



CITY OF SAN ANTONIO

January 13, 2004

Mr. Paul W. Denham

Denham-Ramones Engineering and Associates, Inc.
13424 West Avenue
San Antonio, TX 78216

Re: Culebra Creek

MDP # 773

Dear Mr. Denham:

The City Staff Planning Review Committee has reviewed Culebra Creek Master Development Plan M.D.P. # 773. 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 cites the following:

1. It should also be understood that this is a conceptual plan and that all UDC Requirements will be implemented for all plats, within the limits of this MDP. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, right-of-way requirements and widening for a left turn lane and right turn deceleration lane.
 2. All Roadways shall conform to Table 506-1: Functional System Description.
- 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.

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- I would encourage you to work closely with the school district, so that they can plan accordingly.

The Parks Department cites the following:

Culebra Creek is a subdivision of 497 units. Based on Section 35-503 of the UDC, the park dedication requirement for this development is 4.4 acres.

1. Dedication of 2.927-acre park to the Culebra Creek Homeowner's Association. Dedication to be in compliance with requirements set forth in 35-503(f)(2).
2. Trees shall be planted parallel to all perimeter right of ways. Trees are to be a minimum caliper of 3 inches and planted approximately 35 feet on center. Trees may be of the following species: Cedar Elm, Live Oak, Red Oak, Chinquapin Oak, or Monterrey Oak. Developer to guarantee all trees for a period of one year from installation.
3. Park to include at least three of the following improvements: playground, informal play area, trail, parking/access control, park furnishings, or landscaping. Improvements to be submitted with Unit 2 and approved by the Parks Department.
4. Fee in-lieu of dedication in the amount of \$13,846.20. Fee must be paid prior to recordation of the first plat filed under this plan.

Storm Water Engineering cites the following as part of their conditional approval:

1. The floodplain limits on this Master Development Plan (MDP) are estimated and subject to change. Approval of subdivision plats associated with Master development plan will be subject to the review and approval of a Storm Water Management plan in accordance with appendix B, section 35-B119 of the city of San Antonio Unified Development Code (UDC).
2. Detention is proposed.

Mr. Denham
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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.

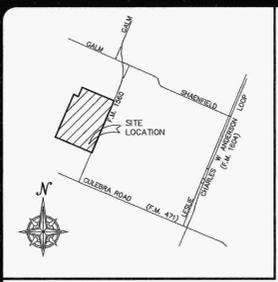
Sincerely,



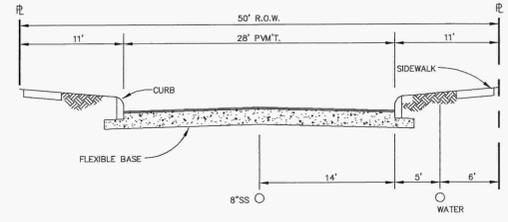
Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

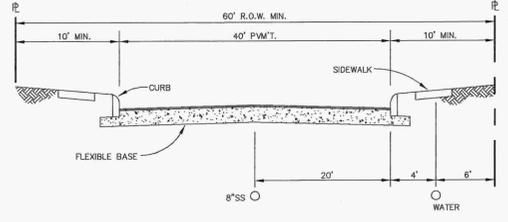
cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering



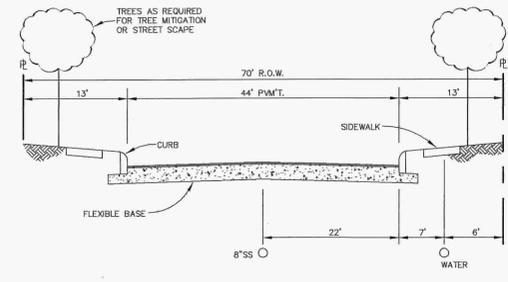
LOCATION MAP



LOCAL "A"
NOT TO SCALE



LOCAL "B"
NOT TO SCALE



COLLECTOR
NOT TO SCALE

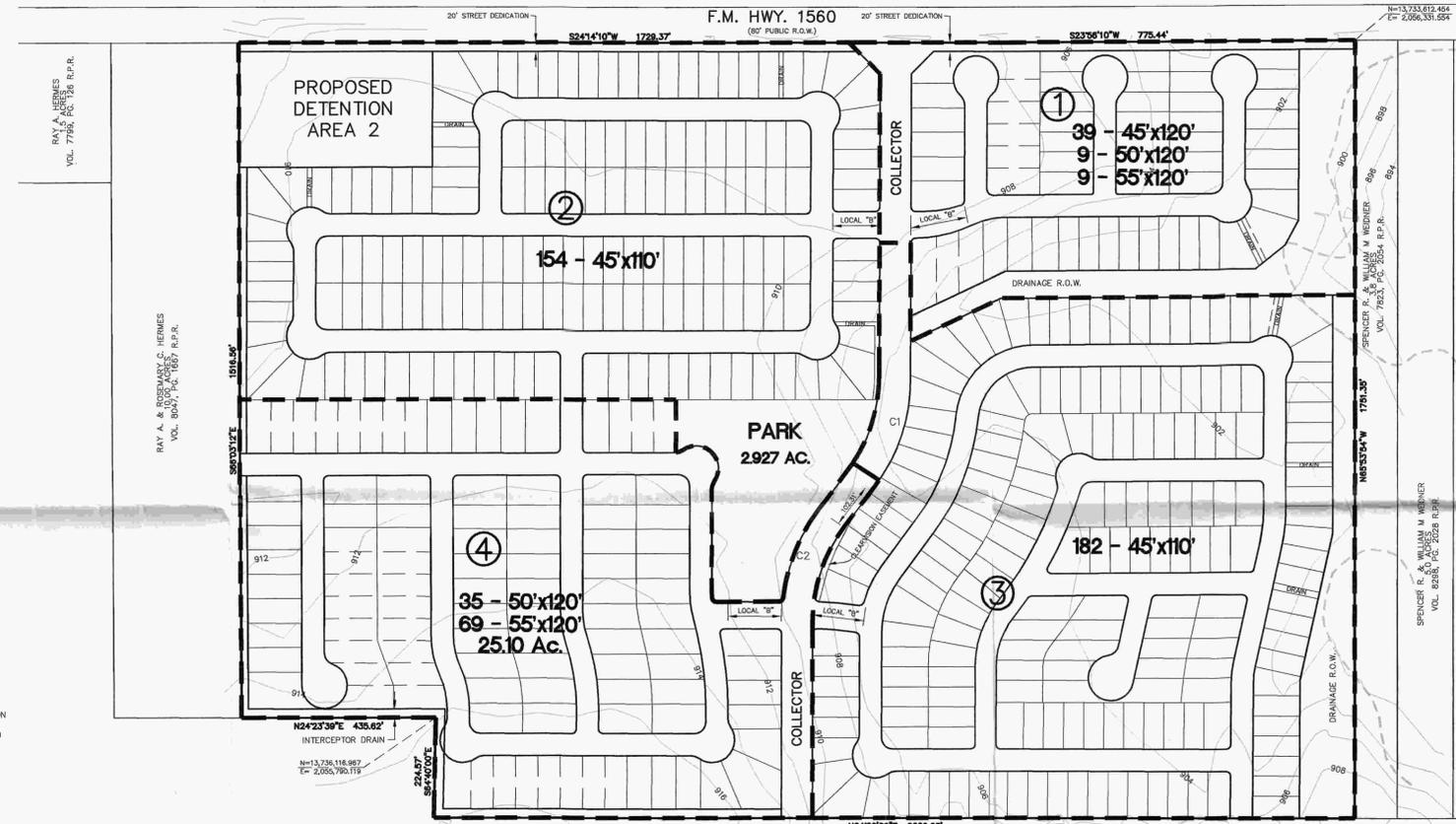
PLAN HAS BEEN ACCEPTED BY
COSA *1-13-04* *723*
 (data) (number)
 If no plats are filed, plan will expire
 On **7-19-05**
 1st plat filed on _____

LEGEND

- PHASE LINE
- ② PHASE NUMBER
- - - - EXISTING 100 YEAR FLOOD LINE
- 975 EXISTING CONTOUR

NOTES

1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
6. ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT
8. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL
9. THIS DEVELOPMENT WILL BE COMPLETED IN FOUR PHASES
10. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
12. DEVELOPER WILL DEDICATE 2.927 ACRES FOR PARK AND PAY PARK FEE FOR REMAINING REQUIREMENT AS PER UDC ARTICLE V.
13. BEARING REFERENCE SOURCE IS N24°22'29"E SHOWN ON AN EASTERN BOUNDARY LINE OF THE 170.95 ACRE TRACT RECORDED IN VOLUME 6628, PAGE 1542 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
14. SIDEWALKS TO BE CONSTRUCTED IN CONJUNCTION WITH HOME CONSTRUCTION ON LOCAL "A" STREETS.
15. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO ETJ.
16. DEVELOPER WILL COMPLY WITH ORDINANCE CONCERNING TREES, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED. ALL HERITAGE TREES HAVE BEEN FIELD LOCATED AND ARE SHOWN HEREON.
17. TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
18. COORDINATES SHOWN ARE BASED ON NAD83 TEXAS STATE PLANE SOUTH CENTRAL ZONE, TXDOT REGIONAL REFERENCE POINT - PID No. AY2157
19. PARK DEDICATION WILL COMPLY WITH SECTION 35-503(F)(2).



"CLEAR VISION EASEMENT" AS NEEDED
 "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): NO PERMANENT STRUCTURES ABOVE 6' IN HEIGHT, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE CLEAR VISION EASEMENT.

CONNECTIVITY INDEX

48 LINKS
 37 NODES
 48/37 = 1.30 CONNECTIVITY RATIO

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	CHORD
C1	36°06'25"	400.00'	130.38'	252.07'
C2	35°58'07"	400.00'	129.85'	251.11'

APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	LOT SIZE	ACRES
UNIT 1	57	45'X120' / 50'X120' / 55'X120'	14.11
UNIT 2	154	45'X110'	29.26
UNIT 3	182	45'X110'	28.22
UNIT 4	104	50'X120' / 55'X120'	26.42
TOTAL	497		98.01

5.07 UNITS PER ACRE

OWNER:
 SPENCER R. & WILLIAM M. WEIDNER
 10910 MEADOWHOME ST.
 SAN ANTONIO, TEXAS 78230
 PHONE: (210) 690-9543

DEVELOPER:
 CENTEX HOMES
 16414 SAN PEDRO, SUITE 700
 SAN ANTONIO, TEXAS 78232
 PHONE: (210) 496-1985



GRAPHIC SCALE

(IN FEET)
 1 inch = 200 ft.

98.01 TOTAL ACRES

THIS MDP WAS PREPARED ON AUGUST 25th, 2003

REVISION:
 10/17/2003 REVISED LOT AND PHASE LAYOUTS
 12/17/2003 REVISED LOT AND PHASE LAYOUTS
 01/07/2004 PARK NOTE

Denham-Ramones Engineering and Associates, Inc.



(210) 485-3100 Office
 (210) 485-3122 Fax

3424 West Avenue
 San Antonio, Tx. 78216

MASTER DEVELOPMENT PLAN
 for
 CULEBRA CREEK

JOB #	030037.00
DWG FILE:	
DATE:	8/25/03
DESIGN:	
DRAWN:	L.M.R.
CHECKED:	
SHEET	1 OF 21



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\MDPC\Culebra Creek.mxd
 PDF filename: C:\arcview\PDF\2003\Sept\0309GC15.pdf

#773

- | | | |
|----------------------|--------------------|----------------|
| Culebra Creek | Major Thoroughfare | Lakes |
| Heather's Creek | Major Roads | Parks-2002 |
| Floodplains 100-2002 | Expressways | Public Schools |
| S.A. City Limits | | |

Legend

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
 1901 S. Alamo - 2nd Floor
 San Antonio, Texas 78204





CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
SEP - 4 AM 11: 32

**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"/> MDP/ P.U.D. Plan (combination)
<input type="checkbox"/> Master Plan Community District (MPCD)
<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> P.U.D. Plan
<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<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: Culebra Creek Subdivision

Owner/Agent: Centex Homes Phone: 210-495-3100 Fax: 210-495-3122

Address: 16414 San Pedro, Ste. 700, San Antonio, TX Zip code: 78232

Engineer/Surveyor: Denham-Ramones Engineering Phone: 210-495-3100 Fax: 210-495-3122

Address: 13424 West Avenue, San Antonio, TX Zip code: 78216

January 1, 2003

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

Existing legal Description (PUD Only): _____

Existing zoning: OCL Proposed zoning: OCL

Projected # of Phases: 4

Number of dwelling units (lots) by Phases: Unit 1-63 Lots, Unit 2-137 Lots, Unit 3-132 Lots
Unit 4-153 Lots

Total Number of lots: 485 divided by acreage: 98.01 = Density: 4.95

(PUD Only) Linear feet of street _____ Private Gated Attached
 Public Un-Gated 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: OCL School District: Northside Ferguson map grid: 545/F8

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

Name _____ No. _____

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

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

Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Paul W. Denham

Signature: 

Date: 9/3/2003

Phone: 210-495-3100

Fax: 210-495-3122

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;
- 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)

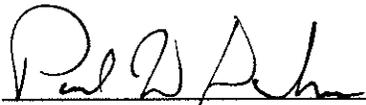
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether 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.
- 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.
- 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 Master Development Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Paul W. Downham Signature:  Date: 9/3/2003

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873
APPLICATION REVISED January 1, 2003