



CITY OF SAN ANTONIO

March 14, 2003

Mr. Samuel Bledsoe P.E.

Macina, Bose, Copeland & Assoc., Inc.
1035 Central Parkway North,
San Antonio, TX 78232

Re: La Ventana

MDP # 746

Dear Mr. Bledsoe:

The City Staff Development Review Committee has reviewed La Ventana Master Development Plan M.D.P. # 746. 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

Mr. Bledsoe
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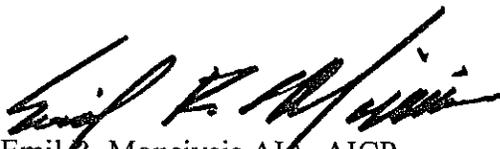
Development Services, TIA Engineering Section has indicated as part of their conditional approval, the developer shall meet the following conditions at the time of final plat submittal. Medina Base Road is classified as a Secondary Arterial; therefore local residential streets will (shall) not access Medina Base Road.

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.

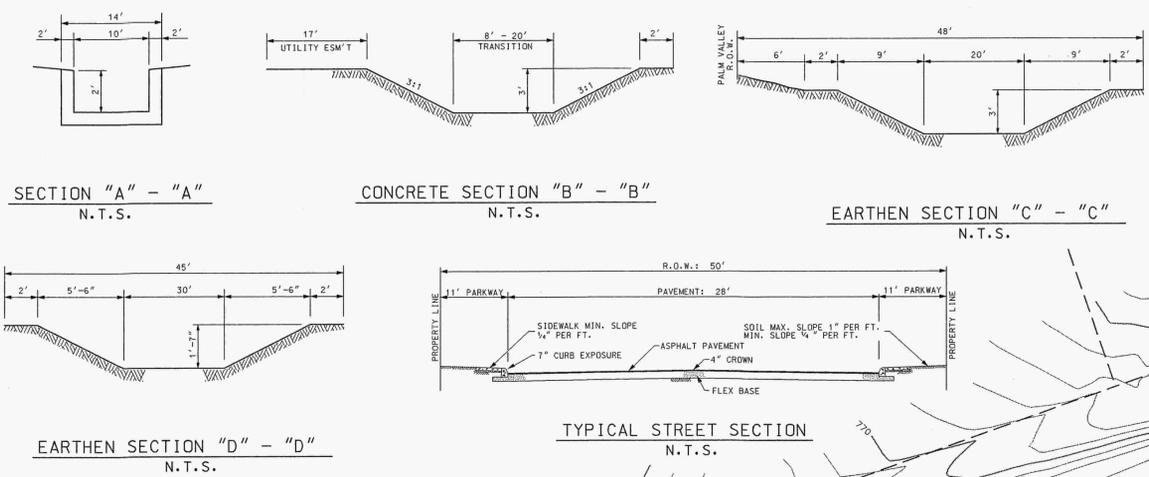
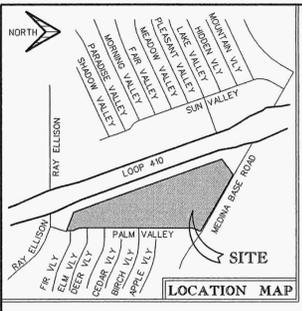
Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

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



NORTH
SCALE: 1" = 100'



- NOTES:**
- SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ART. 5, DIV. 2: 35-506(q)
 - SITE DISTANCE REQUIREMENTS WILL BE ADDRESSED DURING THE PLAT SUBMITTAL OF THIS PROJECT.
 - TOTAL PARK AREA REQUIRED = 2.03AC. TOTAL FEE IN LIEU OF = (2.03) x \$8,000/acre = \$16,240.00

LEGEND
STOP SIGN - - - - p

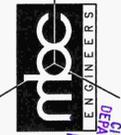
LAND USE SCHEDULE
UNIT-1
87 RESIDENTIAL LOTS
15.70 ACRES
UNIT-2
70 RESIDENTIAL LOTS
11.18 ACRES
UNIT-3
85 RESIDENTIAL LOTS
13.71 ACRES

DEVELOPER / OWNER:
BIG FISH DEVELOPMENT
18560 BLANCO ROAD, SUITE 110
SAN ANTONIO, TEXAS 78258

240 SINGLE FAMILY RESIDENTIAL LOTS
45' x 110' TYPICAL LOT
40,587 ACRES RESIDENTIAL USE & STREETS

P-5
N.C.B. 16000
PLAN HAS BEEN ACCEPTED BY
COSA
3-14-03 JAC
(date) (number)
If no plats are filed, plan will expire
On 9-12-04
1st plat filed on

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (202) 545-9302 Fax No. (202) 545-9302
www.mbcengineers.com



LA VENTANA
MASTER DEVELOPMENT PLAN
MASTER DRAINAGE PLAN

REVISIONS:	DATE	NO.	DESCRIPTION

DESIGN: S.B.B.
DRAWN: _____
CHECKED: _____
DATE: 1-8-229
JOB NO.: 1-8229
SHT. 1 of 1

746



City of San Antonio

NEW U.D.C.

Master Development Plan and P.U.D.

APPLICATION

Date Submitted:	Project ID Number:
------------------------	---------------------------

Project Name: La Ventana

Owner/Agent: Big Fish Development One Phone: (210) 408-2585 Fax: (210) 408-7048

Address: 18360 Blanco Road, Suite #116, San Antonio, Texas Zip Code: 78258

Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302

Address: 1035 Central Parkway North, San Antonio, Texas Zip code: 78232

Existing legal Description (PUD Only): _____

Existing zoning: P-5 Proposed zoning: R-4

(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: 3

Council District: 4 School District: _____ Ferguson map grid: 647 E5, E6

RECEIVED
 LAND DEVELOPMENT
 SERVICES DIVISION
 02 SEP 17 PM 3:47
 02 SEP 18 AM 9:01
 CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING

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? **NO**

Name _____ No. _____

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. _____

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SERVICES DIVISION

Contact Person and authorized representative:

Print Name: Samuel B. Bledsoe, P.E. Signature: *S.B. Bledsoe*

Date: August 29, 2002 Phone: (210) 545-1122 Fax (210) 545-9302

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

NEW U.D.C.

Master Development Plan and P.U.D.

Technical Review

- (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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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 tenths 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-B1 19)

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I certify that the Master Development Plan / PUB Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: _____ Signature: _____ Date: _____

If you have any questions please call Michael O. Herrera at 207-7038