



# CITY OF SAN ANTONIO

December 2, 2003

Mr. Mike Cude

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

Re: The Park at University Hills

MDP # 767

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed The Park at University Hills Development Plan M.D.P. # 767. 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.
- Development Services, Engineering Section has indicated as part of their conditional approval, the developer shall meet the following conditions:

The Development Services Engineering Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for The Park at University Hills (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Park at University Hills is located approximately 2000-feet west of Interstate Highway (IH) 10 along Hausman Road between Regency Trail and University Heights. The single-family residential development would provide up to 53 lots on the 8.91-acre section (Unit 2) and 550 lots on the 120-acre section. A collector street onto Hausman Road would serve the 10-acre section of the development. The 120 acre section would be served by a collector street located near the center of the Hausman Road frontage and a Local Type B Street located onto Hausman Road near the east side of the development. The two collector streets are proposed to be located west of the future Hausman Road/UTSA Boulevard connection as per the City of San Antonio Major Thoroughfare Plan. The Local Type B Street would access Hausman Road east of the future connection. This development proposes to construct eight to ten houses a month and the anticipated build out of the development would be six years.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of The Park at University Hills Development, at no cost to the City of San Antonio:

- The Developer shall provide 43 feet of ROW from the centerline of Hausman Road (Secondary Arterial Type A) adjacent to this proposed project from the west corner of the property approximately 1200-feet east for future widening and re-alignment of Hausman Road/UTSA Boulevard (SEE ATTACHMENT A). This will require a property dedication by the developer.
- Construction of an internal collector street system. Collector streets with 70-feet of ROW and 44-feet of pavement shall have no houses fronting.
- All Roadways shall conform to Table 506-1: Functional Classification System Description.
- The developer shall be responsible for upgrading the intersection of Hausman Road and Collector Street (Unit 1) and Hausman Road and Local Type B (Unit 4). This includes sufficient left-turn storage and right-turn deceleration lanes.

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. All Local A streets shall follow all regulations for traffic calming and the street network shall be planned 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.

- 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.

Parks Department cites the following as part of their conditional approval:

The Parks at University Hills is a proposed subdivision with 581 residential units. Based on Section 35-503 of the UDC, the park dedication requirement for this development is 5.2 acres.

1. The applicant has agreed to pay a fee in-lieu of meeting the park dedication requirement. The fee is \$59,766.10 based on documentation submitted by the engineer. This fee is due and payable to the Parks and Recreation Department prior to recordation of the first plat filed under this plan.

Mr. Cude  
Page 3  
December 2, 2003

- 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,



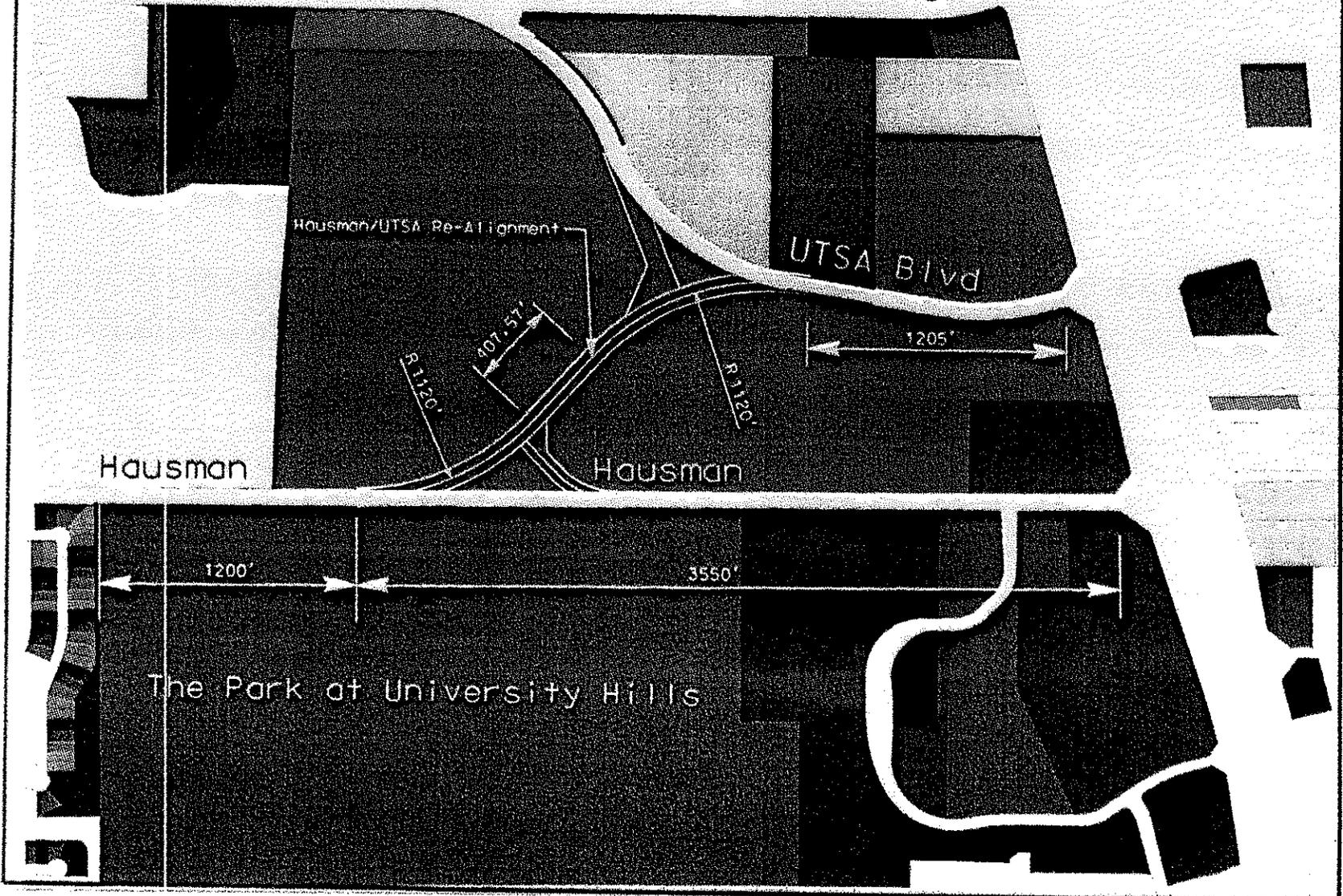
Emil R. Moncivais AIA, AICP  
Director, Planning Department

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



# Re-alignment of UTSA Boulevard to Hausman Road Preliminary Design



Attachment A



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

RECEIVED
JAN 11 11:12 AM
LAND DEVELOPMENT
SERVICES DIVISION

Project ID Number:
Date Submitted:

\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF) [ ] Yes [x] 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)

- Master Development Plan (MDP) (Formerly POADP)
MDP/ P.U.D. Plan (combination)
Master Plan Community District (MPCD)
Traditional Neighborhood Development (TND)
Plat Certification Request
P.U.D. Plan
Mixed Used District (MXD)
Military Airport Overlay Zone (MOAZ)
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: The Park at University Hills Subdivision
Owner/Agent: Centex Real Estate Corporation Phone:(210)496-1985 Fax: (210)828-0449
Address: 16414 San Pedro, Ste. 700 San Antonio, TX Zip code: 78232
Engineer/Surveyor: M.W. Cude Engineers, L.L.C. Phone: (210)681-2951 Fax: (210)523-7112
Address: 10325 Bandera Road San Antonio, TX Zip code: 78250

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

**APPLICATION**

(Continued)

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SERVICES DIVISION

Existing legal Description (PUD Only): N/A

Existing zoning: R-4 Proposed zoning: N/A

Projected # of Phases: 7

Number of dwelling units (lots) by Phases: 581 total lots (U-1=127 lots; U-2=53 lots; U-3=115 lots; U-4=79 lots; U-5=72 lots; U-6=58 lots; U-7=77 lots)

Total Number of lots: 581 divided by acreage: 129.89 = Density: 4.47

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

N/A(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = 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: \_\_\_\_\_ Y: \_\_\_\_\_

**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: Pg. 514 C6

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

Name N/A No. \_\_\_\_\_

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 N/A No. \_\_\_\_\_

Name N/A No. \_\_\_\_\_

Name N/A No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Rick Pierce Signature: *Rick Pierce*

Date: 7/11/03 Phone: (210)496-1985 Fax: (210)828-0449

January 1, 2003

**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;

N/A Certificate of agency or power of attorney if other than owner;

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;

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;

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);

**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)

N/A (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;

N/A (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.

N/A (**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.

N/A 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.

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**  
(Continued)

Traffic Impact Analysis (section 35-502).

N/A (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.

N/A (PUD Only) Lots numbered as approved by the City.

N/A (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 Park at University Hills Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: Rick Pierie Signature: Rick Pierie Date: 7/11/03

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