



# CITY OF SAN ANTONIO

May 26, 2006

Mr. Alejandro Gomez, P.E.

Gomez-Garcia & Associates, Inc.  
9033 Aero, Ste. 114  
San Antonio, TX 78217

Re: **West Pointe Gardens**

MDP #003-06

Dear Mr. Gomez:

The City Staff Development Review Committee has reviewed **West Pointe Gardens** Master Development Plan **M.D.P. #003-06**, 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.
- **Historic** has indicated the following conditions:
  - The Texas Sites Atlas indicates that archaeological site 41BX 774 has been previously identified within the above referenced property. Also, the property may contain other sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any.
- **Streets/TIA** has indicated that follow on-site improvements are necessary and shall be provided by the developer on and before the completion of the West Pointe, at no cost to the City of San Antonio:
  - All roadways shall follow Table 506-7, Functional Classification System Descriptions and shall comply with UDC 35-502(a)(9)
  - All access roadways shall provide clear sight distances on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas

- The developer shall be responsible for providing a right-turn deceleration lane, with storage length and bay taper per TxDOT design standards as it relates to the submitted TIA traffic counts, at the westbound frontage road of US 90 at the relocated Cagnon Road (Uniform Development Code (UDC) 35-502(a)(7), subsection C).
- Dedicated 86-feet of ROW and construct a 4-lane divided roadway (collector – relocated Cagnon Road). The Limits of construction shall be extended to the first intersection (Begonio Rock). Thereafter the developer shall dedicate and construct a 70-foot ROW and 4-lane undivided roadway (collector – relocated Cagnon Road) to connect into the collector in the Hillcrest Subdivision MDP.
- Dedicate 70-feet of ROW and construct a 4-lane undivided roadway (collector – Bird Pepper), from the proposed Cagnon Road to unplatted property to the west.
- All commercial driveways for this project shall comply with UDC 35-506(r) Access and Driveways.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).
- **Trees** has indicated that this project will be subject to:
  - 2003 Tree Preservation ordinance standards per UDC Section 35-523
    - Residential Development – a Master Tree Permit has been issued for the residential units 1-6 of this MDP under A/P 1253549. Mitigation will be stated on plan.
    - Commercial site requires a Tree Preservation Plan prior to any work on site. This can be submitted either as a site work permit, platting or building permit stage with additional permitting fees
  - Streetscape standards per UDC Section 35-512 – The new ROW on Cagnon Road (collector) will require streetscaping. Plan and profiles will be required on plats with Cagnon Road.
- **Parks** recommends approval with the following conditions:
  - The parkland provided is dedicated to the Home Owners Association.
  - A provision and Maintenance Plan is provided to this department at the time of platting
- **Bexar County** remarks that:
  - The realignment of Cagnon Road will be built by a collector roadway section within the boundaries of this development
  - Access to US 90 shall be mandated by the Texas Department of Transportation
  - Coordination with the adjacent Hillcrest Subdivision must be made for connection into Old Cagnon Road.
- 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.

Mr. Gomez  
May 26, 2006  
Page 2

- 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.

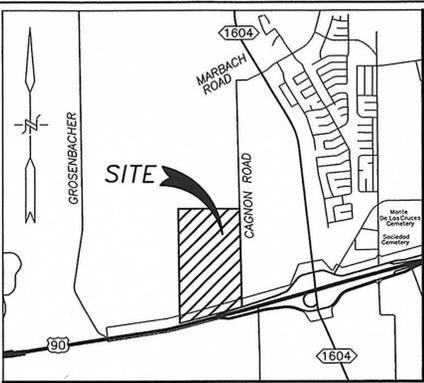
**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

Sincerely,

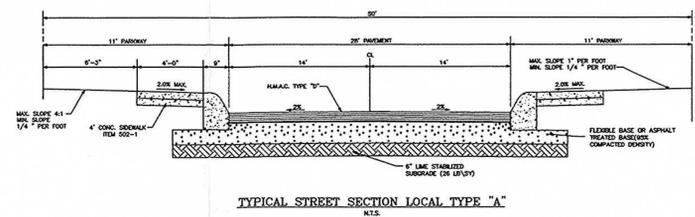


Roderick J. Sanchez, AICP  
Assistant Development Services Director

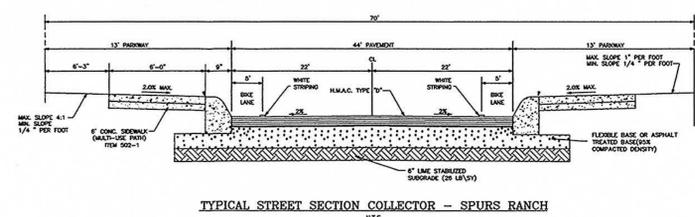
cc: Sam Dent, P.E. Chief Engineer, DSD  
Richard Chamberlin, P.E. Senior Engineer Development Services  
Todd Sang Civil Engineer Assistant Bexar County, Infrastructure Services Dept.



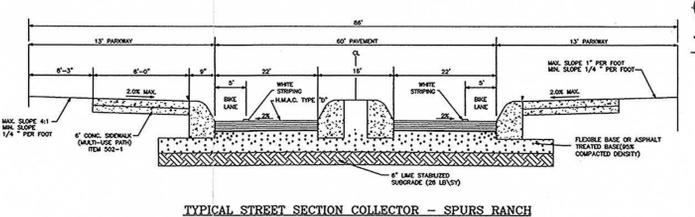
LOCATION MAP (NOT TO SCALE)



TYPICAL STREET SECTION LOCAL TYPE "A"



TYPICAL STREET SECTION COLLECTOR - SPURS RANCH

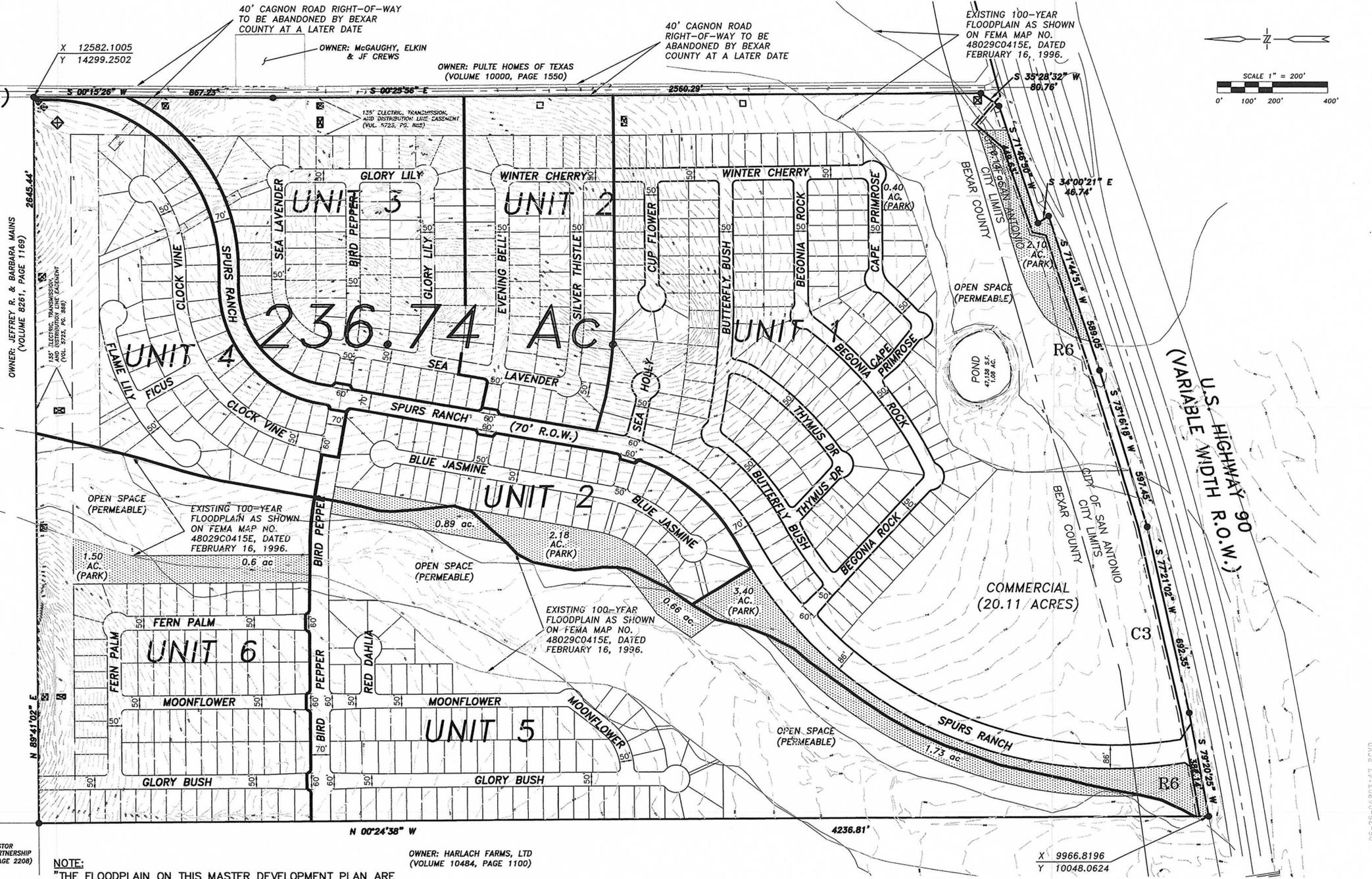


TYPICAL STREET SECTION COLLECTOR - SPURS RANCH

DEVELOPMENT SUMMARY			
UNIT	ACRES	NO. OF LOTS	DENSITY (LOTS / AC)
1 (RESIDENTIAL)	69.70 AC	182	2.61
1 (COMMERCIAL)	20.11 AC	1	0.05
2	28.19 AC	105	3.72
3	21.30 AC	79	3.71
4	21.89 AC	50	2.28
5	46.17 AC	79	1.71
6	29.38 AC	85	2.89
TOTAL DEVELOPMENT	236.74 AC	581	2.45

MDP OPEN AREA REQUIREMENT = 1 ACRE PER EACH 70 LOTS  
 TOTAL NUMBER OF RESIDENTIAL LOTS = 580  
 OPEN AREA REQUIREMENT =  $\frac{581 \text{ LOTS}}{70 \text{ LOTS/1 AC}} = 8.3 \text{ ACRES}$   
 OPEN SPACE PROVIDED  
 PARK SPACE (OUTSIDE FLOODPLAIN) = 9.18 ACRES  
 PARK SPACE (UNIMPROVED FLOODPLAIN) = 4.10 ACRES  
 TOTAL PARK SPACE PROVIDED = 13.28 ACRES

- NOTE:
- 1) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.
  - 2) ORIGIN OF STATE PLANE COORDINATES: N.A.D. 83/HARN 93 COORDINATES. ALL DISTANCES SHOWN ARE SCALED TO SURFACE USING COMBINATION SCALE FACTOR OF 0.999837. BEARINGS ARE BASED ON GPS OBSERVATIONS.
  - 3) ADJACENT UNITS TO TxDOT RIGHT-OF-WAY (US HIGHWAY 90) WILL BE SUBMITTED TO TxDOT FOR REVIEW DURING THE PLATTING STAGE.
  - 4) WATER SERVICE TO BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
  - 5) SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
  - 6) ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.
  - 7) LOT LAYOUT IS FOR INFORMATIONAL PURPOSES ONLY. UNIT LAYOUT WILL BE FINALIZED WITH PLAT SUBMITTAL.
  - 8) CLEAR VISION AREAS SHALL BE PROVIDED IN ACCORDANCE WITH UDC 35-506(d)(5).
  - 9) DECELERATION AND ACCELERATION LANES ON US-90 AS REQUIRED BY TxDOT.
  - 10) PROPOSED STREETS ADDRESS THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-506 E(2).
  - 11) BIKE FACILITIES WILL BE CONSTRUCTED PER CITY OF SAN ANTONIO ORDINANCE 100741 AND IN ACCORDANCE WITH U.D.C. AND AASHTO REQUIREMENTS.
  - 12) FOR TREE PRESERVATION ITEMS REFER TO MASTER TREE PERMIT A/P 125359.

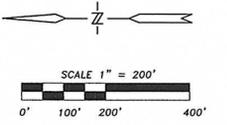


NOTE:  
 "THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

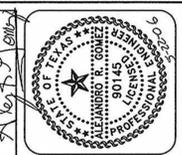
OWNER: INVESTOR GROSENBACHER PARTNERSHIP (VOLUME 10014, PAGE 2208)  
 DEVELOPER/AGENT: *A.R. Gomez*  
 ENGINEER: *A.R. Gomez*

DATE: 5/22/06  
 DATE: 5-22-06

BEING A 236.74 ACRE TRACT OF LAND, CALLED 250.8 ACRES AS RECORDED IN VOLUME 1200, PAGES 981 AND 989, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; BEING ALSO OUT OF THE JOHN BARRETT SURVEY NUMBER 66, SECTION 2, ABSTRACT NUMBER 47, COUNTY BLOCK 4317, AND BEING IN PART OUT OF NEW CITY BLOCK 18164, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



WEST POINTE GARDENS SUBDIVISION  
 MASTER DEVELOPMENT PLAN  
 M.D.P. NO. 003-06  
 DATE: 4/6/2006



DESIGN: A.R.G./A.L.D.  
 DRAWN: J.L.D.  
 CHECKED: A.R.G.  
 DATE: MAY 2006  
 JOB NO.: 018001  
 FILE: WESTPONTE

WEST POINTE GARDENS  
 MASTER DEVELOPMENT PLAN  
 M.D.P. NO. 003-06  
 DATE: 5/22/2006

DEVELOPER:  
 PRESTIGE DEVELOPMENT, INC.  
 CONTACT PERSON: ROBERT LAUREL  
 714 LIGHT STONE STREET, SAN ANTONIO, TEXAS 78258  
 (956) 237-4332 (210) 832-9615 FAX

PROJECT ENGINEER:  
 GOMEZ-GARCIA & ASSOCIATES, INC.  
 CONTACT PERSON: ALEJANDRO GOMEZ, P.E.  
 9033 AERO, SUITE 114, SAN ANTONIO, TEXAS 78217  
 (210) 832-9608 - (210) 832-9615 FAX

SHEET 1  
 OF 1

PLAN HAS BEEN ACCEPTED BY  
 COS: *[Signature]*  
 5/22/06 003-06  
 (date) (number)  
 If no plats are filed, plan will expire  
 On 5/22/08  
 1st plat filed on



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: \_\_\_\_\_

<b>Case Manager:</b> 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	<b>File Number:</b>  MDP# 003-06
--	--

**\*\*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)

- Master Development Plan (MDP) (Formerly POADP)
- MDP/ P.U.D. Plan (combination)
- Master Plan Community District (MPCD)
- Traditional Neighborhood Development (TND)
- Flexible Development District
  - Urban Development (UD)
  - Rural Development (RD)
  - Farm and Ranch (FR)
  - Mix Light Industrial (MI-1)
- P.U.D. Plan
- Mixed Used 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 Development Services, MDP Division Request for Review form (attached) for respective departments or*

RECEIVED  
 DEVELOPMENT SERVICES  
 FEB 23 2004

Project Name: WEST POINTE SUBDIVISION

Owner/Agent: ROBERT LAUREL Phone: (956) 237-4332 Fax: (210) 832-9615

Address: 714 LIGHT STONE STREET, S.A., TX Zip code: 78258

Engineer/Surveyor: ALEJANDRO GOMEZ, P.E. Phone: (210) 832-9608 Fax: (210) 832-9615

Address: 9033 AERO, SUITE 114, SAN ANTONIO, TX Zip code: 78217

Contact Person Name: ALEJANDRO GOMEZ, P.E. E-mail: a-gomez@earthlink.net

February 23, 2004

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

Existing legal Description:

(SEE ATTACHED EXISTING LEGAL DESCRIPTION)

Existing zoning: R6/OCL

Proposed zoning: R6/OCL

Projected # of Phases: 6

Number of dwelling units (lots) by Phases: UNIT 1 = 179, UNIT 2 = 109, UNIT 3 = 77,  
UNIT 4 = 49, UNIT 5 = 79, UNIT 6 = 84

Total Number of lots: 578 divided by acreage: 236.74 = Density: 2.44

(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 PARTIALLY WITHIN CITY LIMITS AND  
PARTIALLY WITHIN BEXAR COUNTY/ETJ

Council District: 4 School District: MEDINA VALLEY ISD Ferguson map grid: 646 A3

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

2005 NOV 11 A 7:34  
DEV. 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);

DEVELOPMENT SERVICES  
NOV 11 A 1:31

**City of San Antonio**  
**Development Services 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.

RECEIVED  
DEVELOPMENT SERVICES  
NOV 10 A 7:31

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

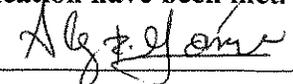
(Continued)

- 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)

2005 NOV 10 AM 34  
CITY SERVICES

**Owner or Authorized Representative:**

I certify that the WEST POINTE SUBDIVISION Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: ALEJANDRO R. GÓMEZ Signature:   
Date: 11/2/05 Phone: 832-9608 Fax: 832-9665  
E-mail: a\_gomez@earthlink.net

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