



CITY OF SAN ANTONIO

June 7, 2004

Mr. Frederick J. McNealy

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

Re: Hunt Crossing, Amending

MDP # 747 A

Dear Mr. McNealy:

The City Staff Development Review Committee has reviewed Hunt Crossing Amending Master Development Plan M.D.P. # 747A. 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.
- 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.
- If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.
 - The acceptance of this Master Development Plan # 747A is confine to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.

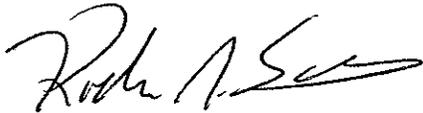
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Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this 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,



Roderick J. Sanchez, AICP
Development Services, Assistant Director

RS/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
Christina De La Cruz, P.E. Bexar County



City of San Antonio
 Development Services Department
Master Development Plan
APPLICATION



Date: 6-2-04

Case Manager: Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	File Number: <p align="center">747</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)

- Master Development Plan (MDP) (Formerly POADP)
- MDP/ P.U.D. Plan (combination)
- Master Plan Community District (MPCD)
- Traditional Neighborhood Development (TND)
- Flexible Development District
 - Urban Development (UD)
 - Farm and Ranch (FR)
 - Rural Development (RD)
 - Mix Light Industrial (MI-1)
- 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: Hunt Crossing MDP - Revised

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

Address: 4800 Fredericksburg Rd. Zip code: 78229

Engineer/Surveyor: Vickrey & Associates Phone: 349-3271 Fax: 349-2561

Address: 12940 Country Parkway Zip code: 78216

Contact Person Name: Frederick J. McNealy E-mail: fmcnealy@vickreynet.com

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City of San Antonio
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Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

Existing zoning: R4 Proposed zoning: N/A

Case # Z2002085 Ordinance #96161
Projected # of Phases: _____

Number of dwelling units (lots) by Phases: U1-76, U2-68, U3-71, U4-57, & U5-86

Total Number of lots: 358 divided by acreage: 61.236 = Density: 5.846

(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: 6 School District: N.I.S.D. Ferguson map grid: 613/A5 & 6

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

Name 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 Hunt Crossing U1 No. 030024

Name Hunt Crossing U2 No. 030071

Name Hunt Crossing U3 No. 030449

Name Hunt Crossing U4 No. 030154 * To Be Revised As Unit 4A

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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);

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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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(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)

Owner or Authorized Representative:

I certify that the Hunt Crossing MDP Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Joseph Hernandez Signature: *J. Hernandez*
Date: 5/14/04 Phone: 341-1111 Fax: 979-0072
E-mail: _____

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

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CITY OF SAN ANTONIO



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



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. REVISED
#: HUNT CROSSING MDP # 747

Plat Name: _____

Project Engineers/Surveyors or Firm Name:
VICKREY & ASSOCIATES, INC

Address:
12940 Country Parkway, San Antonio, TX. 78216

Phone # 349-3271 Fax #: 349-2561 E-mail: _____

Planning Department

Required Items for Completeness Review

- Completed and signed Application Form
- Appropriate Plan Review Fee
- Digital information (MDP's and PUD)
- 8 1/2 " x 11 " Reduced Copy (MDP's and PUD)
- Storm Water Management Plan (MDP's and PUD)

• **(Plats Only):**

4 copies (folded) with **Planning Department Request for Review form** (attached):
(1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

• **(Master Development Plans and PUD Plans): 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies**

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

Accepted

Rejected

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Completeness Review By: _____ Date: _____

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