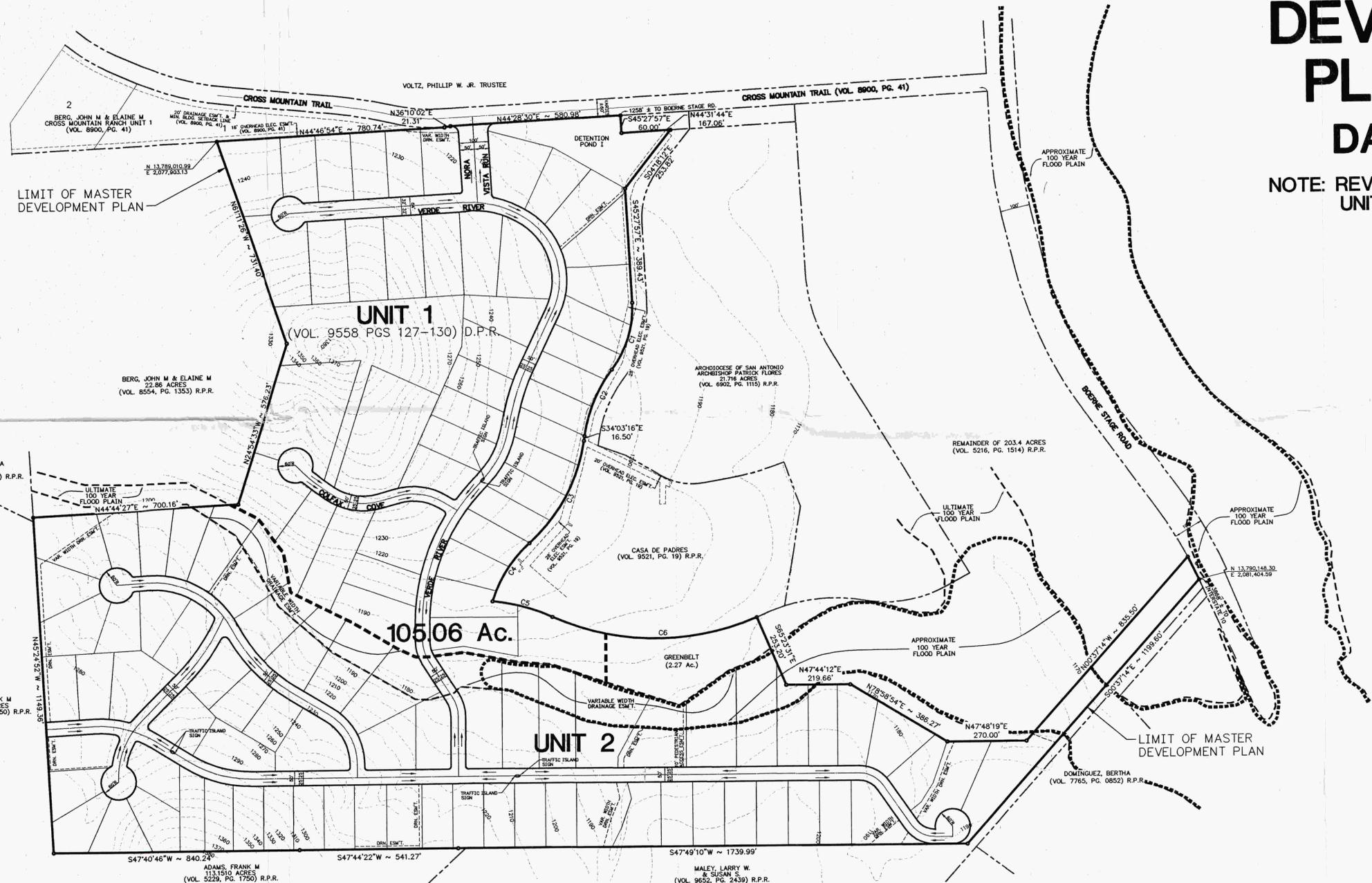
cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
John McDonald, Senior Planner Parks Department  
Christina De La Cruz, P.E. Bexar County

# THE SPRINGS AT BOERNE STAGE

## MASTER DEVELOPMENT PLAN 744-A

DATE : 3/17/04

NOTE: REVISION INCLUDES UNIT 2 AREA ONLY.  
UNIT 1, PLATTED AND RECORDED.



NOTE:  
SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER UDC REQUIREMENTS.  
CUL-DE-SAC STREETS LONGER THAN 500 LF. SHALL ADHERE TO THE CSA U.D.C. MINIMUM 30' PAVEMENT REQUIREMENT.

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./AC.	SEQUENCE
UNIT 1	46.19	46	0.99	1
UNIT 2	56.60	68	1.20	2
GREENBELT	2.27	-	-	3
RECREATIONAL OPEN SPACE	0.00	-	-	-
OFF-STREET PARKING/LOADING SPACE	0.00	-	-	-
TOTAL DEVELOPMENT	105.06	114	1.09	-

GREENBELT CALCULATION METHOD: 114 OF LOTS x 0.009 = 1.03 AC. REQUIRED

CURVE TABLE			
CURVE	RADIUS	DELTA	TANGENT LENGTH
C1	346.30'	40°25'12"	127.50'
C2	492.85'	28°50'31"	127.50'
C3	377.72'	40°02'38"	211.00'
C4	432.53'	31°29'28"	121.93'
C5	626.88'	18°23'14"	107.00'
C6	888.44'	12°30'24"	98.87'
C7	1113.18'	04°26'41"	43.20'

ORIGIN OF STATE PLANE COORDINATES  
NGS MARK MILLER PID AT0121

RECEIVED  
04 APR -9 PM 4:19

**OWNER & DEVELOPER**  
EVANS ACRES, LTD.  
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 *Rick A. S...*  
4/12/04 744-A  
(date) (number)  
If no plats are filed, plan will expire  
on 10/12/05  
1st plat filed on

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

<b>THE SPRINGS AT BOERNE STAGE SUBDIVISION MASTER DEVELOPMENT PLAN - 744A</b>			
	<b>M.W. CUDE ENGINEERS, L.L.C.</b> CIVIL ENGINEERS & SURVEYORS		DATE
	10325 BANDERA ROAD SAN ANTONIO, TEXAS 78250 (210) 681-2951		REVISION
DRAWN BY: J.D.V.	DATE: 3/28/04	SHEET	<b>C1</b>
CHECKED BY: R.A.W.	JOB NO.: 169012	1 OF 1	



105.06 Ac.



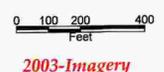
Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
 "This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all liability for any errors, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of completeness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."  
 "Please contact the responsible City of San Antonio Department for specific determinations."  
 City of San Antonio Planning Department GIS Manager: Dale Woodruff, ewoodruff@santAntonio.gov. Maps may be ordered at: (210) 207-7873  
 Map Created by: C.B. Barrientes Jr.  
 Map Creation Date: 4-16-04  
 Map File Location: C:\ArcView\MDP\MDP-2\The Springs at Boerne Stage.mxd  
 PDF File Name: C:\ArcView\PDF\2004\April\0404GCO9.pdf

**Legend**

- The Springs at Boerne Stage
- San Antonio City Limits
- Major Roads
- S Lakes
- 100 Year Floodplains (2002)
- Major Thoroughfare
- ~ Expressways



**City of San Antonio**  
**MASTER DEVELOPMENT PLAN**



2003-Imagery

**City of San Antonio**  
**Planning Department**  
 Emil R. Monchales, AICP, AIA  
 Director, Planning Department  
 Development & Business  
 Service Center  
 1501 N. Alamo - 2nd Floor  
 San Antonio, Texas 78204

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

RECEIVED

PM 4: 24

LAND DEVELOPMENT  
 SERVICES DIVISION

Date: \_\_\_\_\_

<p><b>Case Manager:</b>                  Robert Lombrano , Planner II (Even File number)                  (210) 207-5014, rlombrano @sanantonio.gov</p> <p>Ernest Brown, Planner II (Odd file Number)                  (210) 207-7207, ernestb@sanantonio.gov</p>	<p><b>File Number:</b>  <span style="font-size: 2em; font-family: cursive;">MDP</span>  <span style="font-size: 2em; font-family: cursive;"># 744-A</span></p>
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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, (Indicate TIF Project Name on all submissions).

*(Check One)*

- |   |  |   |  |  |  |
|---|--|---|--|--|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)<br><input type="checkbox"/> MDP/ P.U.D. Plan (combination)<br><input type="checkbox"/> Master Plan Community District (MPCD)<br><input type="checkbox"/> Traditional Neighborhood Development (TND)<br><input type="checkbox"/> Flexible Development District <table style="width: 100%; margin-left: 20px;"> <tr> <td><input type="checkbox"/> Urban Development (UD)</td> <td><input type="checkbox"/> Rural Development (RD)</td> </tr> <tr> <td><input type="checkbox"/> Farm and Ranch (FR)</td> <td><input type="checkbox"/> Mix Light Industrial (MI-I)</td> </tr> </table> | <input type="checkbox"/> Urban Development (UD)      | <input type="checkbox"/> Rural Development (RD) | <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-I) | <input type="checkbox"/> P.U.D. Plan<br><input type="checkbox"/> Mixed Used District (MXD)<br><input type="checkbox"/> Military Airport Overlay Zone (MAOZ)<br><input type="checkbox"/> Manufactured Home Park Plan (MHPP)<br><input type="checkbox"/> Pedestrian Plan (PP)<br><input type="checkbox"/> Other: |
| <input type="checkbox"/> Urban Development (UD)   | <input type="checkbox"/> Rural Development (RD)      |   |  |  |  |
| <input type="checkbox"/> Farm and Ranch (FR)  | <input type="checkbox"/> Mix Light Industrial (MI-I) |   |  |  |  |

**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: The Springs at Boerne Stage Subdivision (REVISION) (744 - A)

Owner/Agent: Evans Acres, Ltd Phone: (210)497-3385 Fax: (210)495-2587

Address: 15102 Jones Maltsberger, Ste. 101, San Antonio, TX Zip code: 78247

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

Address: 10325 Bandera Road San Antonio, TX Zip code: 78250

Contact Person Name: Richard White / Sandi Vicars E-mail: rwhite@mwcude.com/svicars@mwcude.com  
 February 23, 2004

City of San Antonio  
Planning Department  
Master Development Plan Section  
APPLICATION

(Continued)

Existing legal Description:

NA

Existing Zoning N/A

Proposed Zoning N/A

Projected # of Phases: 2

Number of dwelling units (lots) by Phases: 114 total lots (U-1=46 lots; U-2=68 lots)

Total Number of lots: 114 divided by acreage: 105.06 = Density: 1.09

(PUD Only) Linear feet of street NA  Private  Gated  Attached

Public  Un-Gated  Detached

(PUD Only) Total open space: NA divided by total acreage: \_\_\_\_\_ = Open Space \_\_\_\_\_ %

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

(PUD Only) Construction start date: NA

(PUD Only) X/Y coordinates at major street entrance: X:NA Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone:  Yes  No

San Antonio City Limits?  Yes  No

Council District: N/A School District: Northside I.S.D. Ferguson map grid: 479/C2

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name The Springs at Boerne Stage Subdivision No. 744

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

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name The Springs at Boerne Stage Subdivision, Unit 1 No. 020190

Name The Springs at Boerne Stage Subdivision, Unit 2 No. 020392

Name The Springs at Boerne Stage Subdivision, Amending, Unit 1 No. 040009

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**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);

NA ( 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;

NA (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;

NA (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

February 23, 2004

**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)

NA (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.

NA (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.

NA 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.

February 23, 2004

**City of San Antonio  
Planning Department  
Master Development Plan Section**

**Technical Review**

(Continued)

Traffic Impact Analysis (section 35-502). **PREVIOUSLY APPROVED**

NA (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.

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

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

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

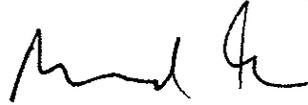
The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving 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-BII9) **PREVIOUSLY APPROVED**

**Owner or Authorized Representative:**

I certify that the The Springs at Boerne Stage Subdivision Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Brad Galo

Signature: 

Date: 3-23-2004

Phone: 497-3385

Fax: 495-2587

E-mail: pamnelson@sata.tx.gov

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

February 23, 2004