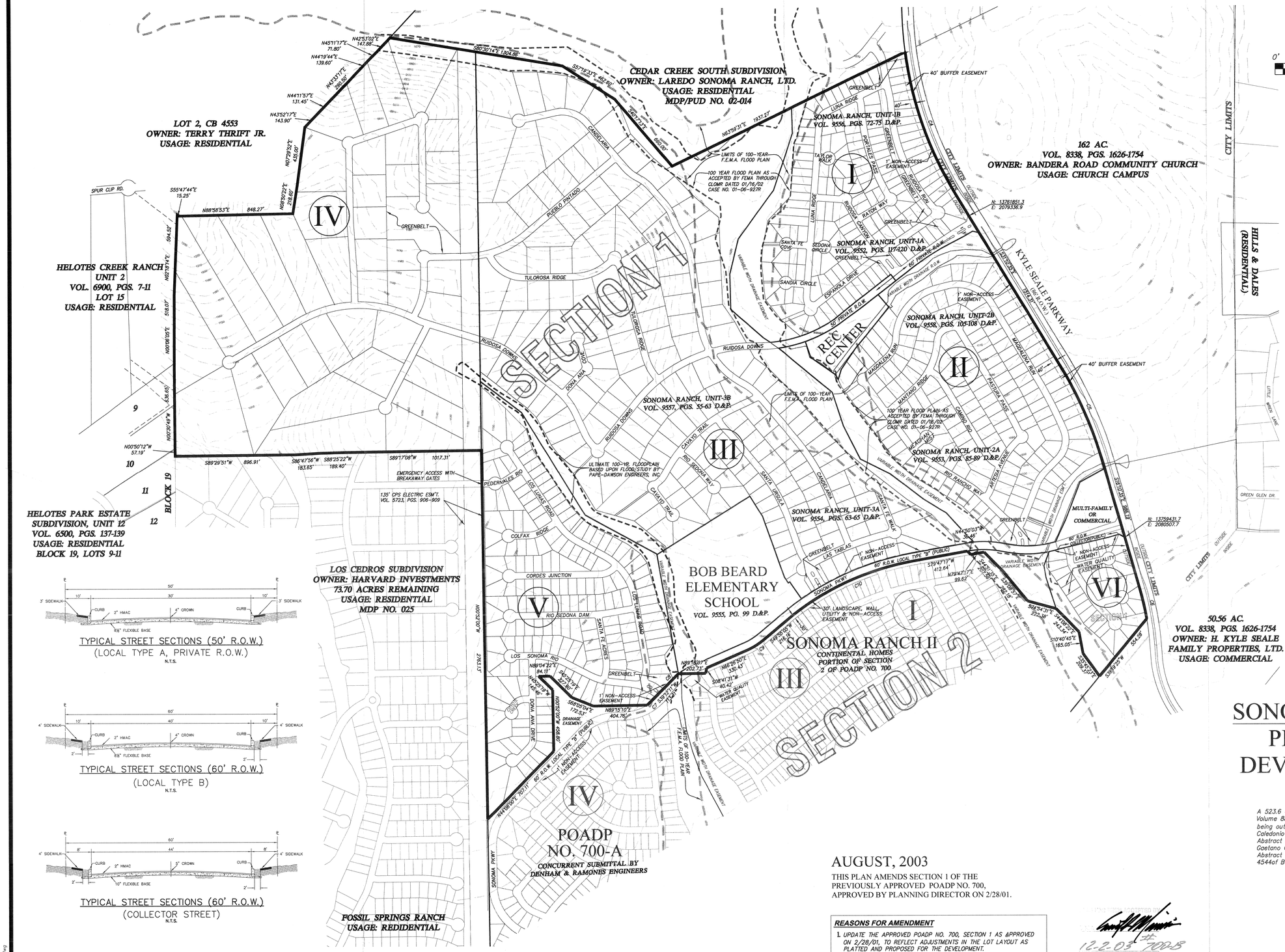


| SECTION 1 | | | |
|---|---|---|---|
| UNIT | ACRES | # OF LOTS | SIZE OF LOTS |
| I | 51.3 | 152 | 60' x 120' |
| II | 68 | 174 | 75' x 130' |
| III | 174.0 | 199 | 100' x 150' |
| IV | 127.4 | 41 | VARIES |
| V | 58.7 | 184 | 65' x 125' |
| VI | 11.4 | 36 | 55' x 130' |
| SCHOOL | 15.0 | 1 | |
| REC CENTER | 3.3 | 1 | |
| MULTI-FAMILY | 3.0 | 1 | |
| 60' R.O.W. | 11.5 | | |
| TOTAL | 523.6 | 788 SINGLE-FAMILY | 1 MULTI-FAMILY |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| C4 | 2743.00' | 1134.74' | 575.60' | 1126.67' | S19°19'30"E | 23°42'09" |
| C5 | 2942.00' | 770.21' | 387.32' | 768.02' | S23°40'35"E | 15°00'00" |
| C6 | 2177.00' | 245.55' | 122.91' | 245.42' | S12°56'42"E | 06°27'45" |
| C7 | 370.00' | 128.63' | 64.97' | 127.98' | N49°09'44"E | 19°55'05" |
| C8 | 430.00' | 88.46' | 44.39' | 88.30' | S45°05'47"W | 11°47'12" |
| C9 | 530.00' | 152.90' | 76.98' | 152.37' | N58°10'57"E | 16°31'45" |
| C10 | 2030.00' | 1058.30' | 541.47' | 768.02' | S23°40'35"E | 29°52'12" |

NOTES:

1. ALL PROPOSED DEVELOPMENT IS FOR SINGLE FAMILY RESIDENTIAL EXCEPT FOR AREAS NOTED AS MULTI-FAMILY/COMMERCIAL.

2. WATER (SERVICE LEVELS 8 AND 11) AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.

3. ULTIMATE DEVELOPMENT AT FEMA FLOOD PLAIN REQUIRES FLOOD PLAIN RECLAMATION STUDY TO BE SUBMITTED TO BEXAR COUNTY AND FEMA FOR APPROVAL.

4. FEMA FLOOD PLAIN LIMITS ARE BASED ON FLOOD INSURANCE RATE MAP 231, 232, 233, AND 234 COMMUNITY PANEL NUMBER 48029C0231E, DATED FEBRUARY 16, 1996, AND 48029C0232F, 233F AND 234F DATED JANUARY 4, 2002 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.

5. THE PROPOSED 60' R.O.W COLLECTOR STREET TO FM 1560 SHALL BE DEDICATED AS A PUBLIC STREET R.O.W AND TO BE CONSTRUCTED AT FULL WIDTH WITH THIS DEVELOPMENT.




TYPICAL STREET SECTIONS (50' R.O.W.)
(LOCAL TYPE A, PRIVATE R.O.W.)
N.T.S.




TYPICAL STREET SECTIONS (60' R.O.W.)
(LOCAL TYPE B)
N.T.S.




TYPICAL STREET SECTIONS (60' R.O.W.)
(COLLECTOR STREET)
N.T.S.

NOTE:

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2. ALL LOCAL TYPE "B" AND COLLECTOR STREETS SHALL BE PUBLIC.

3. PAVEMENT AND BASE THICKNESSES SHOWN ON DETAIL ARE NOT FINAL. FINAL PAVEMENT AND BASE THICKNESSES WILL BE AS DETERMINED DURING THE PLATTING STAGE.

# AMENDMENT TO SONOMA RANCH SUBDIVISION PRELIMINARY OVERALL DEVELOPMENT PLAN NO. 700, SECTION 1 ONLY

*A 523.6 acre, or 22,808,016 square feet, tract of land out of the 735.3 acre tract as recorded in Volume 8838, Pages 1626-1659 of the Official Public Records of Real Property Bexar County, Texas, being out of the Terry O'Neil & T. P. McCall Survey No. 500, Abstract 1015, County Block 4540, the Coledonio Cadena Survey No. 422, Abstract 186, County Block 4551, the Jesus Martinez Survey No. 423, Abstract 540, County Block 4550, the Issac Stone Survey No. 354, Abstract 714, County Block 4539, the Gaetano Castillo Survey No. 353, Abstract 148, County Block 4543, the Heinrich Leifeste Survey No.1, Abstract 967, County Block 4547 and the S.A. & M.G.R.R. Co. Survey 437, Abstract 718, County Block 4544of Bexar County Texas.*

AUGUST, 2003

THIS PLAN AMENDS SECTION 1 OF THE PREVIOUSLY APPROVED POADP NO. 700, APPROVED BY PLANNING DIRECTOR ON 2/28/01.

**REASONS FOR AMENDMENT**

1. UPDATE THE APPROVED POADP NO. 700, SECTION 1 AS APPROVED ON 2/28/01, TO REFLECT ADJUSTMENTS IN THE LOT LAYOUT AS PLATTED AND PROPOSED FOR THE DEVELOPMENT.

2. TO REFLECT THE REALIGNMENT OF SONOMA PKWY AT THE SOUTHWEST SECTION OF THE DEVELOPMENT CAUSED BY THE NEW LAYOUT OF CONTINENTAL HOMES AS SHOWN IN POADP NO. 700-A.

POADP PLAN NO.: 700-B
APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF SAN ANTONIO

CHAIRPERSON:_____ DATE:_____

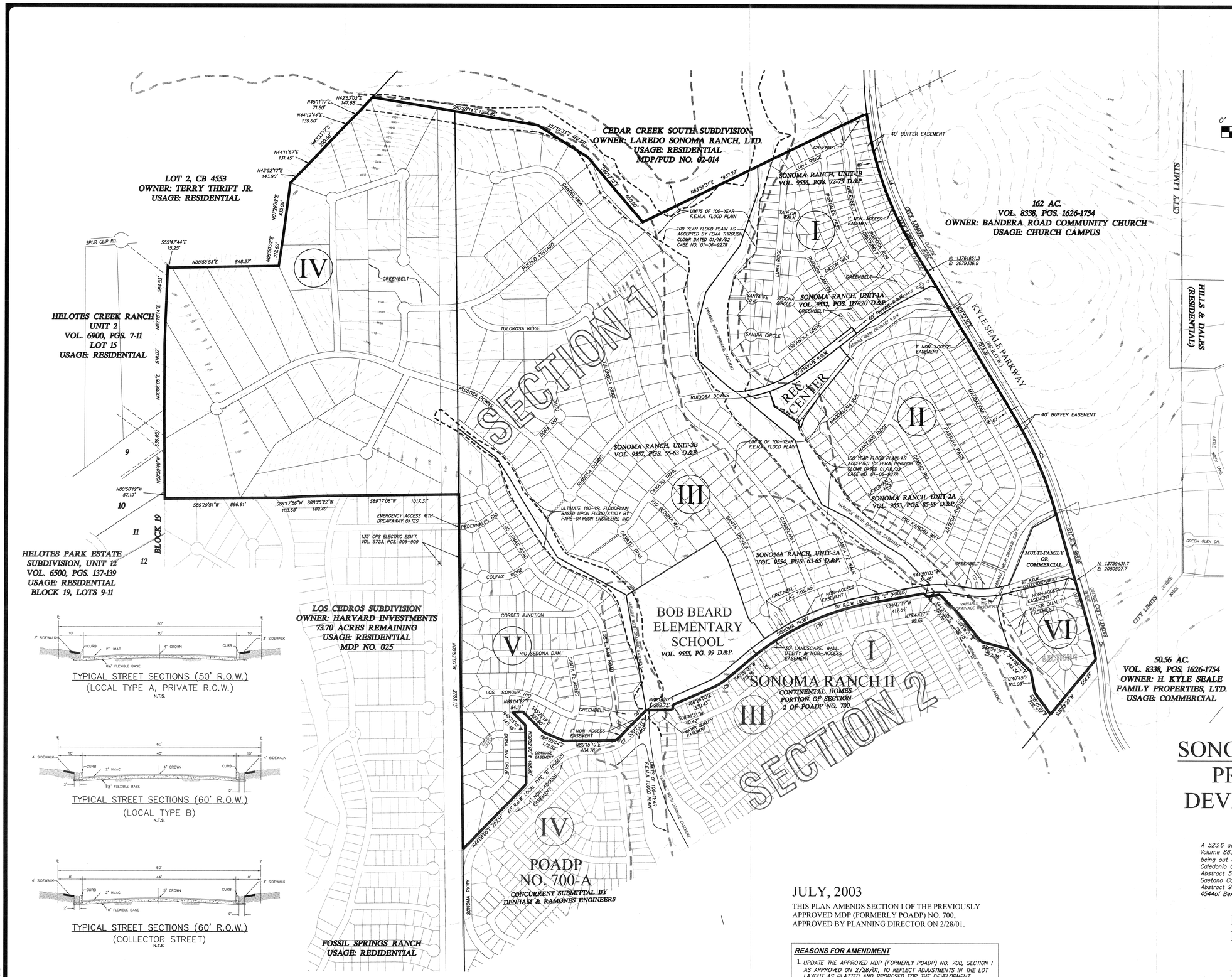
12-2-03 #700B
(number)
Site plans are filed, plan will expire
6-2-05

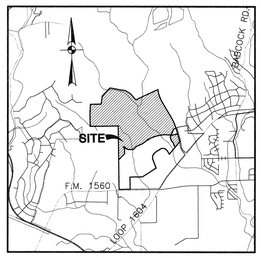

DEVELOPER:
LAREDO SONOMA RANCH, LTD (SECTION 1)
15102 JONES MALSTBERGER, SUITE 101
SAN ANTONIO, TEXAS 78247
TEL: (210) 497-3385

ENGINEER: PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010




#700B




LOCATION MAP
NOT-TO-SCALE

| SECTION 1 | | | |
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# AMENDMENT TO SONOMA RANCH SUBDIVISION

# PRELIMINARY OVERALL DEVELOPMENT PLAN NO. 700, SECTION I ONLY

*A 523.6 acre, or 22,808,016 square feet, tract of land out of the 735.3 acre tract as recorded in Volume 8838, Pages 1626-1659 of the Official Public Records of Real Property Bexar County, Texas, being out of the Terry O'Neil & T. P. McCall Survey No. 500, Abstract 1015, County Block 4540, the Caledonio Cadena Survey No. 422, Abstract 186, County Block 4551, the Jesus Martinez Survey No. 423, Abstract 540, County Block 4550, the Issac Stone Survey No. 354, Abstract 714, County Block 4539, the Gaetano Castillo Survey No. 353, Abstract 148, County Block 4543, the Heinrich Leifeste Survey No.1, Abstract 967, County Block 4547 and the S.A. & M.G.R.R. Co. Survey 437, Abstract 718, County Block 4544of Bexar County Texas.*

JULY, 2003

THIS PLAN AMENDS SECTION I OF THE PREVIOUSLY APPROVED MDP (FORMERLY POADP) NO. 700, APPROVED BY PLANNING DIRECTOR ON 2/28/01.

**REASONS FOR AMENDMENT**

1. UPDATE THE APPROVED MDP (FORMERLY POADP) NO. 700, SECTION I AS APPROVED ON 2/28/01, TO REFLECT ADJUSTMENTS IN THE LOT LAYOUT AS PLATTED AND PROPOSED FOR THE DEVELOPMENT.

2. TO REFLECT THE REALIGNMENT OF SONOMA PKWY AT THE SOUTHWEST SECTION OF THE DEVELOPMENT CAUSED BY THE NEW LAYOUT OF CONTINENTAL HOMES AS SHOWN IN POADP NO. 700-A.

MDP PLAN NO.: 700-B
APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF SAN ANTONIO

CHAIRPERSON: _____ DATE: _____


DEVELOPER:
LAREDO SONOMA RANCH, LTD (SECTION 1)
15102 JONES MALSTBERGER, SUITE 101
SAN ANTONIO, TEXAS 78247
TEL: (210) 497-3385

ENGINEER: PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010






# 700 B

# City of San Antonio
## Planning Department
## Master Development Plan Section
# APPLICATION



| Date Submitted: | Project ID Number: |
|---|---|
| | |

*** 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)*

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/P.U.D. Plan (Combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Use 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* ***Planning Department Request for Review form*** *(attached) for respective departments or agencies.*

Project Name: Sonoma Ranch Subdivision MDP (Amendment)

Owner/Agent: Laredo Sonoma Ranch, Ltd. Phone: (210) 497-3385 Fax: (210) 495-2587

Address: 15102 Jones Maltsberger, Suite 101, San Antonio, TX Zip code: 78247

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9010

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

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

RECEIVED
03 JUN 20 PM 3:20
LAND DEVELOPMENT SERVICES DIVISION

Existing legal Description (PUD Only): N/A

Existing zoning: OCL Proposed zoning: OCL

Projected # of Phases: 11

Number of dwelling units (lots) by Phases: Section 1: Unit I-152 lots, Unit II-174 lots, Unit III-199 lots, Unit IV-41 lots, Unit V-184 lots, Unit IV-36 lots, School-1 lot, Rec. Center-1 lot. Section 2: Unit I-120 lots, Unit II-50 lots, Unit III-275 lots, Unit IV-159 lots, Unit V-244 lots

Total Number of lots: 1636 divided by acreage: 735.3 = Density: 2.22

(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: _____ = Open space: _____%

(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: _____ 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: 513 / C6

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? YES
Name Sonoma Ranch Subdivision No. 700

Is there a corresponding PUD for this site? Name Amendment of Sonoma Ranch (Units I, II, & III) No. 00-026A
Sonoma Ranch, Unit-5 No. 03-014

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Sonoma Ranch, Unit-3B No. 010440
Name Sonoma Ranch, Unit-3C No. 020424
Name Sonoma Ranch, Unit-5 No. 020437

Contact Person and authorized representative:
Print Name: A. Bradford Galo Signature: _____

Date: JUNE 12, 2003 Phone: (210) 497-3385 Fax: (210) 495-2587

# City of San Antonio
## Planning Department
## Master Development Plan Section
## Technical Review

RECEIVED
03 JUN 20 PM 3:20
LAND DEVELOPMENT
SERVICES DIVISION

☒ 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; **N/A**

☒ 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; **N/A**

☒ 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; **N/A**

☒ 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); **N/A**

# 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; **N/A**

☒ 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. **N/A**

☒ 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: **N/A**
(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)

RECEIVED
03 JUN 20 PM 3:20
LAND DEVELOPMENT SERVICES DIVISION

☒ Traffic Impact Analysis (section 35-502).

☐ (PUD Only) Utilities plan. **N/A**

☒ (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. **N/A**

☐ (PUD Only) Layout shall show where lot setbacks as required. **N/A**

☒ 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) **(N/A Amendment)**

**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: Alfonso Chua, P.E. Signature: _____ Date: 6/11/03

If you have any questions please call Michael O. Herrera Special Projects Coordinator at 207-7038
APPLICATION REVISED January 1, 2003

# CITY OF SAN ANTONIO

December 2, 2003

Ms. Stephanie Sandoval

Pape – Dawson Engineering
555 East Ramsey
San Antonio, TX 78216

Re: Sonoma Ranch (Amendment) MDP # 700-B

Dear Ms. Sandoval:

The City Staff Development Review Committee has reviewed Sonoma Ranch 700-B Master Development Plan M.D.P. # 700-B. 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 has indicated as part of their conditional approval, the developer shall meet the following conditions at the time of final plat submittal. It should be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats at the technical reviewing stage.

  1. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, knuckle requirements, and right-of-way requirements.

- 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.

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



PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

- The Parks and Recreation Department:
  Sonoma Ranch Subdivision MDP was approved prior to the adoption of the current UDC in May 2001 and is therefore not obliged to meet the Park Dedication Requirement.

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

# City of San Antonio
## Planning Department
Master Development Plan Section

# REQUEST FOR REVIEW



*(Check One)*

**Date:** 7/21/03

- ☒ Master Development Plan (MDP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Use District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Public Hearing ☐ Yes ☒ No

☐ Major ☒ Minor

0308002 KES AKA 0305010

***Case Managers:*** *(Ernest Brown)* ***Odd*** *File Number*

*(Robert Lombrano)* ***Even*** *File Number*

**Project Name**: Sonoma Ranch Subdivision MDP (Amendment of Sec. I) **File #** 700-B

***Reference Any*** MDP's, POADP's, and PUD's associated with this project:

Sonoma Ranch Subdivision POADP No. 700

***(Plats Only):*** *4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*



To:
- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Storm Water Engineering
- ☒ SAWS Aquifer
- ☐ Other: _____
- ☐ Street and Drainage
- ☐ TIA
- ☐ Zoning
- ☐ Tree Preservation
- ☐ Parks – Open Space
- ☐ Fire Protection
- ☐ Bexar County Public Works

***Note:*** *Master Plan Submittals & P.U.D. Submittals* ***(ONLY)*** *15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*



**City of San Antonio Planning Department use**

**FROM:** Michael O. Herrera, Special Projects Coordinator **Date:** _____

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☑ **I recommend approval** ☐ **I do not recommend approval**

**On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____**

**Comments:_____**

**At this time, the** Sonoma Ranch Sub. MDP (Amendment of Sec I.) 700-B **is approved as provided. However, please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:**

- **100 year Flood Plain Shown and Buffering (if applicable)**
- **High 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 must be submitted and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.**

**Additional Comments:**

| Julia J. Miriles | Supervisor | 8/15/03 |
|---|---|---|
| **Signature** | **Title** | **Date** |

**Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.**

# City of San Antonio
## Planning Department
Master Development Plan Section

RECEIVED
JUN 20 PM 3:21

# REQUEST FOR REVIEW

*(Check One)*

**Date:** 6/10/03

LAND DEVELOPMENT SERVICES DIVISION

- ☒ Master Development Plan (MDP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Use District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other:_____

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

**Project Name:** Sonoma Ranch Subdivision MDP (Amendment) **FILE #**_____

***Reference Any*** MDP's, POADP's, and PUD's associated with this project:

Sonoma Ranch Subdivision POADP No. 700 A

***(Plats Only):*** *4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

To:
- ☒ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Storm Water Engineering
- ☐ SAWS Aquifer
- ☐ Other:_____
- ☐ Street and Drainage
- ☐ TIA
- ☐ Zoning
- ☐ Tree Preservation
- ☐ Parks – Open Space
- ☐ Fire Protection
- ☐ Bexar County Public Works

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUN 23 AM 8 05

***Note:*** *Master Plan Submittals & P.U.D. Submittals **(ONLY)** 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

## City of San Antonio Planning Department use

**FROM:** Michael O. Herrera, Special Projects Coordinator **Date:** _____

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for_____before the (MDP) committee.

☑ **I recommend approval** ☐ **I do not recommend approval**

**On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____**

**Comments:**

| RLL | PLANNER II | 7/30/01 |
|---|---|---|
| Signature | Title | Date |

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

# City of San Antonio
# Planning Department
## Master Development Plan Section
# REQUEST FOR REVIEW

RECEIVED
03 JUL 21 PM 3:3

**Date:** 7/21/03

*(Check One)*

- ☒ Master Development Plan (MDP)
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- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other:_____

Public Hearing ☐ Yes ☒ No

☐ Major ☒ Minor

***Case Managers:*** *(Ernest Brown)* ***Odd*** *File Number*

*(Robert Lombrano)* ***Even*** *File Number*

**Project Name:** Sonoma Ranch Subdivision MDP (Amendment of Sec. I) **File #** 700-B

***Reference Any*** MDP's, POADP's, and PUD's associated with this project:

Sonoma Ranch Subdivision POADP No. 700

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUL 22 AM 7:50

***(Plats Only):*** *4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

To:
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- ☐ Tree Preservation
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- ☐ Bexar County Public Works

***Note:*** *Master Plan Submittals & P.U.D. Submittals* ***(ONLY)*** *15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

**City of San Antonio Planning Department use**

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☑ **I recommend approval** ☐ **I do not recommend approval**

**On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____**

**Comments:**

RLL — PLANNER II — 8/04/03

Signature — Title — Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

## Robert Lombrano

**From:** Richard De La Cruz
**Sent:** Friday, September 05, 2003 2:43 PM
**To:** Robert Lombrano
**Cc:** Todd Sang
**Subject:** Sonoma Ranch Amendment - Approved

sonoma_MDP_01.tifsonoma_MDP_02.tif

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

# City of San Antonio
# Planning Department
## Master Development Plan Section
# REQUEST FOR REVIEW

03 JUL 21 PM 03

*(Check One)*

**Date:** 7/21/03

- ☒ Master Development Plan (MDP)
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- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other:_____

Public Hearing ☐ Yes ☒ No

☐ Major ☒ Minor

***Case Managers:*** *(Ernest Brown)* ***Odd*** *File Number*

*(Robert Lombrano)* ***Even*** *File Number*

**Project Name:** ~~Sonoma Ranch Subdivision MDP (Amendment of Sec. I)~~ Sonoma Ranch Amendment **File #** ~~700-B~~

***Reference Any*** MDP's, POADP's, and PUD's associated with this project:

Sonoma Ranch Subdivision POADP No. 700

***(Plats Only):*** *4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

3

To:
- ☐ Master Development Plan
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- ☐ Bexar County Public Works

***Note:*** *Master Plan Submittals & P.U.D. Submittals* ***(ONLY)*** *15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

**City of San Antonio Planning Department use**

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☒ **I recommend approval** ☐ **I do not recommend approval**

**On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____**

**Comments:**_____

| | | |
|---|---|---|
| | Senior Engineer | 9-5-03 |
| Signature | Title | Date |

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

## Robert Lombrano

**To:** dmoy@moy-ce.com
**Cc:** Michael Herrera
**Subject:** FW: Sonoma Ranch 700B - Approval

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

-----Original Message-----
**From:** Richard De La Cruz
**Sent:** Wednesday, August 20, 2003 7:45 AM
**To:** Robert Lombrano; Michael Herrera
**Cc:** Todd Sang
**Subject:** Sonoma Ranch 700B - Approval

sonoma_700B_01.tif sonoma_700B_02.tif

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

## Robert Lombrano

**From:** Richard De La Cruz
**Sent:** Wednesday, August 20, 2003 7:45 AM
**To:** Robert Lombrano; Michael Herrera
**Cc:** Todd Sang
**Subject:** Sonoma Ranch 700B - Approval

sonoma_700B_01.tif sonoma_700B_02.tif

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
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rdelacruz@sanantonio.gov

City of San Antonio
Planning Department
Master Development Plan Section

# REQUEST FOR REVIEW

*(Check One)* **Date:** 8-20-03

- ☒ Master Development Plan (MDP)
- ☐ MDP/ P.U.D. Plan (combination)
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- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

**Public Hearing** ☐ Yes ☐ No
☐ Major ☐ Minor

**Project Name:** Sonoma Ranch **FILE #** 700 B

***Reference Any*** **MDP's, POADP's, and PUD's associated with this project:**

***(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation***

**To:**
- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
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- ☐ Street and Drainage
- ☒ TIA
- ☐ Zoning
- ☐ Tree Preservation
- ☐ Parks – Open Space
- ☐ Fire Protection
- ☐ Bexar County Public Works

*Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

## City of San Antonio Planning Department use

**FROM:** Michael O. Herrera, Special Projects Coordinator **Date:** _____

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval ☐ I do not recommend approval

On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____

Comments:

| | | |
|---|---|---|
| | Senior Engineer | 8-20-03 |
| Signature | Title | Date |

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

**Robert Lombrano**

**From:** Todd Sang
**Sent:** Monday, August 18, 2003 2:17 PM
**To:** Robert Lombrano
**Subject:** ID20000527.doc

# CITY OF SAN ANTONIO
## Public Works Department

**Interdepartment Correspondence Sheet**

TO: Michael Herrera, Planner II; Department of Planning

FROM: Engineering and Traffic Division

COPIES TO: Fernando DeLeon, Senior Engineering Associate, Robert W. Opitz, P.E., Chief Engineer,
Development Review and Drainage

SUBJECT: Sonoma Ranch, POADP Level 3 T.I.A.

Date: August 18, 2003

The Engineering and Traffic Division has reviewed the Level-3 Traffic Impact Analysis for the Sonoma Ranch, POADP. The analysis is in compliance with the Traffic Impact Analysis Ordinance 91700 to include mitigation efforts referenced below.

Proposed to consist of single-family detached housing and multi-family dwelling units, this property is estimated to generate 1,802 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips are anticipated to be distributed through two streets, that are identified as local type "B", onto Kyle Seale Pkwy and two local streets onto FM 1560. One of these streets must be upgraded to a collector.

Consequential with this development, the adjacent roadways are projected to operate at a level-of-service C or better with the following mitigation efforts::

1) Kyle Seale Pkwy & Local Street #1: A left turn lane will be added for the northbound approach on Kyle Seale Pkwy.
2) Kyle Seale Pkwy & Sonoma Ranch Traverse Street: A left turn lane will be added for the northbound approach on Kyle Seale Pkwy.
3) FM 1560 & Local Street #2: Separate left & right turn lanes will be provided for the southbound approach on Local Street #2.
4) FM 1560 & Sonoma Ranch Traverse Street: Separate left & right turn lanes will be provided for the southbound approach on Sonoma Ranch Traverse Street.

The proposed Sonoma Ranch Traverse Street extending from Kyle Seale Pkwy to FM 1560 is estimated to generate up to 8,000 average daily trips. Based on the City of San Antonio Design Criteria for Public Works, Sonoma Ranch Traverse Street is considered a collector street requiring 60 ft ROW and **44 ft** of pavement. Three copies of the POADP revisions shall be submitted to the Public Works Department prior to approval.

Todd Sang
Senior Engineering Technician

Approved by:

Andrew J. Ballard, P.E.
City Engineer

Cc: Alfonso R. Chua, Jr., P.E. Pape-Dawson Engineers, Inc.

AJB/TS
ID 2000TIA0527

Robert C

**Michael Herrera**

**From:** Arturo Villarreal
**Sent:** Thursday, July 17, 2003 4:41 PM
**To:** Robert Lombrano
**Cc:** Gary Balbaugh (E-mail); Michael Herrera; Nathaniel Hardy
**Subject:** Sonoma Ranch Subdivision POADP

Robert,

The above referenced POADP was just received by Storm Water Engineering 07-17-03. According to the MDP Tracking Chart this POADP was distributed 05-15-03. Please review the attachment showing a date of 06-10-03 typed by the consultant, a date of 06-20-03 stamped by DSD, and a date of 06-23-03 stamped by Planning.

I would like to avoid any conflicts with review time and provide the customer the optimal turn around time. I hope that this is only one that fell through the cracks. Please let me know how I can help to ensure timely delivery and return of these submittals.

Thanks,

Art

LC-SonomaRanchSubd-T-1.pdf

**City of San Antonio**
**Planning Department**
Master Development Plan Section

STORM WATER ENGINEERING
JUL 17 2003
RECEIVED

RECEIV
03 JUN 20 P
LAND DEVEL
SERVICES D

# REQUEST FOR REVIEW

*(Check One)*

**Date:** 6/10/03

- ☒ Master Development Plan (MDP)
- ☐ MDP/ P.U.D. Plan (combination)
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- ☐ Mixed Use District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: NAT

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

LEON CREEK WATERSHED
FRENCH CREEK 901
HUESTA CREEK 3004

PLEASE REVIEW AND COMMENT

**Project Name:** Sonoma Ranch Subdivision MDP (Amendment) **FILE #** _____

***Reference Any*** MDP's, POADP's, and PUD's associated with this project:

Sonoma Ranch Subdivision POADP No. 700

***(Plats Only):*** *4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

AHT
7-17-03

To:
- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☒ Storm Water Engineering
- ☐ SAWS Aquifer
- ☐ Other: _____
- ☐ Street and Drainage
- ☐ TIA
- ☐ Zoning
- ☐ Tree Preservation
- ☐ Parks – Open Space
- ☐ Fire Protection
- ☐ Bexar County Public Works

03 JUN 23

***Note:*** *Master Plan Submittals & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

## City of San Antonio Planning Department use

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This item is tentative scheduled for _____ before the (MDP) committee.

# City of San Antonio
## Planning Department
Master Development Plan Section

# REQUEST FOR REVIEW





*(Check One)*

**Date:** 6/10/03

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- ☐ Pedestrian Plan (PP)
- ☐ Other:_____

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

**Project Name:** Sonoma Ranch Subdivision MDP (Amendment) **FILE #**_____

***Reference Any*** MDP's, POADP's, and PUD's associated with this project:

Sonoma Ranch Subdivision POADP No. 700

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***Note:*** *Master Plan Submittals & P.U.D. Submittals **(ONLY)** 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

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This item is tentative scheduled for_____before the (MDP) committee.

☑ **I recommend approval** ☐ **I do not recommend approval**

**On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____**

**Comments:**

| | | |
|---|---|---|
| M McDonald | Planner II | 7/15/03 |
| Signature | Title | Date |

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

**City of San Antonio**
**Planning Department**
Master Development Plan Section

# REQUEST FOR REVIEW

RECEIVED
03 JUN 20 PM 3:21
LAND DEVELOPMENT SERVICES DIVISION

*(Check One)*

**Date:** 6/10/03

- ☒ Master Development Plan (MDP)
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- ☐ Pedestrian Plan (PP)
- ☐ Other:_____

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

**Project Name:** Sonoma Ranch Subdivision MDP (Amendment) **FILE #**_____

***Reference Any*** MDP's, POADP's, and PUD's associated with this project:

Sonoma Ranch Subdivision POADP No. 700

***(Plats Only):*** *4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUN 23 AM 8 00

To:
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This item is tentative scheduled for_____before the (MDP) committee.

070203

2ND REVIEW

☒ **I recommend approval** ☐ **I do not recommend approval**

**On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____**

**Comments:** FM 1560 / HAUSMAN ROAD IS ON THE MTP AND TXDOT ROADWAY SYSTEM REQUIRING A MIN. OF 86' ROW AND TXDOT REVIEW. PROPOSE MDP/POADP IS AN AMENDMENT TO POADP #700 SONOMA RANCH SUBD. APPROVED 02-28-01.

| | | |
|---|---|---|
| | Planner | 070803 |
| Signature | Title | Date |

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

# City of San Antonio
## Planning Department
Master Development Plan Section

# REQUEST FOR REVIEW

RECEIVED
03 JUN 20 PM 3:21
LAND DEVELOPMENT SERVICES DIVISION

*(Check One)*

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- ☐ Other:_____

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

**Project Name:** Sonoma Ranch Subdivision MDP (Amendment) **FILE #**_____

***Reference Any*** MDP's, POADP's, and PUD's associated with this project:

Sonoma Ranch Subdivision POADP No. 700

***(Plats Only):*** *4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

To:
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- ☐ Bexar County Public Works

CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR 03 JUN 23 AM 04

***Note:*** *Master Plan Submittals & P.U.D. Submittals* ***(ONLY)*** *15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

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This item is tentative scheduled for_____before the (MDP) committee.

☒ **I recommend approval** ☐ **I do not recommend approval**

**On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____**

**Comments:**

| Signature | Title | Date |
|---|---|---|
| | SR. PLANNER | 7-24-03 |

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

# City of San Antonio
## Planning Department
Master Development Plan Section

# REQUEST FOR REVIEW

*(Check One)* **Date:** 7/21/03

- ☒ Master Development Plan (MDP)
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- ☐ Pedestrian Plan (PP)
- ☐ Other:_____

Public Hearing ☐ Yes ☒ No

☐ Major ☒ Minor

***Case Managers:*** *(Ernest Brown)* ***Odd*** *File Number*

*(Robert Lombrano)* ***Even*** *File Number*

**Project Name:** Sonoma Ranch Subdivision MDP (Amendment of Sec. I) **File #** 700-B

***Reference Any*** MDP's, POADP's, and PUD's associated with this project:

Sonoma Ranch Subdivision POADP No. 700

***(Plats Only):*** *4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

To:
- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Storm Water Engineering
- ☐ SAWS Aquifer
- ☐ Other:_____
- ☐ Street and Drainage
- ☐ TIA
- ☐ Zoning
- ☐ Tree Preservation
- ☐ Parks – Open Space
- ☐ Fire Protection
- ☒ Bexar County Public Works

***Note:*** *Master Plan Submittals & P.U.D. Submittals* ***(ONLY)*** *15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

**City of San Antonio Planning Department use**

**FROM:** Michael O. Herrera, Special Projects Coordinator **Date:** _____

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☒ **I recommend approval** ☐ **I do not recommend approval**

**On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____**

**Comments:**

Note: Sight distance need to be addressed at several locations. See Redline.

| Signature | Title | Date |
|---|---|---|
| Arnoldo Escalera | Civil Engr | 9-25-03 |

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

# City of San Antonio
# Planning Department
## Master Development Plan Section
# REQUEST FOR REVIEW

RECEIVED 03 JUL 21 PM

R.L.

*(Check One)* **Date:** 7/21/03

- ☒ Master Development Plan (MDP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Use District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other:_____

Public Hearing ☐ Yes ☒ No

☐ Major ☒ Minor

CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR 03 JUL 22 AM 7:50

***Case Managers:*** *(Ernest Brown)* ***Odd*** *File Number*

*(Robert Lombrano)* ***Even*** *File Number*

**Project Name**: Sonoma Ranch Subdivision MDP (Amendment of Sec. I) **File #** 700-B

***Reference Any*** MDP's, POADP's, and PUD's associated with this project:

Sonoma Ranch Subdivision POADP No. 700

***(Plats Only):*** *4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR 03 AUG -6 PM 1:56

To:
- ☐ Master Development Plan
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***Note:*** *Master Plan Submittals & P.U.D. Submittals* ***(ONLY)*** *15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

**City of San Antonio Planning Department use**

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**On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____**

**Comments:**

| | | |
|---|---|---|
| Signature | Title | Date |
| | Planner II | 8/5/03 |

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

# City of San Antonio
## Planning Department
### Master Development Plan Section

# REQUEST FOR REVIEW



*(Check One)* **Date:** 7/21/03

- ☒ Master Development Plan (MDP)
- ☐ MDP/ P.U.D. Plan (combination)
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Public Hearing ☐ Yes ☒ No

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***Note:*** *Master Plan Submittals & P.U.D. Submittals* ***(ONLY)*** *15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

**City of San Antonio Planning Department use**

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☑ **I recommend approval** ☐ **I do not recommend approval**

**On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____**

**Comments:**

| Signature | Title | Date |
|---|---|---|
| Robert L. L. | PLANNER II | 7/31/03 |

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

# City of San Antonio
# Planning Department
## Master Development Plan Section
# REQUEST FOR REVIEW

RECEIVED 03 JUL 21 PM 3:35

CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR 03 JUL 22 AM 7:50

*(Check One)* **Date:** 7/21/03

- ☒ Master Development Plan (MDP)
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- ☐ Pedestrian Plan (PP)
- ☐ Other:_____

Public Hearing ☐ Yes ☒ No

☐ Major ☒ Minor

8/01/03 started

***Case Managers:*** *(Ernest Brown)* ***Odd*** *File Number*

*(Robert Lombrano)* ***Even*** *File Number*

**Project Name**: Sonoma Ranch Subdivision MDP (Amendment of Sec. I) **File #** 700-B

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**City of San Antonio Planning Department use**

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**Comments:**

| | | |
|---|---|---|
| | Planner II | 8/5/03 |
| Signature | Title | Date |

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

## Robert Lombrano

**From:** Debbie Reid
**Sent:** Saturday, October 04, 2003 2:54 PM
**To:** 'Stephanie Sandoval @PD'
**Cc:** Robert Lombrano
**Subject:** RE: Sonoma Ranch Amendment POADP No. 700B

trees approves this amendment to the POADP

Debbie Reid
City Arborist
(210) 207-8053

## Robert Lombrano

**From:** John McDonald
**Sent:** Monday, August 04, 2003 1:29 PM
**To:** Robert Lombrano
**Subject:** Sonoma Ranch 700B

MEMO - MDP
Sonoma Ranch.doc

*John McDonald*
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

# CITY OF SAN ANTONIO

**PARKS AND RECREATION DEPARTMENT**

**Interdepartmental Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Planning Department

**FROM:** John McDonald, Senior Planner

**COPIES:** File

**SUBJECT:** Sonoma Ranch MDP Plan, Amendment

**DATE:** August 4, 2003

I recommend approval of the amendment to the Sonoma Ranch MDP Plan.

The original Sonoma Ranch MDP was filed prior to the enactment of the current UDC.

## Robert Lombrano

**From:** Stephanie Sandoval @PD [ssandoval@pape-dawson.com]

**Sent:** Tuesday, September 16, 2003 3:36 PM

**To:** Robert Lombrano

**Cc:** Michael Herrera

**Subject:** Sonoma Ranch POADP Amendment (700B)

Robert, I saw on the MDP tracking that you had listed the Amendment twice; once under Sonoma Ranch Amendment and the other under Sonoma Ranch, 700B. The most current one is the 700B that removed Section II, since it is currently being amended (700A) by another firm. The reason I bring this up is because two agencies have approved the plan under Amendment of Sonoma Ranch, and not under 700B. I believe the 700B plan is also approved by the two agencies(Zoning & Parks) considering the above. M. Herrera was the one that asked for the section to be removed from the initial submittal, therefore creating the two submittals.

Also Sonoma Ranch, Unit-5 plat was initially approved by all four of the departments, and then we phased the entire Unit-5 into 3 phases and resubmitted the plat with an explanation letter requesting an updated LOC. None of the departments have responded according to your plat tracking. See letter attached. If you have any questions or if I have confused you, please call me.

*Stephanie Sandoval*
*Pape-Dawson Engineers*
*555 E. Ramsey*
*San Antonio, Texas 78216*
*(210) 375-9000*

# City of San Antonio

Interdepartmental Correspondence Sheet

**TO:** **Michael Herrera**

**FROM:** **Lyndon Duano**

**COPIES TO:** **Arturo Villarreal P.E., Bob Opitz, P.E., Al Chua, P.E., Pape-Dawson Engineers, Inc.)**

**SUBJECT:** **Sonoma Ranch Subd. 700, Section 1, POADP** HUESTA CREEK 3004

French *Creek Watershed* *September 16, 2003*

ROBERT LOMBRANO

Storm Water Engineering has reviewed above reference project based on the submittal dated September 12, 2003. The above reference project does not have any further review as submitted.

Should you have any question please call me at 207-8052.

NO FURTHER COMMENTS
RELEASE 9-16-03 A.V

Lyndon Duano
Engineering Associate

## Robert Lombrano

**From:** Arturo Villarreal
**Sent:** Tuesday, September 16, 2003 4:14 PM
**To:** Robert Lombrano
**Cc:** Michael Herrera; Lyndon Duano; Nathaniel Hardy; 'achua@pape-dawson.com'
**Subject:** Sonoma Ranch POADP 700B

Storm Water Comments.

LC-SonomaRanch700B-SW-OK.pdf

**Robert Lombrano**

---

**From:** Christi Tanner

**Sent:** Monday, November 10, 2003 12:28 PM

**To:** 'Stephanie Sandoval @PD'; Michael Herrera; Ernest Brown; Robert Lombrano; Richard De La Cruz; Todd Sang

**Subject:** RE: Sonoma Ranch Amendment POADP No. 700B

**I approve this POADP with the following comments:**

It should be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats at the technical reviewing stage. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, knuckle requirements, and right-of-way requirements.

It is my understanding, from Public Works Storm Water Engineering, that detention would not be required and I will approve this POADP plan with that understanding.

## Robert Lombrano

**From:** Debbie Reid
**Sent:** Tuesday, September 30, 2003 2:58 PM
**To:** 'Stephanie Sandoval @PD'
**Cc:** Robert Lombrano
**Subject:** RE: Sonoma Ranch Amendment POADP No. 700B

Yes, thanks for the information on this POADP amendment.

Tree review is approved.

Debbie Reid
City Arborist
(210) 207-8053

-----Original Message-----
From: Stephanie Sandoval @PD [mailto:ssandoval@pape-dawson.com]
Sent: Tuesday, September 30, 2003 11:51 AM
To: Debbie Reid
Subject: RE: Sonoma Ranch Amendment POADP No. 700B

Ms. Reid, regarding the Sonoma Ranch POADP Amendment No. 700-B, we have not heard back from your office if you have any comments or have released the amendment for approval. Please review your records and inform us of the status of the plan. Thank-you.

Stephanie Sandoval
Pape-Dawson Engineers
555 E. Ramsey
San Antonio, Texas 78216
(210) 375-9000

-----Original Message-----
From: Debbie Reid [mailto:DReid@sanantonio.gov]
Sent: Wednesday, September 10, 2003 12:59 PM
To: Stephanie Sandoval @PD
Subject: RE: Sonoma Ranch Amendment POADP No. 700B

Thanks will get this noted.

Debbie Reid
City Arborist
(210) 207-8053

-----Original Message-----
From: Stephanie Sandoval @PD [mailto:ssandoval@pape-dawson.com]
Sent: Wednesday, September 10, 2003 9:22 AM
To: Debbie Reid
Subject: RE: Sonoma Ranch Amendment POADP No. 700B

Ms. Reid, the Sonoma Ranch Subdivision POADP No. 700, is within the original Kyle Seale POADP No. 286. We have acquired Development Rights(No. 238)and Vested Rights Permit(No. 01-9-022)which you have copies in your office. The Sonoma Ranch Subdivision had projects and still has ongoing projects that are grandfathered from the tree preservation ordinance. We believe the amendment to Sonoma Ranch POADP is still grandfathered from the ordinance. If we need to resubmit a copy of the vested rights permit, please let me know. Please review the above information and inform us if you concur. Thank-you.

Stephanie Sandoval
Pape-Dawson Engineers

555 E. Ramsey
San Antonio, Texas 78216
(210) 375-9000

-----Original Message-----
From: Debbie Reid [mailto:DReid@sanantonio.gov]
Sent: Wednesday, September 10, 2003 8:29 AM
To: Ssandoval@pape-dawson.com
Subject: FW: Sonoma Ranch

> Disapproved requires tree stand delineation and $75 plan review fee.
>
>
> Debbie Reid
> City Arborist
> (210) 207-8053
>

002226

**LAREDO SONOMA RANCH, LTD.**
15102 JONES MALTSBERGER, #101
SAN ANTONIO, TX 78247-3367

THE LAREDO NATIONAL BANK
SAN ANTONIO, TEXAS

88-317
1149

6/24/2003

PAY TO THE ORDER OF CITY OF SAN ANTONIO $ *500.00

Five Hundred and 00/100********** DOLLARS

CITY OF SAN ANTONIO

MEMO PUD PLAN REVISIONS UNIT 5 Sonoma Ranch Ad.

AUTHORIZED SIGNATURE

Security features are included. Details on back.

MP

⑈002226⑈ ⑆114900313⑆ ⑈70115073⑈

# TRANSMITTAL

RECEIVED
03 JUN 20 PM 3:20
LAND DEVELOPMENT SERVICES DIVISION

**To:** Mike Herrera
Planning Department
1901 South Alamo Street
San Antonio, TX 78204

**Date:** June 20, 2003

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUN 23 AM 8:00

**Re:** Sonoma Ranch Subdivision (MDP Amendment)

| QUANTITY | DESCRIPTION |
|---|---|
| 1 | MDP application, & Completeness Review |
| 1 | 8 ½ x 11 reduced copy & digital copy |
| 1 | Check for MDP review, in the amt of $500.00 (# 001164) |
| 15 | Bluelines w/ Request for review forms |
| | |

*If enclosures are not as noted, kindly notify us at once.*

☒ **For Approval** ☐ ***For Your Use*** ☐ ***As Requested*** ☒ ***For Review and Comment***

**COMMENTS**

We are submitting this amendment of the approved Sonoma Ranch Subdivision No. 700 as you requested on May 13, and stated that this will be a non-substantial change. Please distribute the information above to the appropriate departments. If you have any questions or need any additional information, please call. Thank-you.

**From:** Stephanie Sandoval S.S.
For Al Chua

**Project No.:** 4847-00

**cc:** File

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

# RANSMITTAL

RECEIVED
03 JUL 21 PM 3:35
LAND DEVELOPMENT SERVICES DIVISION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUL 22 AM 7:50

Michelle Gonzalez
Planning Department
1901 S. Alamo
San Antonio, TX 78204

**Date:** July 21, 2003

**Re:** Sonoma Ranch MDP Amendment (Section I)
File No. 700-B

| QUANTITY | DESCRIPTION |
|---|---|
| 15 | MDP w/ Request for review |
| | |
| | |
| | |
| | |

*If enclosures are not as noted, kindly notify us at once.*

☒ **For Approval** ☐ ***For Your Use*** ☐ ***As Requested*** ☐ ***For Review and Comment***

***COMMENTS***

Michelle, attached is the revised MDP of Sonoma Ranch Subdivision per Michael's comments. We removed the Section II from our drawing since we are only amending the Section I portion. Saws Aquifer Protection was the department that was confused and had questioned the amendment, please forward the new plan to them. As discussed in our phone conversation I am also sending additional plans for the other departments. If you have any questions or need any additional information, please call our office. Thank- you.

**From:** Stephanie Sandoval S.S. **Project No.:** 4847-00

**cc:** File

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com