



CITY OF SAN ANTONIO

March 18, 2003

Mrs. Ruth Hampton

Vickrey & Associates
7334 Blanco Road, Suite 109
San Antonio, TX 78216

Re: Hunt Crossing

MDP # 747

Dear Mrs. Hampton:

The City Staff Development Review Committee has reviewed Hunt Crossing Master Development Plan M.D.P. # 747. 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.

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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. Left-turn storage shall be provided by the developer, at no cost to City of San Antonio, at the main entrance to this development on New Hunt Lane.
- Parks and Recreation Department as part of their conditional approval the following on-site improvements shall be provided by the developer on or before the completion of Unit Four (4) and prior to any Certificate of Occupancy (C of O) is issued. These improvements will be done at no cost to the City of San Antonio:
 1. The 3.30-acre park designated "Open Space" on the plan shall be deeded to the Hunt Crossing Home Owner's Association (HOA). All requirements of 35-503(f)(2) are in force and required for this park.
 2. Within the Park, the applicant must plant fifteen (15) trees. Each tree must have a minimum caliper of two (2) inches. Applicant may plant a minimum of two of the following species: Cedar Elm, Live Oak, or Monterrey Oak.
 3. The applicant shall install six (6) picnic units in the Park. Each unit must consist of a picnic table, benches, cement slab, and garbage receptacle. Tables and benches must be concrete or metal
 4. The applicant shall install an Open Play Area. This area is to be minimum of 20,000 square feet contiguous, unobstructed space with a maximum slope of five (5) percent. Common Bermuda shall be established in this area.
 5. Park is to be constructed prior to the completion of Unit 4.

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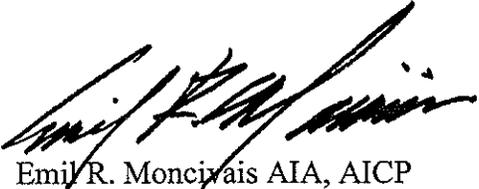
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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.

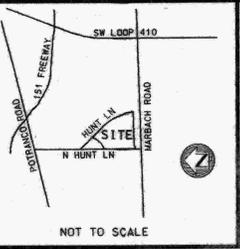
Sincerely,



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

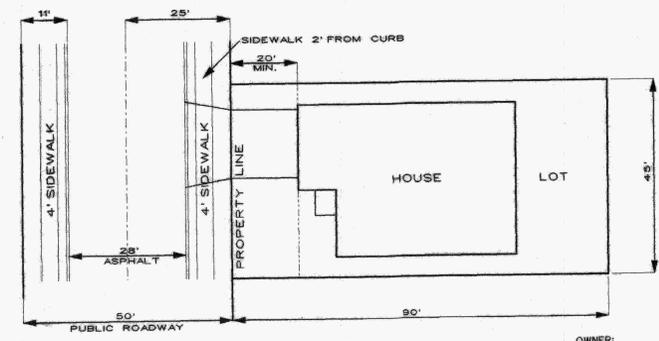
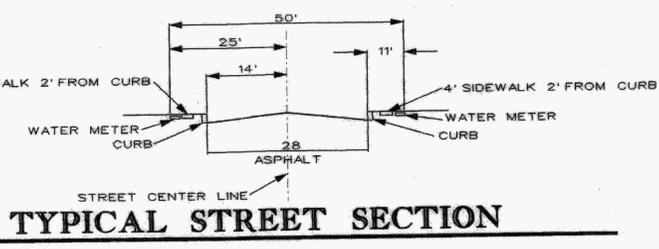


Legal Description:

A 61.236 ACRE (2,667,459 SQUARE FEET) TRACT OF LAND OUT OF THE R.E. SEVY SURVEY NO. 357, ABSTRACT 709, COUNTY BLOCK 4331 AND ALSO OUT OF BLKCK 33, CABLE RANCH SUBDIVISION, CITY OF SAN ANTONIO, BEJAR COUNTY, TEXAS AS RECORDED IN VOLUME 105, PAGE 162 OF THE DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS.

UNIT	AREA	LOTS/SIZE	DENSITY
UNIT-1	9.70 ACRES	76 LOTS (45')	7.84 UNITS/ACRES
UNIT-2	12.67 ACRES	68 LOTS (45')	5.37 UNITS/ACRES
UNIT-3	11.45 ACRES	71 LOTS (40')	6.20 UNITS/ACRES
UNIT-4	7.19 ACRES	56 LOTS (45')	7.79 UNITS/ACRES
UNIT-5	20.22 ACRES	98 LOTS (40')	4.85 UNITS/ACRES
TOTAL:	61.23 ACRES	369 LOTS	6.05 UNITS/ACRES

TOTAL OPEN SPACE- 3.68 ACRES



LAND USE
 TOTAL GROSS AREA: 61.236 ACRES
 TOTAL NET AREA: 57.56 ACRES
 TOTAL NUMBER OF LOTS: 369 LOTS
 NET DENSITY: 6.41 UNITS/ACRES
 OPEN SPACE: 3.68 ACRES

UTILITIES
 WATER - BMWD
 SEWER - SAWS
 ELECTRIC - C.P.S.B.

GENERAL NOTES

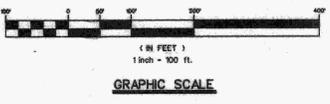
- A 4 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.
- CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
- PROPERTY IS LOCATED INSIDE CITY LIMITS AND IS P1 & R4 ZONED.
- LOT SIZE MIN. 40' X 90' AND 45' X 110'
- NORTH SIDE INDEPENDENT SCHOOL DISTRICT.
- ALL STREETS ARE TYPE "A" (50' R.O.W.) UNLESS OTHERWISE NOTED.
- SOURCE OF BEARINGS ARE REFERENCED FROM THE PLAT RECORDED IN VOLUME 9540 PAGE 179 OF THE DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS. (N 17°12'52" E)

DEVELOPER
 KB HOME
 4800 FREDERICKSBURG ROAD
 SAN ANTONIO, TEXAS 78201

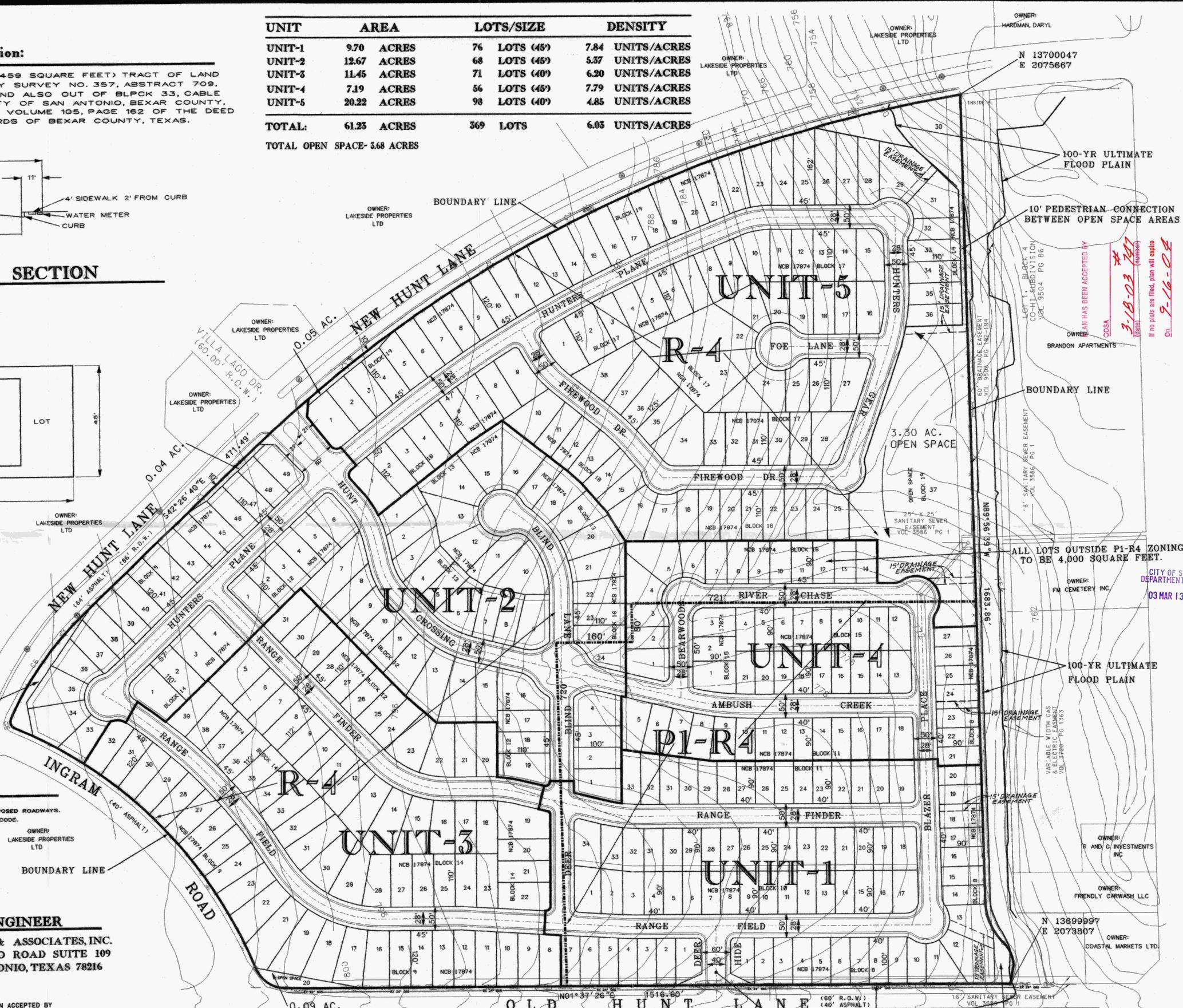
ENGINEER
 VICKREY & ASSOCIATES, INC.
 7334 BLANCO ROAD SUITE 109
 SAN ANTONIO, TEXAS 78216

THIS PLAN HAS BEEN ACCEPTED BY CITY OF SAN ANTONIO

CHAIRMAN	DATE
SECRETARY	DATE



- OWNER: TUCKER, GEORGE R. AND MARY J.
- OWNER: RODRIGUEZ, GEORGE R. AND MARY L.
- OWNER: TREVINO, ROBERT L. AND DIANA
- OWNER: ZEBER, PEGGY E.
- OWNER: DONOVAN, LETICIA
- OWNER: MAGGIEL, B. AND MARY G.
- OWNER: BOST, RICHARD HERMAN AND HIROMI J.
- OWNER: HORWATH, WALTER P. AND BARBARA J.
- OWNER: GARCIA, REBE C.
- OWNER: BAKER, LILIA A.
- OWNER: BEAL, KEITH AND BELINDA
- OWNER: MAHONEY, JAMES AND DONNAN
- OWNER: ESCOBAR, OSCAR AND SUSANNE
- OWNER: PASTOR, PETER J.
- OWNER: MGEN, JUAN O. AND SILVANA A.
- OWNER: NORTHWEST SAN ANTONIO VOLUNTEER FIRE DEPT.
- OWNER: WONG FAMILY ENTERPRISES LTD.
- OWNER: BEJAR LAND HOLDINGS INC.
- OWNER: WONG FAMILY ENTERPRISES LTD.



100-YR ULTIMATE FLOOD PLAIN
 10' PEDESTRIAN CONNECTION BETWEEN OPEN SPACE AREAS
 3.30 AC. OPEN SPACE
 ALL LOTS OUTSIDE P1-R4 ZONING TO BE 4,000 SQUARE FEET.
 100-YR ULTIMATE FLOOD PLAIN

HUNT CROSSING SUBDIVISION
 MASTER DEVELOPMENT PLAN



LAND PLANNING TEAM
 HOMEBUILDING - NEIGHBORHOOD DEVELOPMENT
 4800 Fredericksburg at Loop 410, P.O. Box 6250, Beacom Hills Stg., San Antonio, Tx. 78251



REVISED: 2-18-03
 REVISED: 01-20-03



MDP

City of San Antonio
NEW U.D.C.

**Master Development Plan and P.U.D.
APPLICATION**

Date Submitted: 11-4-02	Project ID Number:
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02 NOV -4 PM 3:31

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Project Name: Hunt Crossing M.D.P.

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

Address: 4800 Fredericksburg Rd. Zip code: 78229

Engineer/Surveyor: Vickery & Associates Phone: 349-3271 Fax: _____

Address: 7334 Blanco Rd. Suite 109 Zip code: 78216

Existing legal Description (PUD Only): See Attached Field Notes Descriptions

Existing zoning: I-1 Proposed zoning: P1-RM4/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: 6 School District: N.I.S.D. Ferguson map grid: 613/A5&6

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?

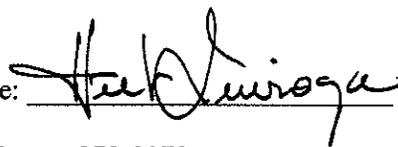
Name ~~N/A~~ WESTLAKES No. 60

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: 10-30-02 Phone: 301-2936 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: Herb Quiroga Date: 10-30-02

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