



# City of San Antonio

*Department of Planning and Development Services*

May 6, 2009

Jesse Valdez, Jr.  
Macina, Bose, Copeland & Assoc., Inc.  
1035 Central Parkway North  
San Antonio, TX 78232

Re: **Cantera Hills**

**MDP # 023-07**

Dear Mr. Valdez,

The Development Review Committee has reviewed **Cantera Hills** Master Development Plan **MDP 023-07**. 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.

This plan lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response, "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

1. The project has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
2. Send the survey to USFWS Ecological Services Office in Austin; and
3. Commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects."

The City and Camp Bullis have been working on a joint effort to coordinate the Cantera Hills Master Development Plan and based on Camp Bullis response letter:

1. The City recommends that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at ([allison\\_arnold@fws.gov](mailto:allison_arnold@fws.gov) or 512-490-0057 ext. 242)
2. The City recommends that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at ([James.cannizzo@us.army.mil](mailto:James.cannizzo@us.army.mil) or 295-9830)
3. The City is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County ([awinter@bexar.org](mailto:awinter@bexar.org) or 335-6487) to ensure that the applicant follows the Dark Sky ordinance as adopted by Bexar County.

~~At this time, the City is providing this information as a recommendation and will not place holds on the plans associated with this recommendation.~~

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. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

Furthermore, the referenced private streets and gate details require that a Planned Unit Development (PUD) must be approved by the Planning Commission prior to any plats moving forward for consideration. Should a PUD Plan not be submitted, the MDP will need to be amended.

~~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 Donna L. Schueling at (210) 207-5016.~~

Sincerely,



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

