



CITY OF SAN ANTONIO

October 16, 2003

Mr. Mike Cude

M.W. Cude Engineers L.L.C.
10325 Bandera Road,
San Antonio, TX 78250

Re: Naeglin Tract

MDP # 765

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed Naeglin Tract Master Development Plan M.D.P. # 765. Please find enclosed a signed copy for your files. Your plan was accepted with conditions as noted.

- 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.

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the NISD New High School (Naegelin Tract - MDP). The analysis is in compliance with the TIA Ordinance 91700.

The Northside Independent School District (NISD) proposes to construct a new high school (2,100 students and 300 faculty) on a portion of a 130 – acre tract, known as Naegelin Tract, in northwest San Antonio. In addition to a new high school, which will front and access the proposed extension of Kyle Seale Parkway, south of W. Hausman Road, the District proposes to reconfigure some of the athletic facilities of Stinson Middle School (which abuts the Naegelin Tract), and to expand the new Dub Farris Athletic Complex (now completed), to add a Natatorium with 180 additional parking spaces for the athletic complex. The sports complex will have a total of 2288 parking spaces. NISD will continue to use Stinson Middle School for additional sports complex parking. Also, NISD could possibly be providing additional parking south of Stinson Middle School. The new High School could also provide additional parking if a pedestrian walkway plan is provided. The Natatorium and additional parking area would be located in the area currently occupied by existing DeZavala Road. The portion of existing DeZavala Road will be closed, vacated and abandoned at no cost to the City of San Antonio. The proposed improvements by the District include re-aligning DeZavala Road south of its present location and extending the roadway east to intersect the Kyle Seal Parkway extension.

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The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, before the completion of the NISD New High School (Naegelin Tract), at no cost to the City of San Antonio:

- DeZavala Road - Dedicate 86-feet of ROW and construct a 4-lane divided roadway. The limits of construction shall be extended through the Naegelin Tract – MDP as shown on the City of San Antonio Major Thoroughfare Plan.
- Re-alignment of DeZavala Road south of its present location and extending the roadway east to intersect the Kyle Seal Parkway extension.
- Kyle Seal Parkway - Dedicate 86-feet of ROW and construct a 4-lane divided roadway. The limits of construction shall be extended through the Naegelin Tract – MDP as shown on the City of San Antonio Major Thoroughfare Plan.
- All Roadways shall conform to Table 506-1: Functional Classification System Description.
- All access driveways shall comply with UDC 35-506 (r) (8) Alignment.
- The developer shall be responsible for upgrading any intersection on DeZavala Road and Kyle Seal Parkway as shown on the approved Master Development Plan. This includes sufficient left-turn storage, right-turn deceleration lanes, upgrading lane capacity and a traffic signal when warranted.

It should be stressed the importance of the extension of Kyle Seal Parkway to W. Hausman. The TIA was completed with the modeling of the Kyle Seal Parkway extension to W. Hausman. Without the extension of Kyle Seal Parkway the existing infrastructure would not be able to handle the large amount of growth that will take place along Loop 1604, W. Hausman, DeZavala Road and Prue Road. Any plat for the proposed high school will not be approved until the completion of the Kyle Seal Parkway extension to W. Hausman. In addition, the City of San Antonio's Major Thoroughfare Plan includes Kyle Seal Parkway from Prue Road north to Loop 1604 and continuing north to Interstate Highway (IH) 10, and DeZavala Road from Loop 1604 to Kyle Seal Parkway continuing east to Babcock 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. The 1 – foot vehicular non-access easements will be regulated during the plat process. The new high school layout shall be reviewed and approved by Public Works – Traffic and Development Services Engineering Division. Reduced number of driveways and common access internally is encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

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- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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.

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.

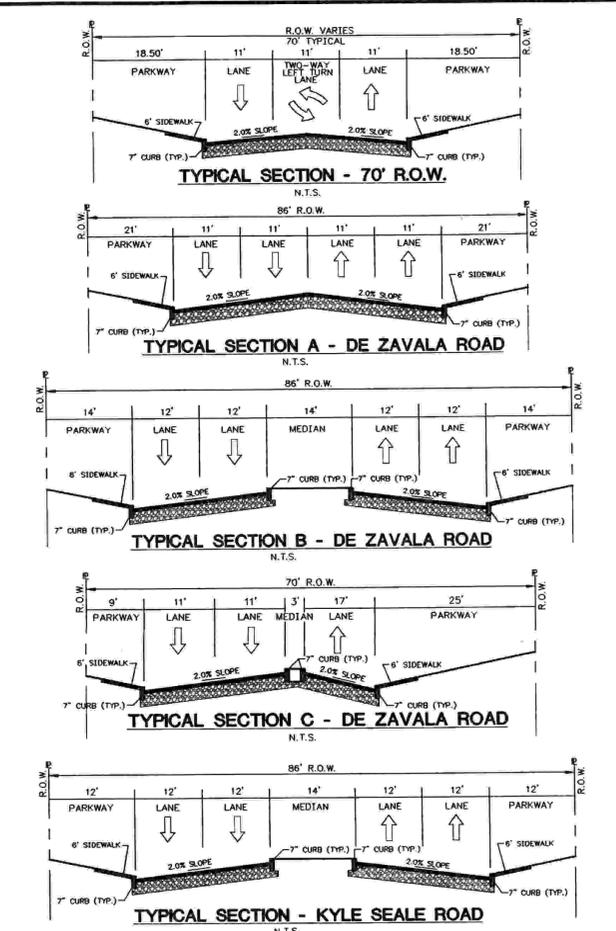
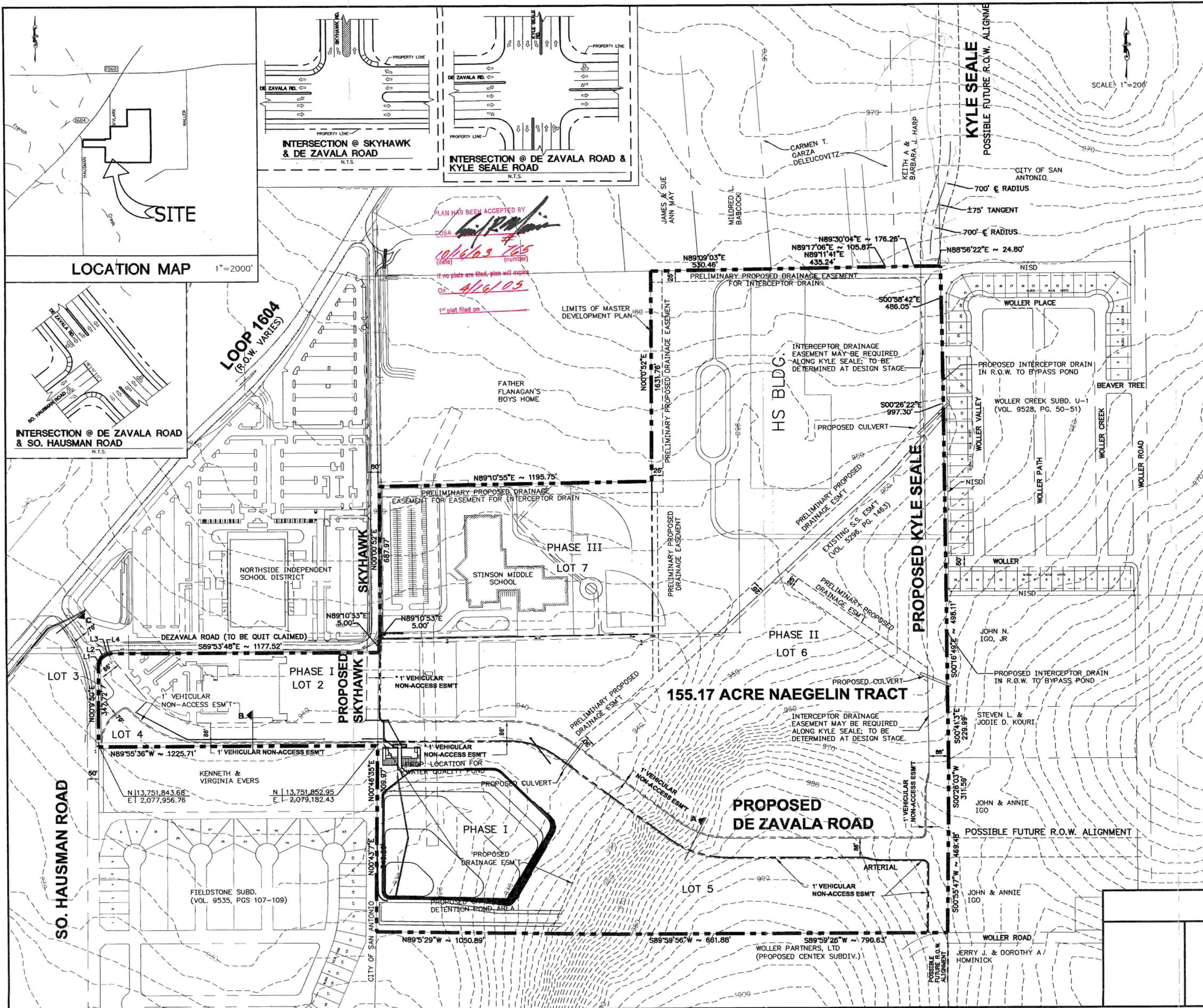
Sincerely,



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



SUMMARY:

TOTAL ACRES: 155	PHASE I 2003	PHASE II 2006	PHASE III 2006
LOTS: 1	USE: NATATORIUM/DRAINAGE	USE: HIGH SCHOOL & ATHLETIC FIELDS	USE: MIDDLE SCHOOL & ATHLETIC FIELDS
ACREAGE: 43	ACREAGE: 43	ACREAGE: 93	ACREAGE: 19

NOTE:

*1. 1' NON-ACCESS EASEMENT WITH THE EXCEPTION OF ENTRY FOR MAINTENANCE OF DRAINAGE EASEMENT. (WATER QUALITY POND & DETENTION POND AREA)

2. ALL 1' NON-ACCESS EASEMENTS SHALL HAVE FUTURE ACCESS POINTS ALLOWED WITH PROPER ENGINEERING DESIGN ACCORDING TO THE CURRENT UDC.

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

NAEGELIN TRACT MASTER DEVELOPMENT PLAN

NO. APRIL, 2003

CIVIL ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL: (210) 681-2951
FAX: (210) 523-7112
URL: WWW.MWCUDE.COM

OWNER & APPLICANT
NORTHSIDE INDEPENDENT SCHOOL DISTRICT
5900 EVERS ROAD
SAN ANTONIO, TX 78238
TEL: (210) 257-1215

CHAIRPERSON _____ DATE _____
SECRETARY _____ DATE _____

NAEGELIN TRACT MASTER DEVELOPMENT PLAN		DATE	REVISION
M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS 10325 BANDERA ROAD SAN ANTONIO, TEXAS 78250 (210) 681-2951		10/02/2003	
DRAWN BY: JN CHECKED BY: RR	DATE: AUGUST 27, 2003 JOB NO.: 194202-104	SHEET 1 OF 1	



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

Project ID Number:	Date Submitted:
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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.

(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 (MOAZ) |
| <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: _____ |

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 03 APR 23 AM 10:10
 CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
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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: NAEGELIN TRACT

Owner/Agent: Northside Independent School District Phone: 257-1215 Fax: 257-1212

Address: 5900 Evers Road, San Antonio, Texas Zip code: 78238

Engineer/Surveyor: M.W. Cude Engineers, L.L.C. Phone: 681-2951 Fax: 523-7112

Address: 10325 Bandera Road, San Antonio, Texas Zip code: 78250

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Existing legal Description (PUD Only): N/A

Existing zoning: R-6 Proposed zoning: R-6

Projected # of Phases: 3

Number of dwelling units (lots) by Phases: Phase I = 1 lot; Phase II = 1 lot; Phase III = 1 lot;

Total Number of lots: 3 divided by acreage: 155 = Density: 0.02

(PUD Only) Linear feet of street NA Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Total open space: NA divided by total acreage: NA = Open space NA %

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

(PUD Only) Construction start date: NA

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

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Council District: 8 School District: Northside ISD Ferguson map grid: 547/C1

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

Name NA No.

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

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

Name Neaglin High School No. 030060

Name No.

Name No.

Contact Person and authorized representative:

Print Name: James Martin

Signature: 

Date: 4/11/03

Phone: (210) 257-1215 Fax: (210) 257-1212

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CITY OF SAN ANTONIO
PLANNING DEPARTMENT

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;
- NA Certificate of agency or power of attorney if other than owner;
- ✓ Signature blocks for the chairperson and secretary (Planning director or assignee);
- NA (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 an appropriate scale;
- ✓ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- NA (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;
- NA (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)
- NA (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;
- NA (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.
- NA (**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.
- NA 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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Master Development Plan Section
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LAND DEVELOPMENT
STREETS DIVISION

✓ Traffic Impact Analysis (section 35-502).

NA (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.

NA (PUD Only) Lots numbered as approved by the City.

NA (PUD Only) Layout shall show where lot setbacks as required.

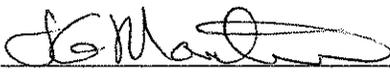
✓ Location and size in acres of school sites, as applicable.

✓ 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)

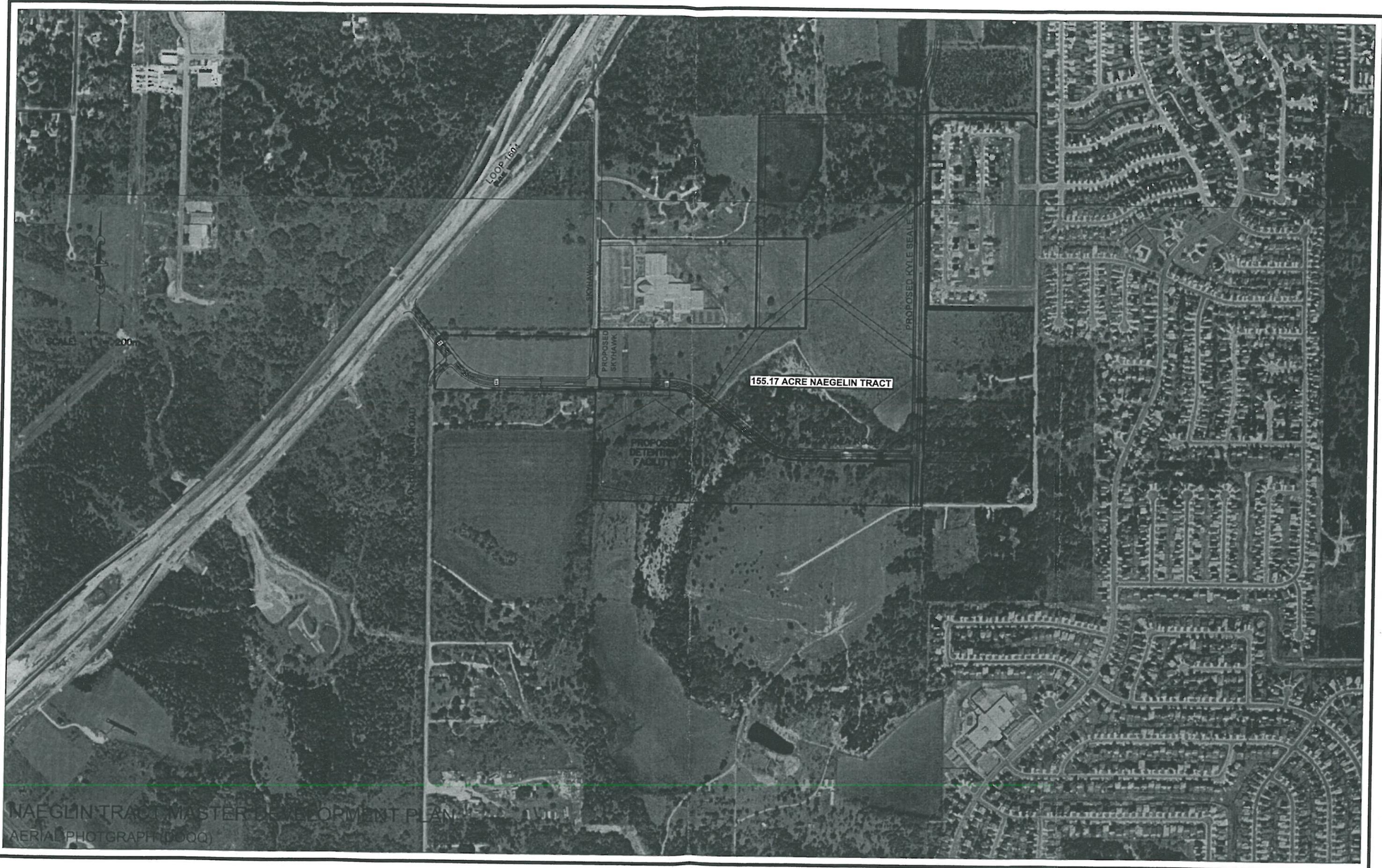
I certify that the NAEGLIN TRACT Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: James Martin Signature:  Date: 4/10/03

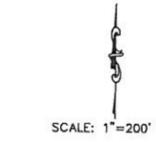
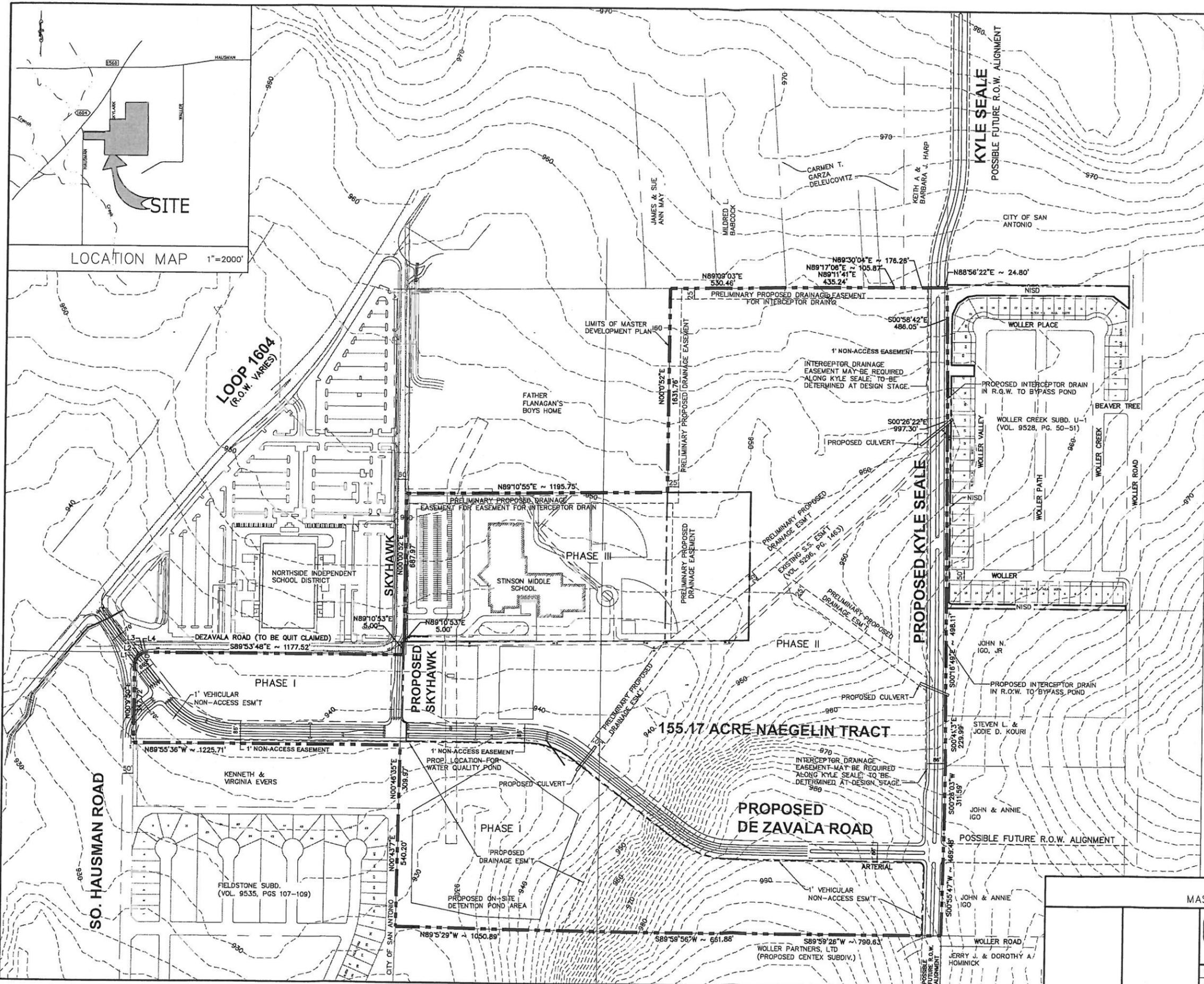
If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038
APPLICATION REVISED January 1, 2003

CITY OF SAN ANTONIO
DEPT. OF PLANNING
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SCALE 1" = 200'

NAEGLIN TRACT MASTER DEVELOPMENT PLAN
AERIAL PHOTOGRAPH (DOQQ)



SUMMARY:
 TOTAL ACRES: 155
 PHASE I 2003
 LOTS: 1
 USE: NATATORIUM/DRAINAGE ESM'T
 ACREAGE: 43 Ac.
 PHASE II 2006
 LOTS: 1
 USE: HIGH SCHOOL & ATHLETIC FIELDS
 ACREAGE: 93 Ac.
 PHASE III 2006
 LOTS: 1
 USE: MIDDLE SCHOOL & ATHLETIC FIELDS
 ACREAGE: 19 Ac.

LINE	LENGTH	BEARING
L1	32.22	N89°52'52"
L2	28.20	S89°56'23"
L3	12.42	N78°01'24"
L4	8.6	N77°24'31"

MASTER DEVELOPMENT PLAN
 NO. JANUARY, 2003

OWNER & APPLICANT
 NORTHSIDE INDEPENDENT SCHOOL DISTRICT
 5900 EVERS ROAD
 SAN ANTONIO, TX 78238
 TEL: (210) 257-1215

CIVIL ENGINEER
 M.W. CUDE ENGINEERS, L.L.C.
 10325 BANDERA ROAD
 SAN ANTONIO, TEXAS 78250
 TEL: (210) 681-2951
 FAX: (210) 523-7112
 URL: WWW.MWCUDE.COM

CHAIRPERSON _____ DATE _____
 SECRETARY _____ DATE _____

NAEGELIN TRACT
 MASTER DEVELOPMENT PLAN

M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS <small>10325 BANDERA ROAD SAN ANTONIO, TEXAS 78250 (210) 681-2951</small>	DATE	REVISION
DRAWN BY: JN CHECKED BY: RR	DATE: MARCH 19, 2003 JOB NO.: 194202-104	SHEET 1 OF 1