



*City of San Antonio*  
*Development Services Department*

October 27, 2011

Tom Bates  
Denham-Ramones Engineering  
1380 Pantheon Way, Suite 290  
San Antonio, Texas 78232

**Re: Wolf Creek Subdivision – Minor Amendment**

**MDP # 771B**

Dear Mr. Bates,

The Development Review Committee has evaluated the **Wolf Creek Subdivision** Master Development Plan, Minor Amendment or **MDP # 771B**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School District, so they can plan for the development accordingly.

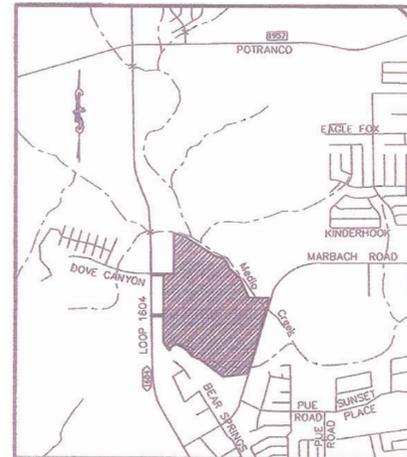
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Richard Carrizales, Planner at (210) 207-8050.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J.P. Jacks'.

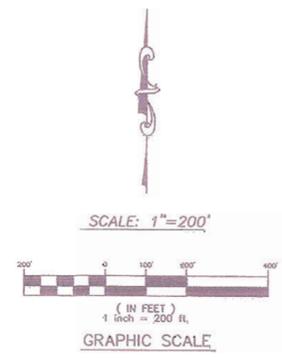
John P. Jacks  
Interim Assistant Director

OK  
7-18-11



**OWNER/DEVELOPER:**  
ED BARON VENTURES  
30829 MAN O WAR  
FAIR OAKS, TEXAS 78015  
PHONE: (210) 541-1416

**ENGINEER:**  
DENHAM-RAMONES ENGINEERING  
& ASSOCIATES, INC.  
1380 PANTHEON WAY, SUITE 290  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 495-3100



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

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

**LAND USE**  
TOTAL LAND AREA: 185.50 ACRES

UNIT	AREA	LOTS	DENSITY	RECORDING INFO.
UNIT-1	15.06 ACRES	77 LOTS	5.11 UNITS/ACRES	VOL. 9564, PG. 61
UNIT-2	13.98 ACRES	73 LOTS	5.22 UNITS/ACRES	VOL. 9566, PGS. 87-88
UNIT-3	16.44 ACRES	78 LOTS	4.74 UNITS/ACRES	VOL. 9569, PGS. 54-55
UNIT-4	17.67 ACRES	86 LOTS	4.87 UNITS/ACRES	VOL. 9577, PGS. 67-68
UNIT-5	10.66 ACRES	54 LOTS	4.98 UNITS/ACRES	N/A
UNIT-6A	3.49 ACRES	N/A	N/A	N/A
UNIT-6B	13.58 ACRES	56 LOTS	4.12 UNITS/ACRES	N/A
UNIT-6C	3.17 ACRES	17 LOTS	5.36 UNITS/ACRES	N/A
UNIT-7	15.95 ACRES	80 LOTS	5.02 UNITS/ACRES	APPROVED BY PLANNING COMMISSION
UNIT-8	11.37 ACRES	62 LOTS	5.45 UNITS/ACRES	VOL. 9568, PG. 139
SUBTOTAL:	121.37 ACRES	583 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			

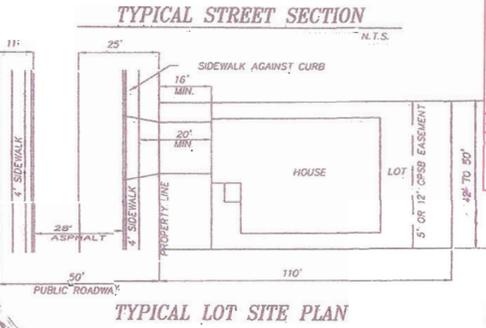
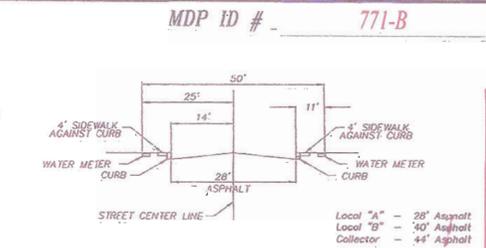
**PARK AND OPEN SPACE REQUIREMENTS**  
NONE REQUIRED - PROPERTY HAS VESTED RIGHTS (VRP# 03-07-094) TO MAY 8, 1981  
1.18 ACRES PROVIDED

- 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 UNITED 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' X 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.

- MDP MINOR AMENDMENTS**
- ADDED RECORDING INFORMATION FOR UNITS 1-4 AND UNIT 8.
  - REVISED UNIT 5 FROM 14.06 AC. TO 10.66 AC., AND FROM 70 LOTS TO 54 LOTS.
  - REVISED UNIT 6 INTO 3 PHASES: UNIT 6A, UNIT 6B, AND UNIT 6C. THESE ADDITIONAL UNITS WERE ADDED TO THE LAND USE TABLE PROVIDED.
  - REVISED OWNER/ENGINEER INFORMATION.
  - REMOVED VESTED RIGHTS NOTE.
  - REMOVED CHAIRMAN/SECRETARY SIGNATURE BLOCK.
  - TITLE BLOCK UPDATED.
  - MODIFICATION DATE UPDATED.
  - UPDATED LAND USE TABLE.



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



MDP ID # 771-B

REVISIONS

NO.	DATE	DESCRIPTION
1	05/19/11	REVISED UNIT 6 INTO 3 PHASES: UNIT 6A, UNIT 6B, AND UNIT 6C. THESE ADDITIONAL UNITS WERE ADDED TO THE LAND USE TABLE PROVIDED.
2	05/19/11	REVISED UNIT 5 FROM 14.06 AC. TO 10.66 AC., AND FROM 70 LOTS TO 54 LOTS.
3	05/19/11	REVISED UNIT 6 INTO 3 PHASES: UNIT 6A, UNIT 6B, AND UNIT 6C. THESE ADDITIONAL UNITS WERE ADDED TO THE LAND USE TABLE PROVIDED.
4	05/19/11	REVISED OWNER/ENGINEER INFORMATION.
5	05/19/11	REMOVED VESTED RIGHTS NOTE.
6	05/19/11	REMOVED CHAIRMAN/SECRETARY SIGNATURE BLOCK.
7	05/19/11	TITLE BLOCK UPDATED.
8	05/19/11	MODIFICATION DATE UPDATED.
9	05/19/11	UPDATED LAND USE TABLE.

**Denham-Ramones Engineering, Inc.**  
and Associates, Inc.  
1380 Pantheon Way, Suite 290  
San Antonio, TX 78232  
Phone: (210) 495-3100  
Fax: (210) 495-3122  
E-mail: info@denhamramones.com  
Professional Registration Number: TAPE F-9181 & TAPE L.S. 10222702

**MASTER DEVELOPMENT PLAN**  
(NO. 771-B (MINOR AMENDMENT))  
**WOLF CREEK SUBDIVISION**  
Bexar County, Texas

PLAT NO. \_\_\_\_\_  
DATE AUGUST 2003  
SCALE 1"=200'  
Vertical NA  
Horizontal 1"=200'  
SHEET 1 OF 1  
PROJ. NO. 1893-009

**Legal Description:**  
A 185.5-acre tract of land out of a 588.649 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, ASTRAC 544, COUNTY BLOCK 5187 OF BEXAR COUNTY, TEXAS.

THIS MODIFICATION WAS PREPARED  
ON 05/19/2011



# City of San Antonio Planning & Development Services Master Plan Review APPLICATION

2011 MAY 24 PM 2



In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 1/2 by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

### Master Plan Application Type (check one):

<input type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Planned Unit Development (PUD)
<input checked="" type="checkbox"/> Master Development Plan Amendment	<input type="checkbox"/> Planned Unit Development Amendment
<input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)	<input type="checkbox"/> Mixed Use District (MXD)
<input type="checkbox"/> Flexible Development Plan (FDP)	<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR)	<input type="checkbox"/> Master Planned Community District (MPCD)
<input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1)	<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Form Based Zone District (FBZD)	<input type="checkbox"/> Alternative Pedestrian Plan (APP)

### Applicant Contact Information:

Project Name: <u>Wolf Creek Subdivision MDP #771-A</u>	
Owner/Agent: <u>Ed Baron Ventures</u>	E-mail: <u>eb0711@gmail.com</u>
Address: <u>30829 Man O War</u>	Zip code: <u>78015</u> Phone: <u>210 541-1416</u>
Contact Person Name: <u>Tom Bates</u>	E-mail: <u>batest@denham-ramones-engineering.com</u>
Company: <u>Denham-Ramones Engineering</u>	Relationship to Owner: <u>engineer</u>
Address: <u>1380 Pantheon Way, Suite 290</u>	Zip code: <u>78232</u> Phone: <u>210-495-3100</u>

### Plan Proposal:

Total number of lots: _____	Total acreage: _____
Existing zoning: _____	Proposed zoning: _____
Density (dwelling units per acre): _____	Typical residential lot size: _____
Number of dwelling units per phase:	
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____

### Complete this subsection for PUD Plans only:

<input type="checkbox"/> Private street(s), linear feet of street: _____	<input type="checkbox"/> Public street(s), linear feet of street: _____
Total open space: _____ Percent open space (total open space divided by total acreage): _____ %	
<input type="checkbox"/> Gated <input type="checkbox"/> Un-Gated	If gated, type of gate (guard/mag card/key/transmitter/etc.): _____
Construction start date: _____	
X/Y coordinates at major street entrance(s): X: _____ Y: _____	

### For City Use Only

<b>Intake Date:</b> _____	<b>Intake By:</b> _____
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City of San Antonio  
Planning & Development Services  
Master Plan Review Application

File #: \_\_\_\_\_

DEVELOPMENT SERVICES  
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**Site Description:**

2011 MAY 24 PM 2:37

Jurisdiction:  San Antonio City Limits  San Antonio ETJ  Outside ETJ  
City Council District: \_\_\_\_\_ School District: Southwest ISD  
Ferguson map grid: 612 B6 & B7 USGS Grid: Culebra Hill  
Existing land use(s): single family residence and pasture

Description of plan boundaries:

Located inside and adjacent to Loop 1604 west, south of Medio Creek & north of Marbach Road

Existing legal description:

Original MDP was a 185.5 acre tract out of the William T. Neil survey #62, abstract 544, county block 5197, Bexar County, Texas.

**Property Features:**

Edwards Aquifer Recharge Zone (check all that apply):  Contributing  Recharge  
 Transition  Artesian

Watershed(s): Medio Creek

Generalized slope of site: approximate 5% sloping to Medio Creek

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:

None

**Related applications:**

Is there a previous MDP (formerly POADP) for this site?  YES  NO

Name: Wolf Creek Subdivision File #: MDP #771A Date accepted: Oct. 18, 2005

Is there a corresponding PUD for this site?  YES  NO

Name: \_\_\_\_\_ File #: \_\_\_\_\_ Date approved: \_\_\_\_\_

Are there any Rights Determinations associated with this site?  YES  NO

Name: \_\_\_\_\_ File #: VRP #03-07-094 Date approved: May 8, 1981

Is there another name for this project or another name commonly used to describe this site?

Name: No

List all associated Plats for this site whether approved or pending approval?

Name: Wolf Creek Subdivision Unit 1 Plat #: 030554

Name: Wolf Creek Subdivision Unit 2 Plat #: 050122

Name: Wolf Creek Subdivision Unit 8 Plat #: 050388

Name: Wolf Creek Subdivision Unit 7 Plat #: 060199

Name: see attached sheet Plat #: \_\_\_\_\_

Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application?  YES  NO

Is this project within the boundaries of the City South Management Authority (CSMA)?  YES  NO

If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

City of San Antonio  
 Planning & Development Services  
 Master Plan Review Application

File #: \_\_\_\_\_

DEVELOPMENT SERVICES  
RECEIVED

**Owner or Authorized Representative:**

2011 MAY 24 PM 2:37

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Planning & Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: ED BARRON Signature: 

Date: 5/16/11 Phone: 210-771-8019 Fax: 830-981-5644

E-mail: bates.t@donham-ramoves-engineering.com (Tom Bates)

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez Senior Management Analyst (210) 207-7038 <a href="mailto:Melissa.Ramirez@sanantonio.gov">Melissa.Ramirez@sanantonio.gov</a>	Elizabeth Carol Senior Management Analyst (210) 207-7893 <a href="mailto:Elizabeth.Carol@sanantonio.gov">Elizabeth.Carol@sanantonio.gov</a>
Richard Carrizales Planner (210) 207-8050 <a href="mailto:Richard.Carrizales@sanantonio.gov">Richard.Carrizales@sanantonio.gov</a>	Larry Odis Planner (210) 207-0210 <a href="mailto:Larry.Odis@sanantonio.gov">Larry.Odis@sanantonio.gov</a>
Robert Lombrano Planner (210) 207-5014 <a href="mailto:Robert.Lombrano@sanantonio.gov">Robert.Lombrano@sanantonio.gov</a>	Luz Gonzales Planner (210)207-7898 <a href="mailto:Luz.Gonzales@sanantonio.gov">Luz.Gonzales@sanantonio.gov</a>
	Donna Schueling Planner (210) 207-5016 <a href="mailto:Donna.Schueling@sanantonio.gov">Donna.Schueling@sanantonio.gov</a>