



City of San Antonio

Department of Development Services

August 6, 2007

Johnny Martinez
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Steubing Babcock Road

MDP # 021-06

Dear Mr. Martinez,

The City Staff Development Review Committee has reviewed Steubing Babcock Road Master Development Plan **MDP # 021-06**. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and right-of-way 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.

Development Services Department – Traffic Impact Analysis & Streets indicate the following requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Steubing Babcock Road MDP, at no cost to the City of San Antonio:

- All access roadways shall provide clear sight distance 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 to block these clear sight distance areas.
- All access driveways for this project shall comply with UDC 35-506(r) Access and driveways in terms of number of driveways, spacing, location, and design.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).
- Right turn deceleration lanes shall be required in the following locations:
Westbound W. De Zavala Road at street A.
Southbound S. Babcock Road at street A.
- Separate left-turn lane lanes shall be required at the following locations:
Eastbound W. De Zavala Road at street A.
Northbound S. Babcock Road at street A.

- Right and left turn lanes should be designed according to City of San Antonio guidelines.
- Incorporated traffic control improvements such as signing and pavement markings into the site plan that conform to the Texas Manual on Uniform Traffic Control Devices for consistent uniform traffic control.
- Design and construction of a traffic signal shall be required when warranted at the following locations S. Babcock Road and E. De Zavala Road, street A and S. Babcock Road, and Street A and W. De Zavala Road of this development and shall be coordinated with City of San Antonio Public Works Traffic, and DSD TIA reviews for approval.

It should be understood that this is a general review of a conceptual plan and is not an in-depth review of traffic flow, streets, and drainage plans. All technical requirements of the Unified Development Code will be complied with at the time of platting.

If you have any further questions, please call Juan Ramirez at (210) 207-0281.

Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be shown as “Park” or “Open Space” on a plat; UDC section 35-503(e) *Designation of Parkland*.
- The parkland provided shall be dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*.
- Parkland dedication shall be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing*.
- All amenities comply with standards and specifications found in UDC section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

If you have any further questions, please call David Clear at (210) 207-4091.

Tree Preservation approves with the following conditions:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage.
- Streetscape standards per UDC section 35-512 – The new right-of-way (collectors) will require streetscaping (we recommend preservation of existing trees where available and possible).
- Landscape ordinance per UDC section 35-511 on commercial and multi-family phases. It appears all landscape points can be met by preserving existing vegetation in some phases as well as meeting mitigation requirements (either through preservation of smaller material or transplanting). Recommend securing knowledgeable Landscape Architect at planning and design phase to better utilize existing trees and vegetation. Preservation will

eliminate the need for irrigation. Staff would be willing to meet with developer at design stage to assist with tree preservation and landscape plan.

- Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

If you have any further questions, please call Joan Miller at (210) 207-8265.

SAWS Aquifer Protection and Evaluation approves with the following conditions:

- 100 year Flood Plain Shown and Buffering (if applicable).
- Significant Recharge Features and Buffering (if applicable).
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required).
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
- According to the Water Quality Ordinance# 81491, section 34-913, Buffering may be required.

If you have any further questions, please call Patricia Garza at (210) 233-3512.

Historic Preservation: The Texas Sites Atlas indicates that archaeological sites have 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 may affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures 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.

If there are any questions or additional information regarding archaeological sites needed, please call Kay Hinds at (210)-207-7306.

All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that you will plat all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space. It is suggested to work closely with the school district, so they can plan accordingly.

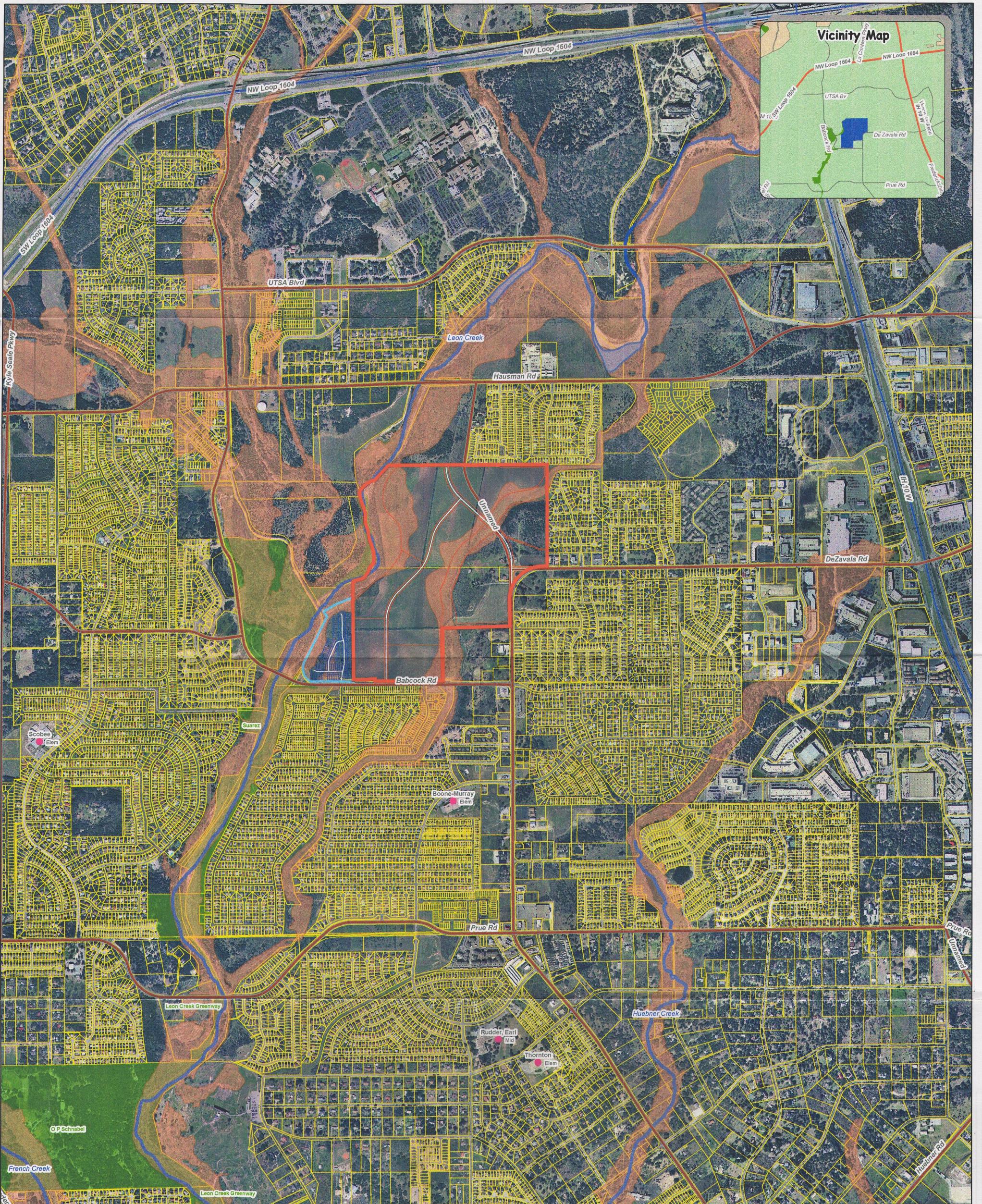
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan will be invalid.

Should you need further assistance, please contact Larry Odis at (210) 207-0210.

Sincerely,

A handwritten signature in cursive script, appearing to read "F. De León".

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division



Master Development Plan Review

Steubing / Babcock Rd

MDP 06-021 (250.4 acres)

Legend	
MDP Boundary	100 yr Floodplain
MDP Lots	Public Schools
Existing Parcels	Parks
Major Thoroughfare Plan	Bexar Water
Other MDP's and PUD's	

Scale: 1" = 1/4 mile
Council District 8





City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: _____

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: <p align="center">MDP <u>021-06</u></p>
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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) |
| | <input type="checkbox"/> 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*

Project Name: Steubing / Babcock Road

Owner/Agent: Steubing Ranch, Ltd./Bonnie Pollard Holland Phone: (210)690-1956 Fax: (210)690-1735

Address: 9901 I.H. 10 West, Suite 795, San Antonio, TX Zip code: 78230

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9040

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Johnny Martinez, P.E. E-mail: jmartinez@pape-dawson.com

City of San Antonio
Development Services Department
Master Development Plan Section
APPLICATION
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08-09-07P02:54 RCVD

Existing legal Description: Approximately 235.38 acres located north of Babcock Road and west of De Zavala Road. This property is described in instruments recorded in (140.8 ac) Volume 670, Pages 389-390; (110.0 ac) Volume 1741, Pages 155-157 and (1.71 ac) Volume 6809, Pages 195-196 all out of the Deed Records of Bexar County, Texas.

Existing zoning: R-6 Proposed zoning: R-5, R-4-C, C-2, MF-25

Projected # of Phases: 13

Number of dwelling units (lots) by Phases: Steubing Units One-0; Two-0; Three-190; Four-195; Five-128; Six-85; Seven-110, Eight-160, Nine-0, Ten-0, Eleven-0, Twelve-0, Thirteen-0

Total Number of lots: 868 divided by acreage: 235.38 = Density: 3.69

(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: 8 School District: Northside Ferguson map grid: 548-A1

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

Name _____ No. _____

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 of the Master Development Plan or P.U.D. and the subdivision;

City assigned Plan ID number;

updated sheet

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APPLICATION
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- Name and address of owner of record, developer and engineer;
- The 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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APPLICATION
(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.

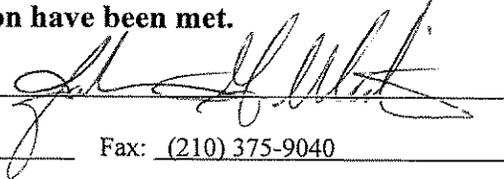
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- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets 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 _____ Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Johnny Martinez, P.E. Signature: 

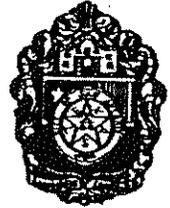
Date: March 29, 2006 Phone: (210) 375-9000 Fax: (210) 375-9040

E-mail: jmartinez@pape-dawson.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: _____
 Project Engineers/Surveyors or Firm Name: _____
 Address: _____
 Phone #: _____ Fax #: _____ E-mail: _____

Development Services Department
MDP Division

Required Items for Completeness Review

- Completed and signed Application Form
- Appropriate MDP/PUD 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)
- Appropriate Parks Review Fee

• (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"/> Bicycle Plan |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Accepted

Rejected

Completeness Review By: Larry Od's Date: 4/12/06