



CITY OF SAN ANTONIO

December 8, 2003

Mr. Cruz Chapa

Ozuna & Associates, Suite 101
8118 Broadway
San Antonio, TX 78209

Re: Monterrey Village

MDP # 750-A

Dear Mr. Chapa:

The City Staff Development Review Committee has reviewed Monterrey Village Master Development Plan M.D.P. # 750-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 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.

Mr. Chapa
Page 2
December 8, 2003

- The Parks and Recreation Department as part of their conditional approval impose the following:
 1. The applicant will dedicate a minimum of 1.9118 acre parcel ("Park") as identified on the Master Development Plan to the Monterrey Village Homeowner's Association, and comply with the requirements of UDC Section 35-503(f)(2). Park is to be completed with Unit 4.
 2. Within the Park, the applicant must plant ten (10) 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, Red Oak, Chinquapin Oak, or Monterrey Oak.
 3. Trees shall be planted within the park parallel to the right-of-way of the collector labeled "Jud-Toepper Parkway." Trees are to be planted approximately 35 feet on center and meet the requirements listed in Section 2 above.
 4. The applicant shall install four (4) 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.
 5. The applicant shall install an Open Play Area. This area is to be a minimum of 20,000 square feet of unobstructed space with a maximum slope of five (5) percent. Common Bermuda or similar turf grass is to be established in this area.
 6. Prior to the recordation of the first plat filed under this Plan, a fee in-lieu of dedication in the amount of \$8032.23 is to be paid to the Parks and Recreation department for the remaining dedication requirement of 0.4882 acres.

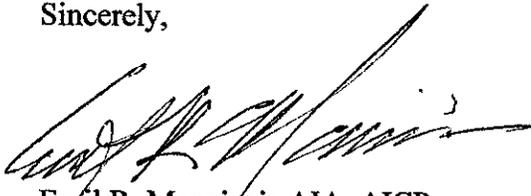
Mr. Chapa
Page 3
December 8, 2003

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 shall 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.

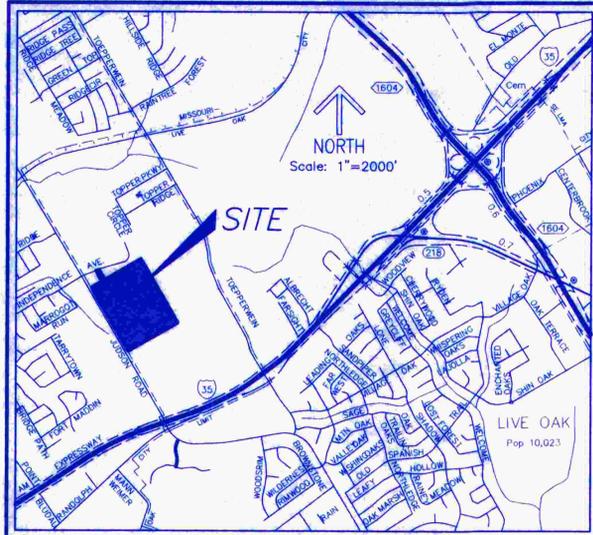
Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

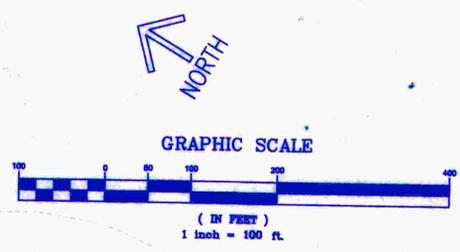
EM/MH. Jr.

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



LOCATION MAP

BEARINGS BASED ON PLAT RECORDED IN VOLUME 4477, PAGE 2081 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



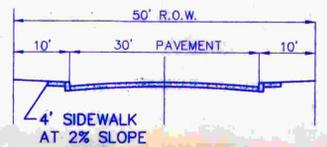
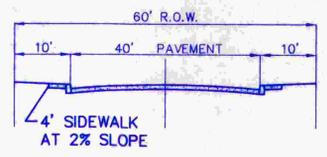
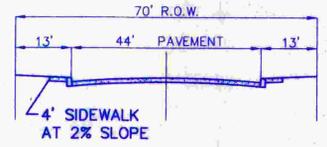
CURVE	RADIUS	ANGLE	TANGENT	LENGTH
C1	2824.79'	3°58'00"	97.82'	195.56'
C2	780.00'	3°49'48"	26.08'	52.14'
C3	720.00'	3°49'27"	24.04'	48.06'
C4	10.00'	83°25'37"	8.91'	14.56'
C5	370.00'	13°06'09"	84.43'	84.61'
C6	430.00'	17°33'19"	66.40'	131.75'
C7	25.00'	78°26'05"	20.40'	34.22'
C8	2904.79'	3°28'44"	88.21'	176.37'
C9	2927.79'	3°57'43"	101.26'	201.45'
C10	15.01'	90°48'52"	15.21'	23.78'
C11	435.00'	33°04'01"	129.13'	251.05'

MASTER DEVELOPMENT PLAN No. **750-A** CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR 03 DEC -8 PM 12:13

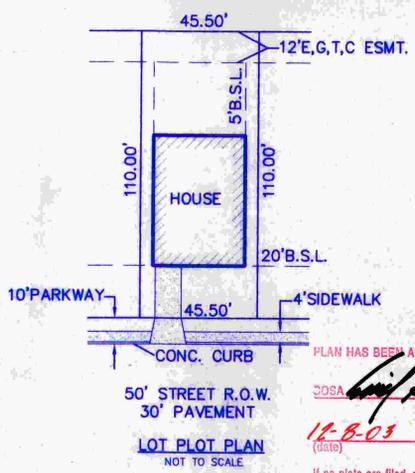
REVISIONS	
date	description
Feb.07	Add Collector St.
Apr.22	R.O.W. Sections
Oct.20	Rev.Unit No.

SITE SUMMARY - ZONED R-5 - SINGLE FAMILY

UNIT	NUMBER OF LOTS	ACREAGE	DENSITY (LOTS/ACRE)
1	63	13.9667	4.5
2	36	6.8645	5.2
3	38	10.9342	3.5
4	74	12.0427	6.1
5	61	9.8343	6.2
TOTAL:	272 LOTS	53.6424 ACS.	5.1 LOTS/AC



TYPICAL R.O.W. AND STREET SECTION NOT TO SCALE



PLAN HAS BEEN ACCEPTED BY
 COSA
 12-8-03 #750-A (number)
 If no plans are filed, plan will expire
 On 6-8-05
 1st plat filed on

APPROVED:

DIRECTOR OF PLANNING

SECRETARY PLANNING DEPARTMENT

DEVELOPER:

BRAD GALO, OWNER
 DFGG OF TEXAS, LTD.
 15102 JONES MALTSBERGER, SUITE 101
 SAN ANTONIO, TEXAS 78247

ezuna • briones • cueva
 Consulting Engineers, Ltd.

Ph : (210) 828-1431
 Fax : (210) 828-1432

8118 Broadway
 San Antonio, Texas 78209



MASTER DEVELOPMENT PLAN
 MONTERREY VILLAGE SUBDIVISION
 SAN ANTONIO, TEXAS

DATE: 11/12/02
 JOB No. S 36036-02
 SHEET OF 1



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Date Submitted: November 25, 2002	Project ID Number:
---	---------------------------

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master-Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input type="checkbox"/> Other: _____ |

Note: Master Plan Submittals 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

Project Name: Monterrey Village
Owner/Agent: Brad Galo Phone: 497-3385 Fax: 495-2587
Address: 15102 Jones Maltsberger, Suite 101 Zip code: 78247-3367
Ozuna & Associates, Inc.
Engineer/Surveyor: Consulting Engineers Phone: 828-1431 Fax: 828-1432
Address: 8118 Broadway, San Antonio, TX. Zip code: 78209

October 1, 2002

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

Existing legal Description (PUD Only): N/A

Existing zoning: R-5 Proposed zoning: ---

(PUD Only) Linear feet of street N/A 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: Four (4)

Council District: 10 School District: NEISD Ferguson map grid: Pg. 553, D-1

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

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 N/A No. ---

Name N/A No. ---

Name N/A No. ---

Contact Person and authorized representative:

Print Name: Cruz C. Chapa Signature: _____

Date: 10/31/2002 Phone: 828-1431 Fax: 828-1432

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);
- (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);

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)
- (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.
- (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.

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(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.

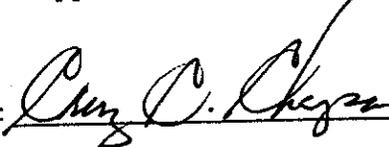
The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving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

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

Certifying Representative:

Print Name: Cruz C. Chapa

Signature: 

Date: 11/25/2002

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038
APPLICATION REVISED October 1, 2002



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION



Date: December 11, 2003

Case Manager: Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombroso @sanantonio.gov Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	File Number: 750
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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) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <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 (ML-1) |
| | <input type="checkbox"/> 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: MONTERREY VILLAGE UNITS 1 thru 5

Owner/Agent: BRAFORD GALO **Phone:** 497-3385 **Fax:** 495-2587

Address: 15102 JONES MALTSBERGER **Zip code:** 78247-33 67

Engineer/Surveyor: ROROLANDO H. BRIONES **Phone:** (210) 828-1431 **Fax:** (210) 828-1432

Address: 8118 BROADWAY, SAN ANTONIO, TEXAS **Zip code:** 78209

Contact Person Name: ROLANDO H. BRIONES **E-mail:** rbriones@obcengineers.com

October 16, 2003

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

Existing legal Description:

Being 53.6424 acres out of a 51.48 acre tract recorded in Vol. 4477, pg. 2077 of the Real Property Records of Bexar County, TX. and out of Lot 3, Block 1, N.C.B. 14054, Creston Ridge Business Park Unit 1-A, Vol. 9550, pg. 16, Bexar County Deeds Records.

Existing zoning: R-5 Proposed zoning: N/A

Projected # of Phases: 5

Number of dwelling units (lots) by Phases: Unit 1, 63 lots; Unit 2, 36 lots; Unit 3, 38 lots; Unit 4, 74 lots; Unit 5, 61 lots

Total Number of lots: 272 divided by acreage: 53.6424 = Density: 5.1 lots/acre

(PUD Only) Linear feet of street N/A Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Total open space: N/A divided by total acreage: N/A = Open space N/A %

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

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Council District: 10 School District: N.E.I.S.D Ferguson map grid: 553, D-1

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

Name Monterrey Village No. 750

Is there a corresponding PUD for this site? Name N/A No. N/A

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

Name N/A No. N/A

Name N/A No. N/A

Name N/A No. N/A

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 r

The name names of all adjacent

Certificate of agency or power of

Signature blocks for the chairp

(PUD ONLY) Proposed cover

Two points identified by Texa

Basis of bearing used and a n

Boundary of the developmen

(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);

SEE PREVIOUS
SUBMITTAL
(ATTACHED)

description of area affected;

mapped at and appropriate scale;

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)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
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City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

Traffic Impact Analysis (section 35-502).

(PUD Only) Utilities plan.

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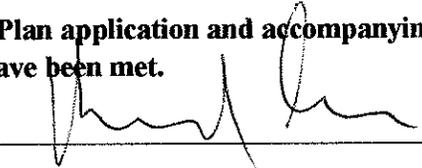
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A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the MONTERREY VILLAGE MD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: BRADFORD GALO Signature: 

Date: 12/11/2003 Phone: 497-3385 Fax: 495-2587

E-mail: _____

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