



CITY OF SAN ANTONIO

July 30, 2004

Mr. Ruben Renteria

Bain Medina Bain, Inc.
1026 Central Parkway South
San Antonio, TX 78232

Re: Escondido Creek Subdivision (Amending)

MDP # 759A

Dear Mr. Renteria:

The City Staff Development Review Committee has reviewed Escondido Creek Master Development Plan M.D.P. # 759A. 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 Tree Preservation 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.
- The Parks and Recreation Department as part of their conditional approval impose the following:
 1. The applicant will install a park and ask for a refund of the fee in lieu.
- Bexar County Public Works as part of their conditional approval cite the following:
 1. It is understood that this is a conceptual plan and all regulations will be addressed at the time of platting.

Mr. Renteria
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July 30, 2004

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.

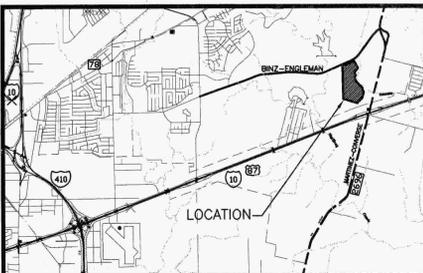
Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

RS/MH. Jr.

cc: 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



NOTE:
SIDEWALKS WILL BE INSTALLED IN
THE PUBLIC RIGHT-OF-WAY PER
UDC ARTICLE 5, DIVISION 2:35-506(a)



MASTER DEVELOPMENT PLAN (MDP) NO: 759-A

REVISION MADE

THIS REVISED MASTER DEVELOPMENT PLAN OF ESCONDIDO CREEK SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

1. ADDED 19 ADDITIONAL LOTS ON NEW EXTENSION TO BLOCK 41.
2. REVISED AND EXTENDED LOTS ALONG THE EAST SIDE OF BLOCK 42.
3. ELIMINATED 3 LOTS IN BLOCK 47 TO CREATE LOT 14.
4. ADDED 1' VEHICULAR NON-ACCESS EASEMENT ALONG BINZ-ENGLEMAN.

DATED THIS _____ DAY OF _____, A.D., 20____.

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

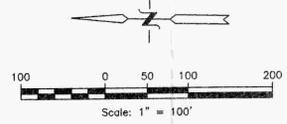
BY: _____
SECRETARY

	LOTS	ACREAGE
REVISED MDP:	393	92.065
APPROVED MDP:	374	85.050
INCREASE:	19	7.015

MDP AREA: 4,010,351 S.F.
CANOPY AREA: 1,210,000 S.F.
CANOPY PERCENTAGE: 30%

OWNER/DEVELOPER:
BRUCE CASH
SA ESCONDIDO CREEK INC.
8607 WILKE LANE
PFLUGERVILLE, TEXAS 78691

BASIC OF BEARING:
SUBDIVISION PLAT OF
ALAMO CITY SPEEDWAY
VOLUME 9544 PAGE 154



PLAN HAS BEEN ACCEPTED BY
[Signature]
7/30/04 759A
(Date) (Number)
If no plats are filed, plan will expire
On 1/29/06

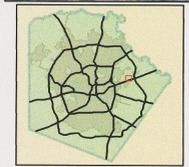
REVISED: JULY 30, 2004
REVISED: JULY 6, 2004
REVISED: JUNE, 2004

ESCONDIDO CREEK SUBDIVISION
MASTER DEVELOPMENT PLAN
NO 759-A

PREPARED BY:
BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro
San Antonio, Texas 78216
210/494-7223

DESIGNED BY: CB
DRAWN BY: HJ
APPROVED BY: CB
DATE: JUNE 2004
JOB NO.: C-0934
SHEET 1 OF 1

CITY OF SAN ANTONIO
OFFICE OF PLANNING
04 JUL -14 AM 03:34



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
 *The Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient.
 Please contact the responsible City of San Antonio Department for specific determinations.
 City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: C.B. BARRIENTEZ
 Map Creation Date: 04-01-03
 Map file location: C:\arcview\PROJECTS\Escondido Sub'd.mxd
 PDF filename: C:\arcview\PDF\0304GC02.pdf

- Legend**
- Escondido Sub'd
 - S.A. City Limits
 - City of San Antonio
 - Major Thoroughfare
 - Parks-2002
 - Schoolpublic
 - Bexar County
 - Military Bases
 - Major Roads
 - Floodplains 100-2002
 - Cities and Towns



**City of San Antonio
 Planning Department**
 Emil R. Moncivais, AICP, AIA
 Director, Planning Department
 Municipal Plaza - 3rd Floor
 114 W. Commerce
 San Antonio, Texas 78205

City of San Antonio



RECEIVED
05 JUN 22 PM 3:08
CITY OF SAN ANTONIO
LAND DEVELOPMENT
PERMITS DIVISION

City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: June 22, 2004

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: # 759-A
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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"/> MDP/ P.U.D. Plan (combination)
<input type="checkbox"/> Master Plan Community District (MPCD)
<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Flexible Development District
<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 (MI-1) | <input type="checkbox"/> P.U.D. Plan
<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Pedestrian Plan (PP)

<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: Escondido Creek Subdivision

Owner/Agent: S.A. Escondido Creek, Inc. Phone: 512-251-7872 Fax: 512-990-5609

Address: 8607 Wilke Lane Pflugerville, TX Zip code: 78691

Engineer/Surveyor: Bain Medina Bain, Inc. Phone: 210-494-7223 Fax: 210-490-5120

Address: 7073 San Pedro San Antonio, TX Zip code: 78216

Contact Person Name: Ruben Renteria E-mail: rubenr@bmbi.com

February 23, 2004

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

Existing legal Description:
N/A

Existing zoning: None - ETJ

Proposed zoning: R6

Projected # of Phases: 3

Number of dwelling units (lots) by Phases: Unit 1=97 Lots; Unit 2=152 New Lots
Replat of 21 lots into 15 lots; Unit 3=146 Lots

Total Number of lots: 395 divided by acreage: 92.35 = Density: 4.28

(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: N/A School District: Judson Ferguson map grid: 586 C6

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

Name Escondido Creek No. MDP #759

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 Escondido Creek No. 030568

Name Subdivision Unit#1 No. N/A

Name N/A No. N/a

City of San Antonio
Development Services 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
Development Services 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.

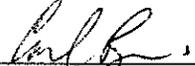
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(Continued)

- Traffic Impact Analysis (section 35-502). Submitted with original MDP
- (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) Submitted with original MDP

Owner or Authorized Representative:

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

Print Name: Carl Bain, P.E. Signature: 

Date: June 22, 2004 Phone: 210-494-7223 Fax: 210-490-5120

E-mail: cbain@bmbi.com

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