



CITY OF SAN ANTONIO

January 6, 2004

Mr. Rick McNealy, P.E.

Vickery & associates, Inc.
12940 Country Parkway
San Antonio, TX 78216

Re: Wolf Creek

MDP # 771

Dear Mr. McNealy:

The City Staff Development Review Committee has reviewed Wolf Creek Master Development Plan M.D.P. # 771. 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 following conditions shall be met by the developer at the time of final plat submittal:
 1. Right-turn deceleration lanes on all proposed roadways, Loop 1604 and Marbach Road.
 2. Collectors connecting to Loop 1604 and Marbach.
 3. Local B streets shall not have any houses fronting.
 4. All Roadways shall conform to Table 506-1: Functional Classification System Description.

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 the regulations in the Uniform Development Code for traffic calming and sight distance. 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.

Mr. McNealy
Page 2
January 6, 2004

- 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.

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.

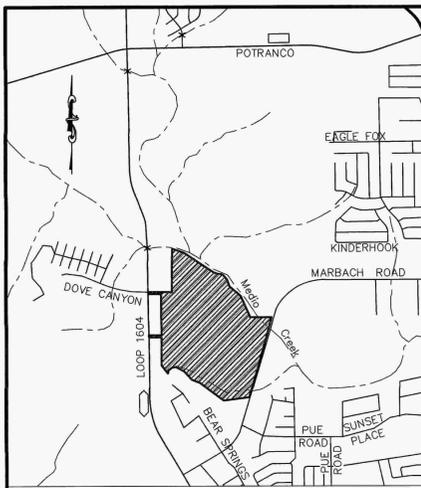
Sincerely,



Emi R. Monciuzis 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



LOCATION MAP

THIS PLAN HAS BEEN ACCEPTED BY CITY OF SAN ANTONIO

CHAIRMAN	DATE
SECRETARY	DATE

UTILITIES

WATER - BEXARMET
SEWER - SAWS
ELECTRIC - C.P.S.B.

LAND USE
TOTAL LAND AREA: 185.50 ACRES

UNIT	AREA	LOTS	DENSITY
UNIT-1	15.06 ACRES	77 LOTS	5.11 UNITS/ACRES
UNIT-2	13.98 ACRES	73 LOTS	5.22 UNITS/ACRES
UNIT-3	16.44 ACRES	78 LOTS	4.74 UNITS/ACRES
UNIT-4	17.67 ACRES	86 LOTS	4.87 UNITS/ACRES
UNIT-5	14.06 ACRES	70 LOTS	4.98 UNITS/ACRES
UNIT-6	16.84 ACRES	57 LOTS	3.38 UNITS/ACRES
UNIT-7	13.31 ACRES	74 LOTS	5.56 UNITS/ACRES
UNIT-8	14.01 ACRES	74 LOTS	5.28 UNITS/ACRES
SUBTOTAL:	121.37 ACRES	589 LOTS	4.85 UNITS/ACRES
	7.70 ACRES	COMMERCIAL	
	1.18 ACRES	PARKLAND	
	48.55 ACRES	FLOODPLAIN/REMAINDER	
	6.70 ACRES	CPS ESMT REMAINDER	
TOTAL:	185.50 ACRES		

PARK AND OPEN SPACE REQUIREMENTS:

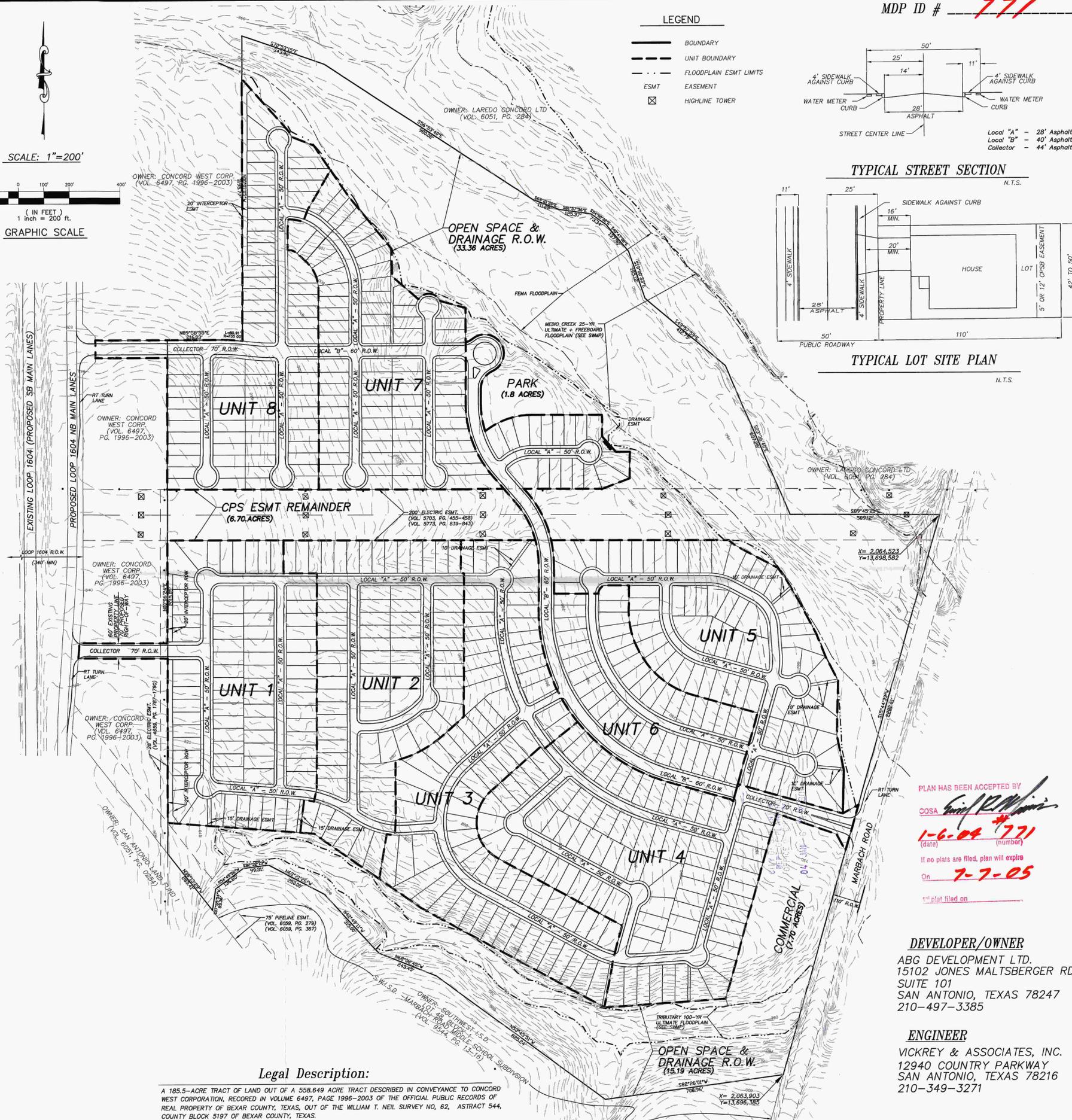
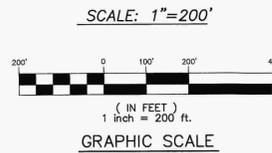
NONE REQUIRED - PROPERTY HAS VESTED RIGHTS (VRP# 03-07-094) TO MAY 8, 1981
1.18 ACRES PROVIDED

GENERAL NOTES

- A 4 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.
- CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- ALL STREETS SHOWN HEREIN ARE 50' RIGHT OF WAY PUBLIC STREETS, UNLESS OTHERWISE INDICATED.
- PROPERTY LIES OUTSIDE CITY OF SAN ANTONIO LIMITS AND INSIDE BEXAR COUNTY, TEXAS.
- TYPICAL LOT SIZES ARE 42' TO 50' X 110' AS SHOWN.
- LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND.
- SOUTHWEST INDEPENDENT SCHOOL DISTRICT.
- NO RESIDENTIAL DRIVEWAY ACCESS IS PERMITTED TO COLLECTOR STREET.
- SOURCE OF BEARINGS ARE REFER FROM THE PLAT RECORDED IN VOLUME 9540, PAGE 179 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (N 17° 12' 52" E).
- FLOODPLAINS SHOWN AS THE GREATER OF THE 100-YR ULTIMATE FLOODPLAIN OR THE 25-YR ULTIMATE FLOODPLAIN WITH FREEBOARD (SEE SWMP FOR DETAILED DRAINAGE STUDY)
- SITE IS NOT OVER OR WITHIN EDWARDS AQUIFER RECHARGE ZONE.

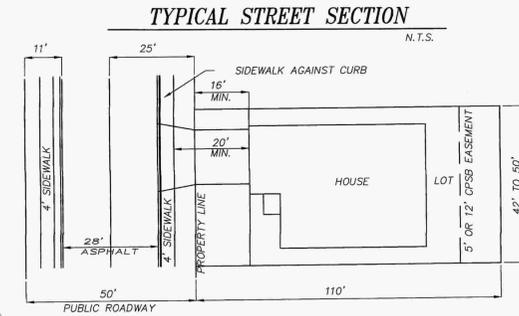
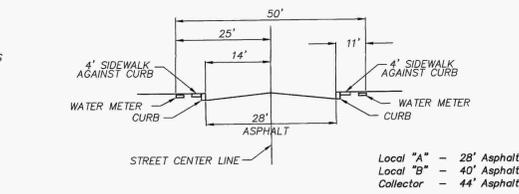
THIS PLAN HAS VESTED RIGHTS UNDER VESTED RIGHTS PERMIT NO. 03-07-094

NOTE: FUTURE R.O.W. DEDICATIONS WILL BE COMPLIED WITH AT TIME OF PLATTING.



- LEGEND**
- BOUNDARY
 - UNIT BOUNDARY
 - FLOODPLAIN ESMT LIMITS
 - ESMT
 - EASEMENT
 - HIGHLINE TOWER

MDP ID # **771**



NO.	DATE	DESCRIPTION	REVISIONS
1	9/29/03	REVISED LOT LAYOUT	
2	10/19/03	REVISED 1604 SOUTH ENTRY STREET	
3	10/23/03	REVISED 1604 SOUTH ENTRY STREET ROW	
4	1/16/04	ADDED VESTED RIGHTS PERMIT NO. AND ROW DEDICATION NOTE	

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway
San Antonio, Texas 78216
Voice: (210) 349-3271 Fax: (210) 349-2561

MASTER DEVELOPMENT PLAN
WOLF CREEK SUBDIVISION
Bexar County, Texas

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
1-6-04 #771
(date) (number)
If no plats are filed, plan will expire
On **7-7-05**
1st plat filed on _____

DEVELOPER/OWNER
ABG DEVELOPMENT LTD.
15102 JONES MALTSBERGER RD.
SUITE 101
SAN ANTONIO, TEXAS 78247
210-497-3385

ENGINEER
VICKREY & ASSOCIATES, INC.
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216
210-349-3271

Legal Description:

A 185.5-ACRE TRACT OF LAND OUT OF A 558.649 ACRE TRACT DESCRIBED IN CONVEYANCE TO CONCORD WEST CORPORATION, RECORDED IN VOLUME 6497, PAGE 1996-2003 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NO. 62, ABSTRACT 544, COUNTY BLOCK 5197 OF BEXAR COUNTY, TEXAS.

REVISED DATE: 1/6/04

PLAT NO.	
DATE:	AUGUST 2003
SCALE	1"=200'
Vertical	NA
Horizontal	NA
0	100 200 300
SHEET	OF
1	1
PROJ. NO.	1893-009



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: 09-04-03
 Map file location: C:\arcview\Projects\Wolf Creek Sub'd.mxd
 PDF filename: C:\arcview\PDF\2003\Sept\0309GC03.pdf

Legend

- Wolf Creek Sub'd
- Floodplains 100-2002
- S.A. City Limits
- Major Thoroughfare
- Major Roads
- Expressways
- Lakes
- Parks-2002
- Public Schools

City of San Antonio

MASTER DEVELOPMENT PLAN



2003-Imagery

**City of San Antonio
 Planning Department**

Emil R. Moncivais, AICP, AIA
 Director, Planning Department

Development & Business
 Service Center
 1801 S. Alamo - 2nd Floor
 San Antonio, Texas 78204





City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Date: August 25, 2003

Case Manager: <u>E. B.</u>	Project 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, (Indicate TIF Project Name on all submissions).

(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 (MAOZ) |
| <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: _____ |

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: Wolf Creek Subdivision

Owner/Agent: ABG Development, LTD Phone: 210-497-3385 Fax: 210-495-2587

Address: 15102 Jones Maltsberger Rd. San Antonio, TX Zip code: 78247

Engineer/Surveyor: Vickrey & Associates, Inc Phone: 210-349-3271 Fax: 210-349-2561

Address: 12940 Country Parkway San Antonio, TX Zip code: 78216

July 11, 2003

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

A 185.5 acre tract of land out of a 558.649 acre tract described in conveyance to Concord West Corporation, recorded in Volume 6497, Page 1996-2003 of the Official Public Records of Real Property of Bexar County Texas, out of the William T. Neil Survey No. 62, Abstract 544, County

Existing legal Description: Block 5197 of Bexar County, Texas.

Existing zoning: OCL Proposed zoning: OCL

Projected # of Phases: 8 Units

Number of dwelling units (lots) by Phases: 1-69; 2-65; 3-78; 4-68; 5-70; 6-62; 7-58; 8-77

Total Number of lots: 547 divided by acreage: 117.42 = Density: 4.66

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

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

(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: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Council District: NA School District: Southwest Ferguson map grid: 612-B7

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

Name Big Country No. 203

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 See attached list No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: OSCAR DOMINQUEZ Signature: 

Date: 8/25/03 Phone: 210-497-3385 Fax: 210-495-2587

July 11, 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; *to be assigned, space provided*
- 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);

03 JUL 05 AM 8:20
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

July 11, 2003

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;
- 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.
- n/a* *vested rights applied for*
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.

July 11, 2003

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
4th 26 AM 8:26

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.
- n/a 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)

Wolf Creek Subdivision

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

Certifying Representative:

Print Name: Jeffrey S Tondre Signature: *Jeffrey S Tondre* Date: 8/25/03

0325 ALU 26 AM 8 26
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873

July 11, 2003