



CITY OF SAN ANTONIO

March 15, 2004

Gary Balbaugh

Denham-Ramones Engineering
12961 Park Central, Suite 1390
San Antonio, TX 78216

Re: Woodlake Farms Ranch

MDP/ POADP # 751-A
Amendment

Dear Mr. Balbaugh:

The City Staff Development Review Committee has reviewed the amended Woodlake Farms Ranch Master Development Plan M.D.P./ POADP # 751-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- As part of their conditional approval the Planning Department Master Development Plan Section imposes the following:
 - 1.) A site plan showing all of the proposed internal street circulation and lot layout will be required with the first unit for plat approval.
- 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. Balbaugh
Page 2
March 15, 2004

As part of their conditional approval Development Services Engineering Division cites the following:

Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for Woodlake Farms Ranch Master Development Plan (MDP). The analysis is in compliance with the TIA Ordinance 91700.

The on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on or before the completion of the Woodlake Farms Subdivision, at no cost to the City of San Antonio:

- The Developer shall provide 86 feet of ROW and construct a Secondary Arterial Type "A" as defined in the City of San Antonio Major Thoroughfare Plan for the extension of Woodlake Parkway from Binz-Engleman Road south to IH 10 North Frontage Road. This will require a property dedication by the developer.
- The Developer shall provide 43 feet of ROW from the centerline of Binz-Engleman Road adjacent to this proposed project. This will require a property dedication by the developer.
- At the intersection of Binz-Engleman and the future extension of Woodlake Parkway, the developer shall provide a dedicated eastbound right-turn deceleration lane on Binz-Engleman with 250 feet of storage length.
- At the intersection of Binz-Engleman and the future extension of Woodlake Parkway, the developer shall construct a westbound left-turn lane on Binz-Engleman. The construction for the left-turn lane will include roadway widening.
- The developer shall provide a pair of east-west collector roads at approximately 1500-feet north of IH 10 Frontage Road and 1500-feet south of Binz-Engleman road. These collector streets shall be in conjunction with Judson ISD property located west of the proposed project.
- As stated at the meeting at TxDot (May 14,202) access points shall be provided at minimum of 600-feet along IH 10 Frontage road.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced number of driveways, common access between the commercial lots and internal circulation with the proposed residential and the adjacent school site will provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

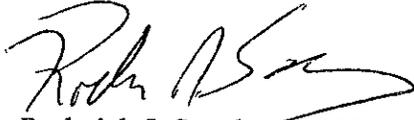
Mr. Balbaugh
Page 3
April 30, 2003

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.

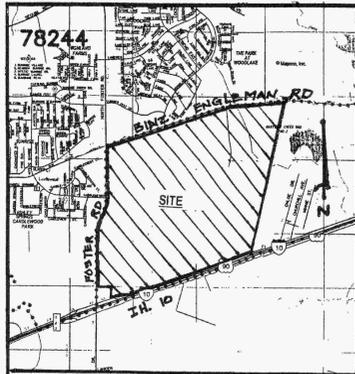
Sincerely,



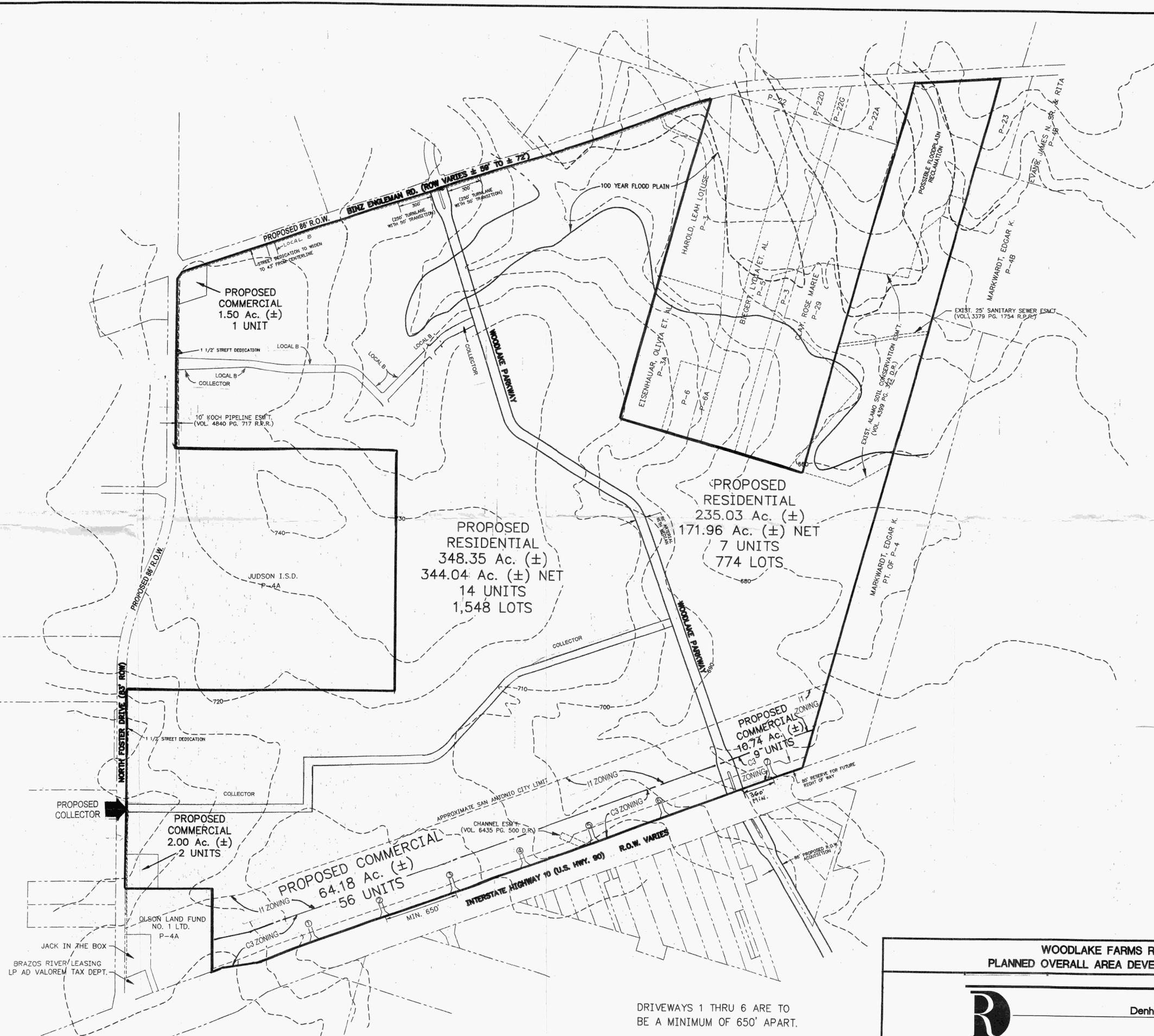
Roderick J. Sanchez, AICP
Assistant Development Services Director

RS/MH. Jr.

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



LOCATION MAP



SCALE: 1" = 400'

PROPOSED RESIDENTIAL
No. OF UNITS: 21 UNITS
No. OF LOTS: 2,324 LOTS
LOT SIZE: 80' x 120'
ACREAGE: 516.43 AC.
DENSITY: 4.50 DU/AC.
STREET R.O.W.: 50'

PROPOSED COMMERCIAL
No. OF UNITS: 68 UNITS
ACREAGE: 78.54 AC.

COLLECTOR SYSTEM IS
ARBITRARILY SET AND FINAL
ALIGNMENT TO BE FINALIZED
DURING PLATTING PROCESS.

PLAN HAS BEEN ACCEPTED BY
COSA *Robb AS*
03-19-04 # 751-A
(date) (number)
If no plats are filed, plan will expire
On 09-18-05
1st plat filed on

**WOODLAKE FARMS RANCH
PLANNED OVERALL AREA DEVELOPMENT PLAN**



Denham-Ramones Engineering
and Associates, Inc.

12961 Park Central, Suite 1390
San Antonio, Tx. 78216

(210) 495-3100 Office
(210) 495-3122 Fax

DRIVEWAYS 1 THRU 6 ARE TO
BE A MINIMUM OF 650' APART.

S:\Aerial\Proposed\Woodlake Farms\030404.dwg, 5/23/2004 11:16:52 PM, jneuman

04 FEB 25 10:51



City of San Antonio Planning Department Master Development Plan Section APPLICATION



Date: FEBRUARY 23 2004

| | |
|--|---------------------|
| Case Manager: Robert Lombrano, Planner II (Even File number) (210) 207-5014, rlombrano@sanantonio.gov | File Number: |
| Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov | |

****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)
 - Rural Development (RD)
 - Farm and Ranch (FR)
 - Mix Light Industrial (ML-1)
- P.U.D. Plan
- Mixed Used District (MXD)
- Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- Pedestrian Plan (PP)
- Other: REVISED POADP

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**** SUBMITTED EARLIER ****

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: WOODLAKE FARMS RANCH

Owner/Agent: ARMADILLO HOMES Phone: 662-0066 Fax: 798-5062

Address: 14206 NORTH BIRCH Zip code: 78232

Engineer/Surveyor: DENHAM - RAMONES ENG Phone: 495-3102 Fax: 495-3122

Address: 12961 PARK CENTRAL, SUITE 1390 Zip code: 78216

Contact Person Name: GARY BALBAUGH E-mail: BALBAUGH@SATA.PA.COM

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

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(Continued)

Existing legal Description: Being a 95.82 acre parcel of land out of the J.L. Schoonover Survey No. 321, Abstract No. 703, County Block No. 5091 in Bexar County, Texas; said 95.82 acres of land being out of the remainder of a 774.85 acre tract recorded in Volume 7722, Page 1352 of the Real Property Records of Bexar County, Texas; and being more particularly described by metes and bounds as follows:

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 8

Number of dwelling units (lots) by Phases: 63

Total Number of lots: 478 divided by acreage: 516.13 = Density: 4.50 Du/Ac.

(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: N/A School District: JUDSON Ferguson map grid: 585-E-8

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

Name WOODLAKE FARMS RANCH No. 751

Is there a corresponding PUD for this site? Name No No. _____

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

Name WINDFIELD 41 No. 030349

Name WINDFIELD 42 No. 040156

Name WINDFIELD 43 No. 040157

VOID

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

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- 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;
- N/A* Certificate of agency or power of attorney if other than owner;
- N/A* Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A* (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- N/A* Two points identified by Texas Planes Coordinates;
 - Basis of bearing used and a north point;
- N/A* Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
 - (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- N/A* (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;
- N/A* (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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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;
- 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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Planning Department
Master Development Plan Section
Technical Review
(Continued)

N/A PREVIOUSLY SUBMITTED
 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.

PREVIOUSLY SUBMITTED
A stormwater management plan (section 35-B119)

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Owner or Authorized Representative:

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

Print Name: PAUL W. DENHAM Signature: 

Date: 2/23/04 Phone: 210-495-3100 Fax: 210-495-3122

E-mail: denhamp@sa.tx.n.com

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

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CITY OF SAN ANTONIO POADP APPLICATION

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PLANNING
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The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: May, 2001 Name of POADP: Woodlake Farms Ranch

Owners: Woodlake (San Antonio) PIP III, L.P. Consulting Firm: M.W.Cude Engineers, L.L.C.

Address: 431 E. Horatio Ave., Ste. 210 Address: 10325 Bandera Road
Maitland, Florida San Antonio, Texas 78250

Phone: 407-628-8488 Phone: 210-681-2951

Existing zoning: B-3 & I-1 Proposed zoning: B-3 & I-1

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
Projected # of Phases: 99 Units Yes No
San Antonio City Limits? Yes No
Council District 2
Ferguson Map Grid Pg. 619, D1, E1, F1; Pg. 585, D 7&8, E 7&8, F 7&8

| Land area being platted: | Lots | Acres |
|--------------------------------|-------------|---------------|
| Single Family (SF) | <u>2320</u> | <u>515.63</u> |
| Multi-family (MF) | <u>N/A</u> | <u>N/A</u> |
| Commercial and non-residential | <u>78</u> | <u>78.54</u> |

Is there a previous POADP for this Site? Name NA No. _____

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

Plats associated with this POADP or site? Name none at this time No. _____
Name _____ No. _____
Name _____ No. _____

Contact Person and authorized representative:
Print Name: _____ Signature: Melvin U. Cude, P.E.
Date: _____ Phone: _____ Fax: _____

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- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- copy of digital file;
- North arrow and scale of the map;
- Proposed land use by location, type and acreage;
- delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- contour lines at intervals no greater than ten (10) feet;
- legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits;
- location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- A complete application and certification, 8 ½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- Tree preservation requirements must be met prior to acceptance of the POADP; contact Debbie Reid @ (210) 207-8265;
- the POADP does does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- The POADP is is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- The POADP lies in the Judson Independent School District and they have been contacted concerning the development.
- List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

I. H. 10 (Hwy. 90)

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

Certifying Representative:

Print Name: [Handwritten Signature]

Signature: MARION SHAW

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If you have any questions please call Michael O. Herrera at 207-7900