CITY OF SAN ANTONIO

December 29, 2003

Mr. Rick Gray, P.E.

Pape – Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Champions Park MDP # 770

Dear Mr. Gray:

The City Staff Development Review Committee has reviewed Champions Park Master Development Plan M.D.P. # 770. 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.

- Development Services, Engineering Section has indicated as part of their conditional approval, the developer shall meet the following conditions at the time of final plat submittal.

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

The Champions Park development is located west of Loop 1604 at the Marbach Road intersection. The proposed development consists of single-family residences. This development is projected to develop in two phases. Phase 1, projected to be complete by the end of year 2005, includes 376 single-family residences. Phase 2, projected to be complete by the end of year 2008, will build-out the remaining 546 single-family residences. The proposed development is projected to generate 282 AM peak hour trips and 380 PM peak hour trips with a total of 3,598 daily trips by the year 2005. The final phase is projected to increase peak hour traffic to 692 AM peak hour trips and 931 PM peak hour trips with a total of 8,823 daily trips in year 2008.

Loop 1604 provides regional access to the development. Marbach Road and Cagnon Road each provide primary and secondary access to the site. Project roads along Marbach Road and Cagnon Road provide direct access to the various sections of the residential subdivision.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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 Champions Park Development, at no cost to the City of San Antonio:

- Marbach Road - Dedicate 86-feet of ROW and construct a 4-lane divided roadway. The limits of construction shall be extended through the Champions Park – MDP as shown on the City of San Antonio Major Thoroughfare Plan (MTP).

- The Developer shall provide 35 feet of ROW from the centerline of Cagnon Road (Collector) and suggest he construct 22 – feet of pavement adjacent to the proposed project limits as shown on the MDP.

- 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.

- All proposed median openings on Marbach Road shall provide sufficient left – turn storage for east bound and west bound traffic. For tee – intersections on Marbach Road the median shall provide a bullet nose design as described on page 701 of 2001 AASHTO Policy on Geometric Design of Highways and Streets (AASHTO Green book).

TxDOT currently has Loop 1604 under construction from Culebra to US 90 on the south side. This project will create a 4-lane divided roadway and includes the installation of a traffic signal at Marbach and Loop 1604. Pape – Dawson Engineers has completed the design work for the Loop 1604 project. The contractor should begin work on the section from SH 151 to US 90 sometime in early 2004.

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 streets shall follow all regulations for traffic calming and sight distance requirements. 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.

- 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.

The Parks and Recreation Department as part of their conditional approval cite the following:

Champions Park is a proposed subdivision of 931 residential units. UDC Section 35-503 requires 1 acre of parkland for every 114 residential units. Champions Park has a park dedication requirement of 8.2 acres of parkland or the equivalent fee in-lieu of dedication.

The applicant has elected to pay the fee in-lieu of dedication. Based on documentation provided by the applicant, the fee due is $16,400. This fee is due and payable to the Parks and Recreation Department prior to the recordation of the first plat filed under this plan.

Storm Water Engineering has reviewed Champions Park MDP and cites the following:

The information submitted is based upon the Unified Development Code (UDC) for The City Of San Antonio, as it exists today. If the Code changes between now and when the actual submittal of the plat occurs for the site, the submittal will be reviewed under the latest Code requirements.

Storm Water Engineering is not responsible for informing the engineer when such Code changes occur. This is not a blanket approval for the property to be allowed to pay the Storm Water Participation fee instead of providing on-site detention.

The Watershed Master Planning for the City of San Antonio and Bexar County is ongoing process and is subject to change at any time. Any changes resulting in flooding downstream from the proposed development could alter this department's decision.

Under the conditions as stated in the Storm Water Management Report, this development under today's regulations would be allowed to pay the Storm Water Fee.

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

#770

OWNER: MARVIN BOEHM (ET AL)
(VOLUME 9263, PAGE 1200 O.R.)

OWNER: MILESTONE POTRANCO DEVELOPMENT, LTD.
(VOLUME 9894, PAGE 35 O.R.)

N89°50'05"E 2462.60'

N 13695607.79
E 2060731.39

LIMITS OF MDP

UNIT 4

UNIT 3

UNIT 2

UNIT 1

DRAIN

DRAIN (GREENBELT)

3606.54'

S00°07'22"E 1783.81'

40' CAGNON ROAD RIGHT-OF-WAY WILL BE ABANDONED AT A LATER DATE.

FUTURE COMMERCIAL

LOOP 1604 (RIGHT-OF-WAY VARIES 300'-MIN.)

N60°11'40"E 345.28'

S29°48'20"E 86.00'

S60°11'40"W 343.28'

N89°09'01"W 43.80'

C1

C2

S89°09'01"E 42.34'

PROPOSED MARBACH ROAD

UNIT 9

UNIT 7

UNIT 8

UNIT 5

UNIT 10

UNIT 6

N00°27'11"W

15' ROAD DEDICATION

1533.85'

S00°07'22"E

CAGNON ROAD (40' R.O.W.)

203.20'

S00°07'22"E

N 13692001.54
E 2060739.13

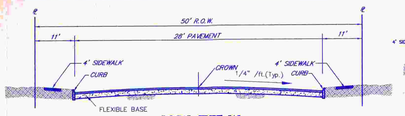
S89°50'37"W 2401.82'

OWNER: CARL R. OLSON (TRUSTEE)
(VOLUME 7511, PAGE 19 D.R.)

OWNER: CAGNON ROAD SUBDIVISION
(VOLUME 9530, PAGE 122 (PLAT))

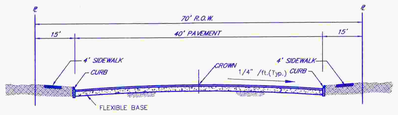
OWNER: INVESTOR GROSSENBACHER PARTNERSHIP
(VOLUME 10014, PAGE 2208 O.R.)

OWNER: ELKIN McGAUGHY (ET AL)
(VOLUME 7215, PAGE 321 D.R.)

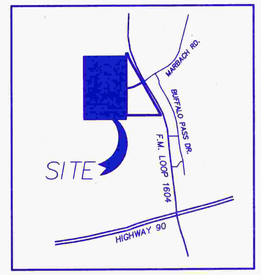


LOCAL TYPE "A"
TYPICAL STREET SECTION (50' R.O.W.)
(NOT TO SCALE)

SECONDARY ARTERIAL FLOW
TYPICAL STREET SECTION (86' R.O.W.)
(NOT TO SCALE)



LOCAL TYPE "B"
TYPICAL STREET SECTION (60' R.O.W. MIN.)
(NOT TO SCALE)



LOCATION MAP
NOT-TO-SCALE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	512.03'	957.00'	262.30'	30°39'19"	505.94'	N75°31'20"E
C2	558.04'	1043.00'	285.87'	30°39'19"	551.41'	N75°31'20"E

LEGEND

PHASE LINES

LIMITS OF MDP

THIS PLAN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

REVISION HISTORY

MDP	ACCEPTED DATE

UNIT	ACREAGE (Ac.)	# OF LOTS	UNITS/AC.
1	19.66 Ac.	113	5.74
2	18.24 Ac.	113	6.21
3	25.00 Ac.	156	6.24
4	22.30 Ac.	134	6.02
5	18.33 Ac.	81	4.42
6	9.72 Ac.	36	3.70
7	15.29 Ac.	66	4.32
8	10.08 Ac.	49	4.86
9	19.27 Ac.	87	4.51
10	20.69 Ac.	93	4.49
N. DRAIN	9.27 Ac.	-----	-----
S. DRAIN	6.99 Ac.	-----	-----
ROAD	6.76 Ac.	-----	-----
TOTAL	201.6 Ac.	928	4.60

NOTES:
1. WATER SERVICE TO BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY S.A.W.S.
3. ELECTRIC & GAS TO BE PROVIDED BY C.P.S.
4. TELEPHONE SERVICE TO BE PROVIDED BY S.B.C.
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.
7. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
8. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (d) (5) OF THE UNIFIED DEVELOPMENT CODE.
9. SPECIFIC LOT BEARINGS & DIMENSIONS SHALL BE SHOWN ON THE RESPECTIVE PLATS.
10. THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED, SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTIONS INDICATED.
11. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
12. THE LOCAL TYPE "A" STREETS SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE TIME OF PLATTING.
13. LOT LAYOUT IS FOR INFORMATIONAL PURPOSES ONLY, UNIT LAYOUTS WILL BE FINALIZED WITH PLAT SUBMITTAL.

PLAN HAS BEEN ACCEPTED BY
COSA
12-29-03 (date) 770 (number)
If no plats are filed, plan will expire
On 6-29-05
1st plat filed on

SCALE : 1"=200'
0' 200' 400'
300'

DEVELOPER: INTEGRATED ASSET MANAGEMENT
AGENT: J.L. GUERRA JR.
11202 DISCO
SAN ANTONIO, TEXAS 78216
PHONE: 210-495-8777
FAX: 210-499-4217

M.D.P. # 770

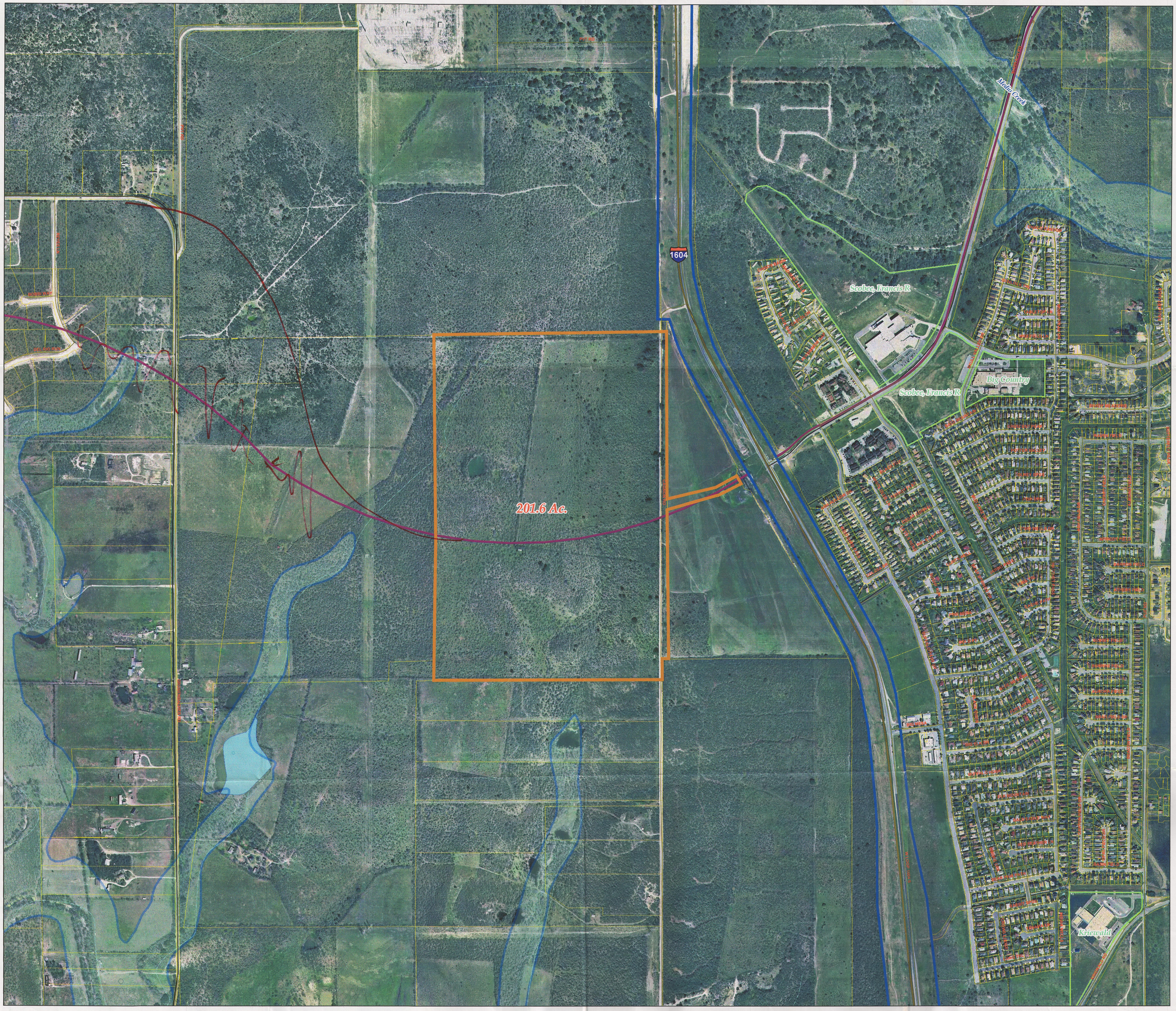
REVISIONS:

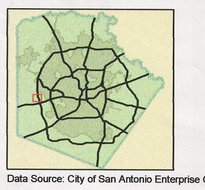
PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

CHAMPIONS PARK
MASTER DEVELOPMENT PLAN

JOB NO. 5775-01
DATE AUGUST 2003
DESIGNER RG
CHECKED RG DRAWN MK JD
SHEET 1

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.





Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

"This 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 Jr.
Map Creation Date: 09-25-03
Map file location:C:\arcview\MDP\Champions Park.mxd
PDF Filename: C:\arcview\PDF\2003\Sept\0309GC14.pdf

Legend

- Champions Park
- Heather's Creek
- Floodplains100-2002
- S.A.City Limits
- Major Thoroughfare
- Major Roads
- Expressways
- Lakes
- Parks-2002
- Public Schools

City of San Antonio

MASTER DEVELOPMENT PLAN

0 200 400 800 1,200
Feet

2003-Imagery

N W E S

City of San Antonio Planning Department
Emil R. Moncivais, AICP, AIA
Director, Planning Department
Development & Business Service Center
1901 S. Alamo - 2nd Floor
San Antonio, Texas 78204

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Date Submitted:	Project ID Number:

*** 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)

- ☒ 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 Use District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ 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: ***Champions Park***

Owner/Agent: ***Integrated Asset Management*** Phone: ***495-8777*** Fax: ***499-4217***

Address: ***11202 Disco, San Antonio, Texas*** Zip code: ***78216***

Engineer/Surveyor: ***Pape-Dawson Engineers, Inc.*** Phone: ***(210)375-9000*** Fax: ***(210)375-9010***

Address: ***555 East Ramsey, San Antonio, TX*** Zip code: ***78216***

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

Existing legal Description (PUD Only):_____

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

Projected # of Phases: _____

Number of dwelling units (lots) by Phases: *1-113, 2-113, 3-156, 4-134, 5-82, 6-41, 7-66, 8-49, 9-87, 10-90*

Total Number of lots: *931* divided by acreage: *201.6* = Density: *4.62 u/ac*

(PUD Only) Linear feet of street:_____ ☐ Private ☐ Public ☐ Gated ☐ Un-Gated ☐ Attached ☐ 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: *Medina Valley ISD* Ferguson Map Grid: *612 A8*

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_____ No._____
Name_____ No._____

Contact Person and authorized representative:

Print Name: *J.L. Guerra, Jr.* Signature:_____

Date: *8/19/03* Phone: *495-8777* Fax: *499-4217*

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; *N/A*

☒ 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;

☒ 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. *N/A*

N/A ☒ 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.

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. *N/A*

☒ 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 Champions Park MDP Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Rick Gray, P.E. Signature: Rick Gray Date: 8-21-03

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