



CITY OF SAN ANTONIO

February 6, 2006

Mr. Arturo Camacho, P.E.

Carter & Burgess, Inc.
911 Central Parkway North, Ste. 425
San Antonio, TX 78232

Re: Sulphur Springs

MDP # 875

Dear Mr. Camacho,

The City Staff Development Review Committee has reviewed Sulphur Springs Master Development Plan **M.D.P. # 875**. 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.
- 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.
- **DSD – Traffic Impact Analysis & Streets** indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Sulphur Springs:
 - The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) – 35-502(a)(7), subsection C. (174 PHT left turns and 94 PHT right turns into the subdivision).
- **Trees** has indicated that this development will be subject to:
 - 2003 Tree Preservation ordinance – A Master Tree Permit has been issued for this project. Please include this A/P number on all plat and building permit applications for this project. A heritage tree survey has not been approved for the site; all plats submitted for this project will require a heritage tree survey and a \$75 review fee. Mitigation for removal of heritage trees must be approved at the platting stage.

Mr. Camacho
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February 6, 2006

- Streetscape Standards – New Sulphur Springs Road requires streetscape on existing ROW (it appears that preservation of existing trees may fulfill this requirement if they are on the ROW thus avoiding the plating and irrigation of new streetscape trees). The new ROW on Jasper Hollow (collector) will require streetscaping as well (again, we recommend preservation of existing trees where available and possible.)
 - Final approval of this Master Tree Permit is conditional upon the inclusion of the tree save areas on the final version of the Master Development Plan. Please forward a copy to us when this has been placed on the plan.
-
- 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. (formerly POADP) will be invalid.

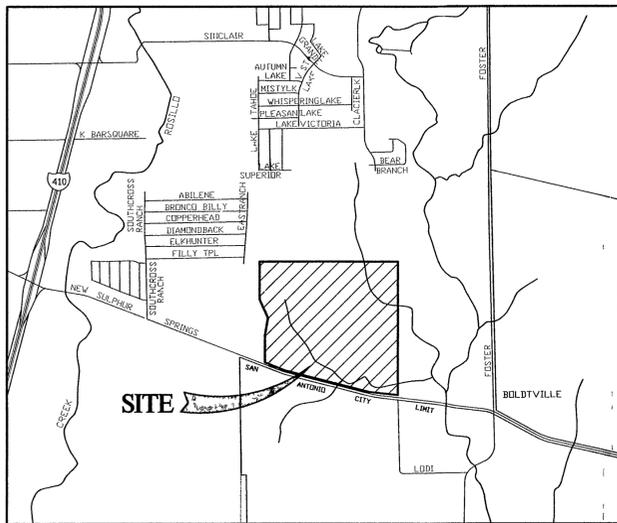
**All Platting will have to comply with the Unified Development Code,
Master Plan, and Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

CC: Sam Dent, P.E. Chief Engineer Development Service
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant Bexar County



LOCATION MAP
SCALE 1"=2000

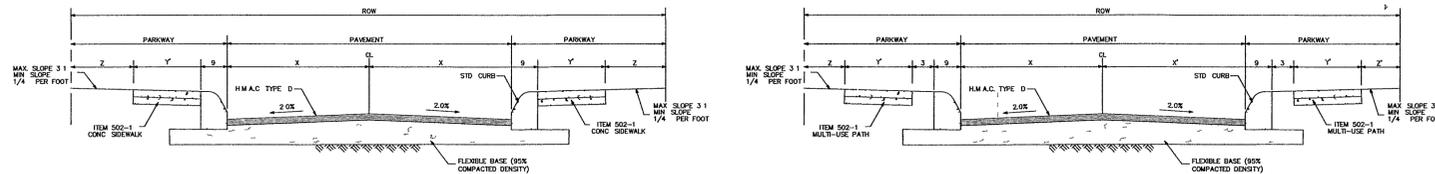
DEVELOPMENT SUMMARY				
UNIT	ACRES	NO OF LOTS	DENSITY (LOTS / AC)	PHASING SEQUENCE
1	52.70 AC	118	2.24	1
2	11.92 AC	59	4.95	2
3	19.48 AC	77	3.95	3
4	32.76 AC	91	2.78	4
5	11.98 AC	62	5.18	5
TOTAL DEVELOPMENT	128.84 AC	407	3.16	

MDP OPEN AREA REQUIREMENT = 1 ACRE PER EACH 70 LOTS
 TOTAL NUMBER OF RESIDENTIAL LOTS = 407
 OPEN AREA REQUIREMENT = $\frac{407 \text{ LOTS}}{70 \text{ LOTS/1 AC}} = 5.8 \text{ ACRES}$
 OPEN SPACE PROVIDED
 OPEN SPACE = 28.01 ACRES
 OPEN SPACE (UNIMPROVED FLOODPLAIN) = 11.88 ACRES
 TOTAL OPEN SPACE PROVIDED = 39.43 ACRES

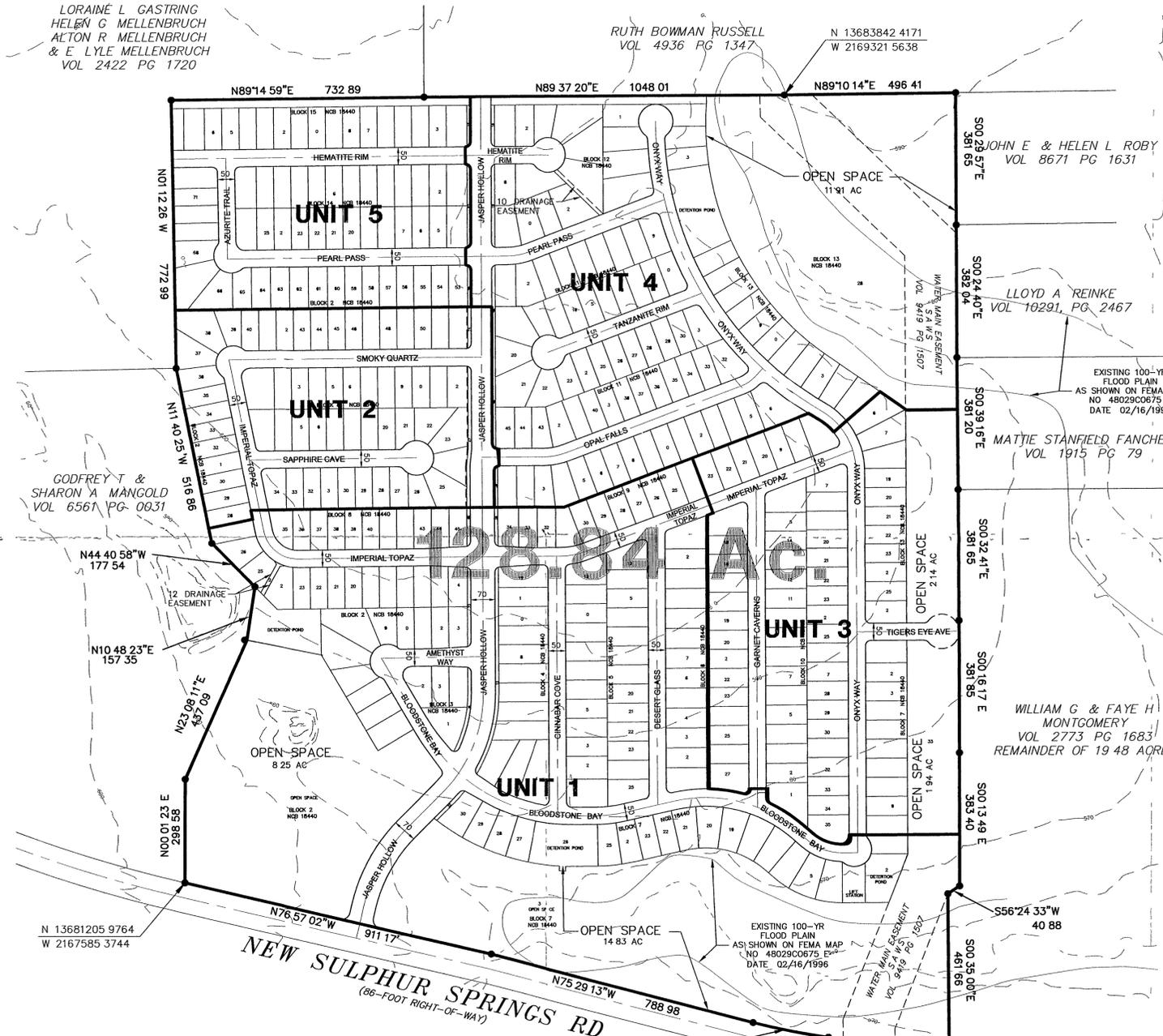
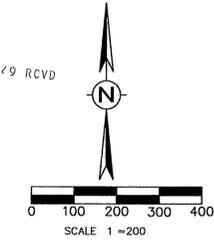
NOTE

- 1) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC ROW PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS
- 2) WATER SYSTEMS SHALL BE DEDICATED TO SAN ANTONIO WATER SYSTEM
- 3) SEWER SYSTEMS SHALL BE DEDICATED TO SAN ANTONIO WATER SYSTEM
- 4) BEARING BASIS FOR THIS SURVEY IS THE LINE FORMED BY THE SOUTHEAST CORNER IN THE NORTH RIGHT-OF-WAY OF NEW SULPHUR SPRINGS ROAD AND THE SUBSEQUENT NORTHERLY ANGLE POINT OF THE EAST LINE OF SAID TRACT AS ROTATED TO TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES REDUCED TO SURFACE VALUES BY APPLICATION OF A COMBINED SCALE FACTOR OF 0.999841
- 5) CLEAR VISION EASEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH UDC 35-506(d)(5)
- 6) BICYCLE FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF SAN ANTONIO UDC REQUIREMENTS (PER ORDINANCE NO 100741)

**SULPHUR SPRINGS
 MASTER DEVELOPMENT PLAN
 PLAN #
 DATE 9/23/05**



STREET CROSS SECTION					
ROW	PAVEMENT	PARKWAY	X	Y	Z
50	28	11	14	4.0	6.25
60	40	10	20	6.0	3.25
70	44	13	22	6.0	6.25
* 70	44	13	22	6.0	3.25



OWNER & APPLICANT
 DR HORTON
 CONTACT PERSON BLAINE LOPEZ P E
 211 NORTH LOOP 1604 EAST SUITE 130
 SAN ANTONIO TEXAS 78232
 TEL (210) 496-2668
 FAX (210) 495-3108

CIVIL ENGINEER
 CARTER & BURGESS INC
 CONTACT PERSON ARTURO CAMACHO P E
 911 CENTRAL PARKWAY N SUITE 425
 SAN ANTONIO TEXAS 78231-5065
 TEL (210) 494-0088
 FAX (210) 494-4525

BEING A 129.41 ACRE TRACT OF LAND OUT OF THE J METZLER SURVEY NO 24 3/4 ABSTRACT NO 521 COUNTY BLOCK 4719 AND THE M BILLIAR SURVEY NO 25 ABSTRACT NO 881 COUNTY BLOCK 4720 BEAR COUNTY TEXAS, RECORDED IN VOLUME 5524 PAGE 751 OF THE BEAR COUNTY REAL PROPERTY RECORDS IN BEAR COUNTY TEXAS ALSO BEING NEW CITY BLOCK (N.C.B.) 18333 BLOCK 11 LOTS 1, 2 AND 3 AS SHOWN ON PLAT OF CROWNDRIDGE-ACE INVESTMENTS OF RECORD IN VOLUME 9545 PAGES 189-192 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS

* TYPICAL STREET SECTION

LEGEND

--- EXISTING CONTOUR

PLAN HAS BEEN ACCEPTED BY
 206A *Robert A. ...*
 2/6/06 875
 (number)
 If no plats are filed plan will expire
 On 8/8/07
 1 plat filed on

APPROVED
 MASTER DEVELOPMENT PLAN
 PLANNING COMMISSION CITY OF SAN ANTONIO

CHAIRPERSON _____ DATE _____
 SECRETARY _____ DATE _____

NOTE
 THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN IS ESTIMATED AND SUBJECT TO REVISION APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE

Asst Secretary 1/25/06
 DEVELOPER/AGENT DATE
Salah 01/24/06
 ENGINEER DATE

Carter & Burgess
 Consultants in Engineering Architecture
 Construction Management and Related Services
 Carter and Burgess, Inc.
 911 Central Parkway North, Suite 425
 San Antonio, Texas 78231
 (210) 494-0088 Fax (210) 494-4525
 © COPYRIGHT 2005 Carter and Burgess, Inc.

MASTER DEVELOPMENT PLAN

**SULPHUR SPRINGS
 SUBDIVISION**
D R HORTON
 211 N LOOP 1604 E, SUITE 130
 SAN ANTONIO, TX 78232

DATE 9/23/05
 DRAWN BY KSR
 DESIGNED BY KSR
 CHECKED BY AC
 REVIEWED BY AC
 PROJECT NUMBER 310256 072



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: 9/23/05

Case Manager: Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	File Number: <div align="center" style="font-size: 2em; font-family: cursive;">MDP</div>
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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, (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"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| Other: _____ | |

2005 SEP 1 1:39 PM
DEVELOPMENT SERVICES

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with Development Services, **MDP Division Request for Review form** (attached) for respective departments or*

Project Name: Sulphur Springs

Owner/Agent: Continental Homes of Texas, L.P. Phone: (210) 496-2668 Fax: (210) 495-3108

Address: 211 North Loop 1604 East, Suite 130, San Antonio, Texas Zip code: 78232

Engineer/Surveyor: Carter & Burgess, Inc. Phone: 210-494-0088 Fax: 210-494-4525

Address: 911 Central Parkway North, Suite 425 San Antonio, Texas Zip code: 78232

Contact Person Name: Arturo Camacho, P.E. E-mail: arturo.camacho@c-b.com

February 23, 2004

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

Existing legal Description:
See Attached

Existing zoning: R6 Proposed zoning: R6

Projected # of Phases: 5

Number of dwelling units (lots) by Phases: Unit 1=121 lots, Unit 2=59 lots, Unit 3=91 lots, Unit 4=77 lots, Unit 5=62 lots.

Total Number of lots: 410 divided by acreage: 128.84 = Density: 3.18

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

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

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Council District: 2 School District: ECISD Ferguson map grid: 653, B5, C5

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

Name N/A No. N/A

Is there a corresponding PUD for this site? Name N/A No. N/A

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

Name N/A No. N/A

Name N/A No. N/A

Name N/A No. N/A

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SERVICES

City of San Antonio
Development Services 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);

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DEV SERVICES

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

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DEV. SERVICES

- (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
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

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DEV. SERVICES

- 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)

Owner or Authorized Representative:

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

Print Name: Timothy D. Pcuski, Asst. Sec. Signature: 

Date: 9-22-05 Phone: 210-494-2868 Fax: 210-582-0961

E-mail: tpcuski@drhorton.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: _____
Plat Name: Sulphur Springs
Project Engineers/Surveyors or Firm Name: Carter & Burgess, Inc. Attn: Arturo Camacho, P.E.
Address: 911 Central Parkway North, Suite 425 San Antonio, Texas 78232
Phone # 210-494-0088 **Fax #:** 210-494-4525 **E-mail:** arturo.camacho@c-b.com

Development Services Department
MDP Division

Required Items for Completeness Review

- Completed and signed Application Form
- Appropriate Plan Review Fee
- Digital information (MDP's and PUD)
- 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- Storm Water Management Plan (MDP's and PUD)

• **(Plats Only):**

2 copies (folded) with Master Development Plan Section Request for Review form (attached):
 (1) Master Development, (1) Major thoroughfare,

• **(Master Development Plans and PUD Plans):** 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

Accepted

Rejected

Completeness Review By: Larry Odis Date: 9/26/05

DEV. SERVICES
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