CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

November 13, 2012

Kara J. Heasley
Vickrey & Associates, Inc.
12940 County Parkway
San Antonio, Texas, 78216

Re: **Fox Grove – Major Amendment** **MDP # 705A**

Dear Ms. Heasley,

The Development Review Committee has evaluated the **Fox Grove** Master Development Plan Major Amendment, or **MDP # 705A**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

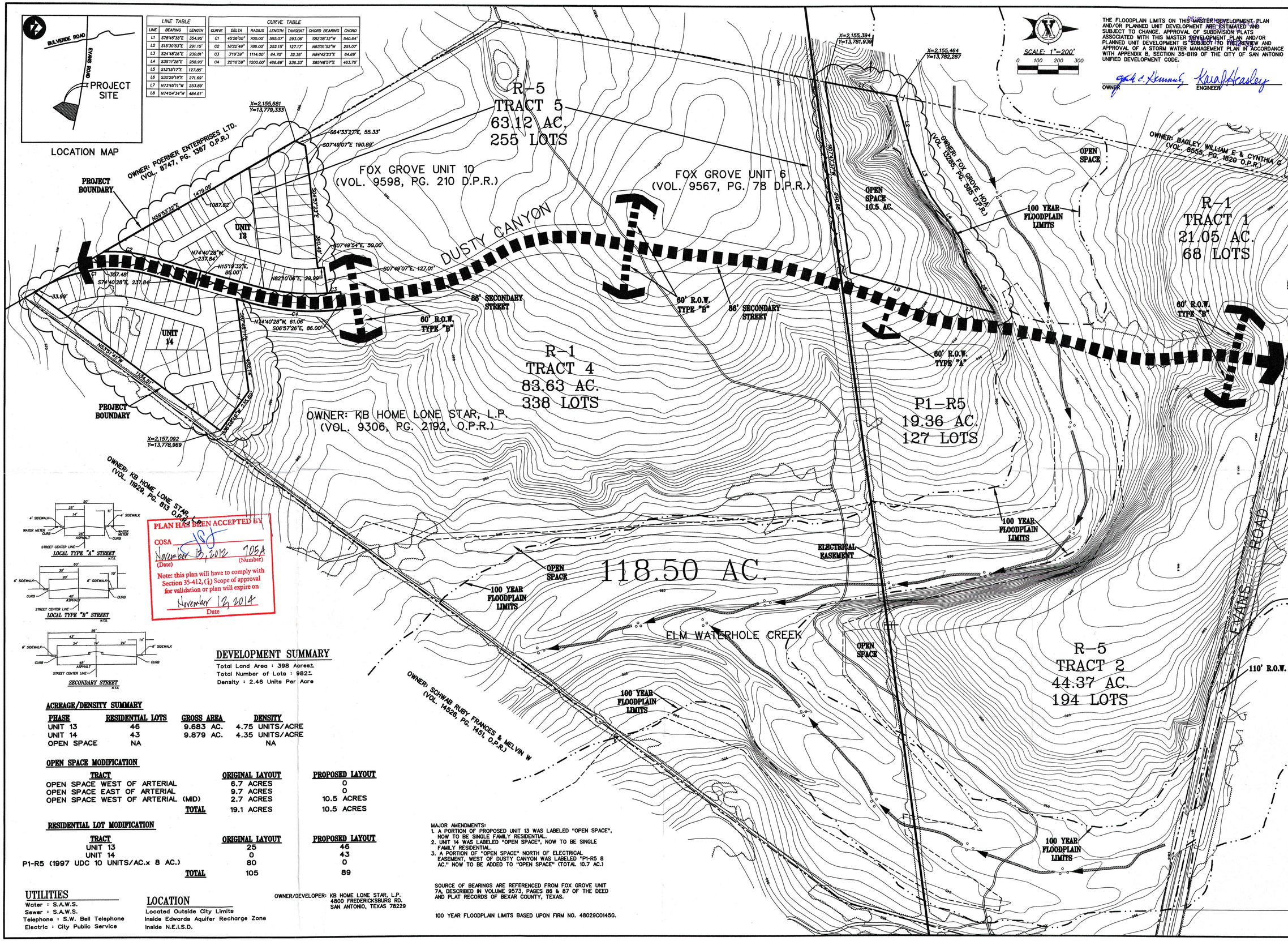
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment or support for the provision of drainage, 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 Districts, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Luz M. Gonzales, Planner at (210) 207-7898.

Sincerely,

John P. Jacks
Assistant Director



LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°45'38"E	354.95'
L2	S15°20'53"E	291.15'
L3	S24°48'26"E	230.81'
L4	S35°11'28"E	258.90'
L5	S13°15'17"E	127.85'
L6	S30°29'19"E	271.69'
L7	N73°45'11"W	253.89'
L8	N74°54'34"W	484.61'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	45°26'00"	700.00'	555.07'	293.06'	S82°36'32"W	540.64'
C2	18°22'49"	786.00'	252.15'	127.17'	N83°31'52"W	251.07'
C3	3°19'39"	1114.00'	64.70'	32.36'	N84°42'23"E	64.69'
C4	22°16'59"	1200.00'	466.69'	236.33'	S85°48'57"E	463.76'

DEVELOPMENT SUMMARY

Total Land Area : 398 Acres±
Total Number of Lots : 982±
Density : 2.46 Units Per Acre

ACREAGE/DENSITY SUMMARY

PHASE	RESIDENTIAL LOTS	GROSS AREA	DENSITY
UNIT 13	46	9.683 AC.	4.75 UNITS/ACRE
UNIT 14	43	9.879 AC.	4.35 UNITS/ACRE
OPEN SPACE	NA		NA

OPEN SPACE MODIFICATION

TRACT	ORIGINAL LAYOUT	PROPOSED LAYOUT
OPEN SPACE WEST OF ARTERIAL	6.7 ACRES	0
OPEN SPACE EAST OF ARTERIAL	9.7 ACRES	0
OPEN SPACE WEST OF ARTERIAL (MID)	2.7 ACRES	10.5 ACRES
TOTAL	19.1 ACRES	10.5 ACRES

RESIDENTIAL LOT MODIFICATION

TRACT	ORIGINAL LAYOUT	PROPOSED LAYOUT
UNIT 13	25	46
UNIT 14	0	43
P1-R5 (1997 UDC 10 UNITS/AC.x 8 AC.)	80	0
TOTAL	105	89

MAJOR AMENDMENTS:
1. A PORTION OF PROPOSED UNIT 13 WAS LABELED "OPEN SPACE", NOW TO BE SINGLE FAMILY RESIDENTIAL.
2. UNIT 14 WAS LABELED "OPEN SPACE", NOW TO BE SINGLE FAMILY RESIDENTIAL.
3. A PORTION OF "OPEN SPACE" NORTH OF ELECTRICAL EASEMENT, WEST OF DUSTY CANYON WAS LABELED "P1-R5 8 AC." NOW TO BE ADDED TO "OPEN SPACE" (TOTAL 10.7 AC.)

SOURCE OF BEARINGS ARE REFERENCED FROM FOX GROVE UNIT 7A, DESCRIBED IN VOLUME 9573, PAGES 86 & 87 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

100 YEAR FLOODPLAIN LIMITS BASED UPON FIRM NO. 48029C0145G.

UTILITIES

Water : S.A.W.S.
Sewer : S.A.W.S.
Telephone : S.W. Bell Telephone
Electric : City Public Service

LOCATION

Located Outside City Limits
Inside Edwards Aquifer Recharge Zone
Inside N.E.I.S.D.

OWNER/DEVELOPER: KB HOME LONE STAR, L.P.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229

NO.	DATE	DESCRIPTION
1	9/10/12	ADDED DFIRM FLOODPLAIN, STREET SECTIONS AND NOTES.
2		
3		
4		

REVISIONS

DRAWN BY:
CHECKED BY:
APPROVED BY:
FILE NO:
FILE LOCATION:

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway
San Antonio, Texas 78216
Voice: (210) 349-3271 Fax: (210)349-2561
Firm Registration No.: F-159

PREPARED FOR:
KB HOME
4800 Fredericksburg Road
San Antonio, Texas
(210) 308-1321

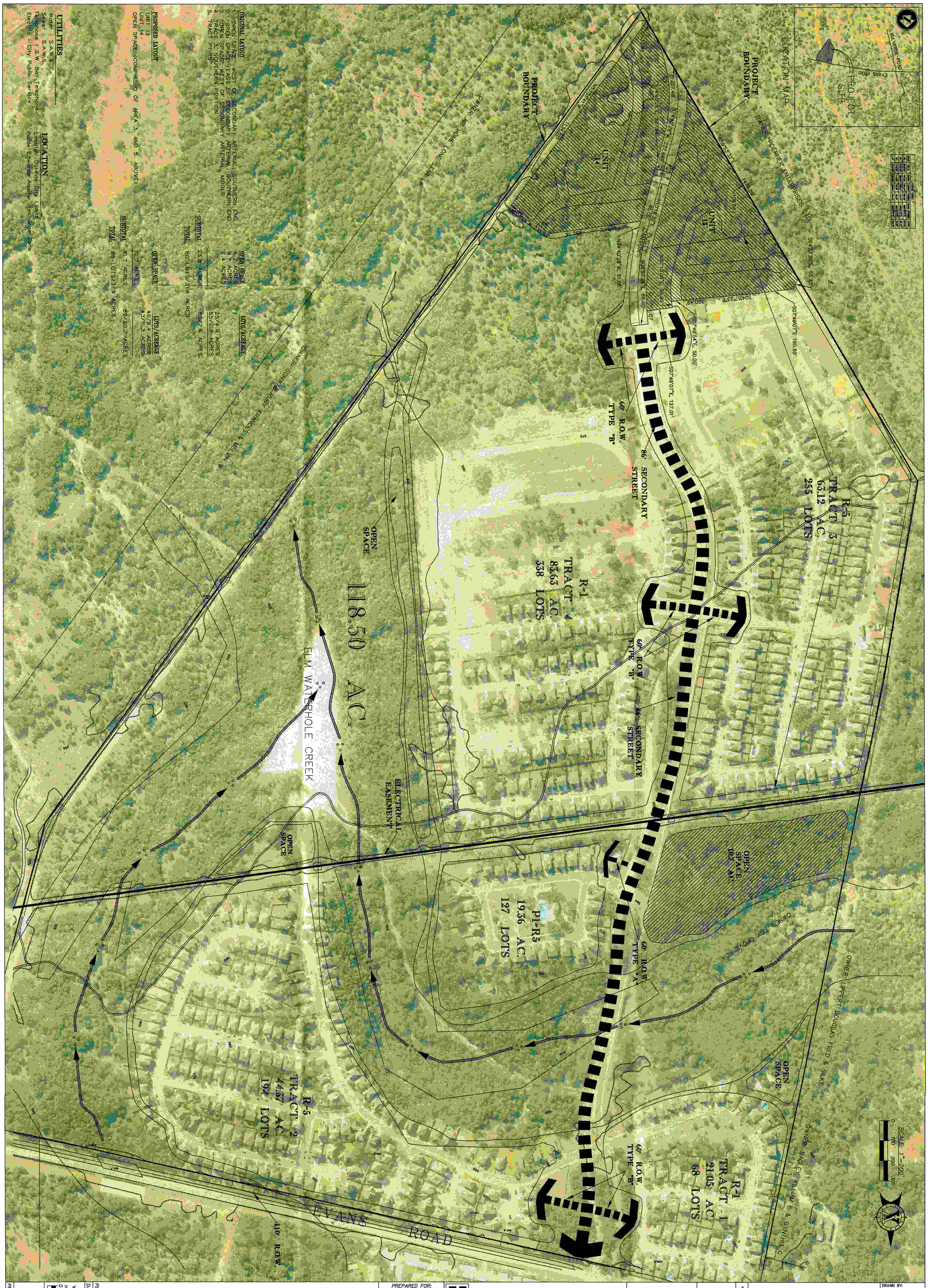
MDP #705A
FOX GROVE
MAJOR AMENDMENT
San Antonio, Texas

PLAT NO.
DATE: JULY 2012
SCALE
Vertical 1"=NA
Horizontal 1"=200'
0 100 200 300

SHEET 1 OF 1

PROJ NO. 1816-031

Sep 19, 2012 - t.edgars
R:\1816-031\Engineering\plan\pl_lac grove_ponds_9-15-12.dwg



ORIGINAL LAYOUT

1. "OPEN SPACE" WEST OF SECONDARY ARTERIAL, SOUTHERN END
2. "OPEN SPACE" EAST OF SECONDARY ARTERIAL, SOUTHERN END
3. "OPEN SPACE" WEST OF SECONDARY ARTERIAL, MIDDLE
4. TRACT 3, SOUTHERN PORTION
5. TRACT P1-R5

	OPEN SPACE
	6.7 ACRES
	9.7 ACRES
	7.4 ACRES
SUBTOTAL	23.8 ACRES
TOTAL	60 LOTS/314 ACRES

PROPOSED LAYOUT

	LOTS/ACREAGE	OPEN SPACE
UNIT 13		
UNIT 14		
OPEN SPACE (COMPRISED OF AREA 3, AND 5, ABOVE)	46/9.4 ACRES 43/11.3 ACRES	10.7 ACRES
SUBTOTAL	89/20.7 ACRES	10.7 ACRES
TOTAL	89 LOTS/314 ACRES	

	LOTS/ACREAGE
	25/4.9 ACRES
	55/21.7 ACRES
	80/7.6 ACRES

UTILITIES

Water : S.A.W.S.
Sewer : S.A.W.S.
Telephone : S.W. Bell Telephone
Electric : City Public Service

LOCATION

Located Outside City Limits
Inside Edwards Aquifer Recharge Zone

P.O.A.D.P. #705A

FOX GROVE

San Antonio, Texas

PREPARED FOR:
KB HOME
4800 Fredericksburg
San Antonio, Texas
(210) 308-1321

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway
San Antonio, Texas 78216
Voice: (210) 349-3271 Fax: (210)349-2561
Firm Registration No.: F-159
©2012

DATE	NO.	DESCRIPTION
	4	
	3	
	2	
	1	

REVISIONS

DRAWN BY:
CHECKED BY:
APPROVED BY:
FILE NO:
FILE LOCATION:

PROJ. NO. 1816-028
SHEET 1 OF 1
SCALE: Vertical NA, Horizontal 1"=200' (0 100 200 300)
DATE: JULY 2012
PLAT NO.

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Jul 11, 2012 - 1:38pm
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AERIAL MAP

FOX GROVE SUBDIVISION

PUD

ATTACHMENT: _____ DATE: JULY 2012

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271
Firm Registration No.: F-159

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File # 705 A

City of San Antonio

Development Services Department

Master Plan Review

APPLICATION

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In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 ½ by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

- ☐ Master Development Plan (MDP)
- ☒ Master Development Plan Amendment
- ☐ MDP/P.U.D. Plan (combination)
- ☐ Flexible Development Plan (FDP)
  - ☐ Urban Development (UD)
  - ☐ Farm and Ranch (FR)
  - ☐ Rural Development (RD)
  - ☐ Mixed Light Industrial (MI-1)
  - ☐ Mixed Heavy Industrial (MI-2)
- ☐ Planned Unit Development (PUD)
- ☐ Mixed Use District (MXD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Master Planned Community District (MPCD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Alternative Pedestrian Plan (APP)

Applicant Contact Information:

Project Name: Fox Grove #705A

Owner/Agent: KB Home Lone Star, Inc. E-Mail:

Address: 4800 Fredericksburg, San Antonio, Texas Zip code: 78229 Phone: (210) 349-1111

Contact Person Name: Lee Wright E-Mail: lwright@vickreynet.com

Company: Vickrey & Associates, Inc. Relationship to Owner: Consultant

Address: 12940 Country Parkway, San Antonio, TX Zip code: 78216 Phone: (210) 349-3271

Plan Proposal:

Total Number of lots: 89 Total acreage: 31.4

Existing zoning: OCL Proposed zoning: OCL

Density (dwelling units per acre): 2.83 UNITS/ACRE Typical residential lot size: 50' x 120'

Number of dwelling units per phase:

Phase: 13	Dwelling Units: 46	Phase:	Dwelling Units:
Phase: 14	Dwelling Units: 43	Phase:	Dwelling Units:
Phase:	Dwelling Units:	Phase:	Dwelling Units:

Complete this subsection for PUD Plans only:

☐ Private street(s), linear feet of street: ☐ Public street(s), linear feet of street:

Total open space: Percent open space (total open space divided by total acreage): %

☐ Gated ☐ Un-Gated If gated, type of gate (guard/mag card/key/transmitter/etc):

Construction start date:

X/Y coordinates at major street entrance(s): X: Y:

For City Use Only

Intake Date: ***Intake By:***

City of San Antonio
Development Services Department
Master Plan Review Application

File #: 18A

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Site Description

Jurisdiction: ☐ San Antonio City Limits ☒ San Antonio ETJ ☐ Outside ETJ
City Council District: N/A School District: Northeast ISD
Ferguson map grid: 484 D6, 7 USGS Grid: Castle Hills
Existing land use(s): Vacant
Description of plan boundaries:

Existing legal description:

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): ☐ Contributing ☒ Recharge ☐ Transition ☐ Artesian

Watershed(s):

Generalized slope of site:

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc.) on or adjoining site:

Signification historic resources (e.g. homestead, mill, archeological site) on or adjoining site:

Related applications:

Is there a previous MDP (*formerly POADP*) for this site? ☒ YES ☐ NO
Name: Fox Grove File#: 705 Date accepted: 5/4/2001
Is there a corresponding PUD for this site? ☐ Yes ☐ No
Name: File#: Date approved:
Are there any Rights Determinations associated with this site: ☐ YES ☐ NO
Name: File#: Date approved:
Is there another name for this project or anotehr name commonly used to describe this site?
Name:
List all associated Plats for this site whether approved or pending approval?
Name: Plat #:
Name: Plat #:
Name: Plat #:
Name: Plat #:
Name: Plat #:
Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application? ☐ YES ☒ NO
Is this project within the boundaries of the City South Management Authority (CSMA)? ☐ YES ☒ NO
If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

City of San Antonio
Development Services Department
Master Plan Review Application

File #: 16A

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Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Planning and Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: KB Home Lone Star, Inc. Signature: Jac Hernandez

Date: 4/24/12 Phone: (210) 349-1111 Fax: (210) 366-2378

Email: jchernandez@kbhome.com

If you have any questions, please contact any of the following Master Development Plan Team members:

Melissa Ramirez
Senior Management Analyst
(210) 207-7038
Melissa.Ramirez@sanantonio.gov

Elizabeth Carol
Senior Management Analyst
(210) 207-7893
Elizabeth.Carol@sanantonio.gov

Richard Carrizales
Planner
(210) 207-8050
Richard.Carrizales@sanantonio.gov

Larry Odis
Planner
(210) 207-0210
larry.odis@sanantonio.gov

Donna Camacho
Planner
(210) 207-5016
Donna.Camacho@sanantonio.gov

Luz Gonzales
Planner
(210) 207-7898
Luz.Gonzales@sanantonio.gov

Rudy Munoz
Planner
(210) 207-5014
rudy.munoz@sanantonio.gov

City of San Antonio
Development Services
Master Plan Review Application

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APPENDIX A: APPLICATION CHECKLIST

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Submittal Requirements:

The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310.15,-345, -B101, -B109, -B113):

GENERAL:

- ☑ Name of the Master Development Plan or PUD and the subdivision;
- ☑ City assigned Plan ID number;
- ☑ Name and address of owner of record, developer and engineer;
- ☑ The name(s) of all adjacent property owner(s) as shown on current tax records;
- NA ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Development Services Director or assignee).
- ☑ Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications);
- ☑ Topographic contour lines no greater than ten (10) feet (PUD applications require two feet intervals);
- ☑ Location of property lines, existing easements, cemeteries and/or historic graves, 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 from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

- ☑ Two points identified by Texas Planes Coordinates;
- ☑ Basis of bearings used and a north point;
- ☑ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- ☑ 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;
- ☑ All existing easements or right-of-way with street names impacting the development area, their nature and width.

TRAFFIC AND CIRCULATION:

- ☑ The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;
- ☐ The schematic (typical section) 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 (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);
- ☑ Traffic Impact Analysis (UDC §35-502). WORKSHEET

LOTS, PHASING AND USES:

- ☑ The location and dimensions of all proposed or existing lots;
- ☑ 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;
- ☑ A delineation of EARZ, wetlands and floodplains;
- ☑ 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;
- ☑ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;
- ☑ 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 lots;

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(b) Total area of open space;
(c) Total number of dwelling units, by development phase;
(d) Residential density and units per acre;
(e) Total area of property.

NA ☐ 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.

☑ The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);

STORM WATER MANAGEMENT:

☐ Storm water management plan (UDC §35-B119).

NA

The following additional items are required for PUD Plan and FDP applications only(UDC §35-310.15, -B101, -B113) :

☐ 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;

☐ Proposed covenants on the property, if any, including a map and legal description of area affected;

☐ Proposed land uses and zoning classifications by location, type, density and size to include residential density and non-residential floor area ratio (FAR);

☐ Notation of any restrictions required by the City Council in accordance with the PUD ordinance;

☐ Tabulation showing the following:
(a) Total acreage;
(b) Total number of lots;
(c) Square footage of all buildings and structures;
(d) The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
(e) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waster containers, signs or outdoor mechanical equipment;
(f) Total floor area ratio (FAR) for each type of non-residential use;
(g) Total area of passive open space;
(h) Total area of active developed recreational open space;
(i) Total number of off-street parking and loading spaces.

☐ The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;

☐ Location and dimensions of public and/or private streets, parking areas, access control stations, and clear vision areas;

☐ Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages;

☐ Staging plan if PUD is to be developed in more than one phase;

☐ Utilities plan;

☐ Lots numbered as approved by the City;

☐ Perimeter setbacks as required;

☐ Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;

☐ Delineation of woodlands;

☐ List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;

City of San Antonio
Development Services
Master Plan Review Application

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NA

- ☐ Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;
- ☐ Provisions for maintenance funding.

MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (UDC §35-B101):

- ☐ Delineation of woodlands;
- ☐ A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;
- ☐ Historic, archaeological or cultural resources to be credited as conservation areas.

Applications for MPCD also require (UDC §35-345):

- ☐ Site plan to include proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, flood plains, and significant vegetation shall be noted.

Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):

- ☐ Land Use: location, acreage, notation of restrictions based on use-type;
- ☐ Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;
- ☐ Block lengths must be indicated on plan;
- ☐ Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

Applications for Pedestrian Plan require (UDC §35-506):

- ☐ Location and arrangement of all-weather walkways;
- ☐ Phasing or time schedule for the construction of walkways.

Applications for MAOZ require (UDC §35-334, -B110):

- ☐ Site size, location information, and adjacent land uses;
- ☐ Dimensioned layout, with the location, size, and height of all buildings and structures;
- ☐ Floor area ratio of each lot;
- ☐ The location and size of all above and below ground storage containers for flammable and combustible materials;
- ☐ Size and location of all vehicular access points, streets, and parking areas;
- ☐ Major physical features such as creeks, topography, and easements;
- ☐ Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;
- ☐ Staging plan if appropriate.

Applications for MHPP required (UDC §35-B108):

- ☐ A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;
- ☐ The name of the developer;
- ☐ The name of the record owner of the land involved;
- ☐ The legal description of the land being developed, with an identification number assigned to each manufactured home site;
- ☐ The tract boundary lines;

City of San Antonio
Development Services
Master Plan Review Application

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NA

- ☐ The scale; north arrow and date;
- ☐ The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;
- ☐ The source of water supply and layout of the water system, including locations of standard fire hydrants;
- ☐ The method of sewage disposal and the layout of the sewer system;
- ☐ The name of the manufactured home park and the legal description of property;
- ☐ The location and dimensions or all streets, easements, and other rights-of-way
- ☐ Typical space dimensions and the locations of park facilities shall be shown;
- ☐ The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;
- ☐ A location diagram.

- ☐ Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF) do not email.

File #: 705A

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City of San Antonio

Development Services Department

Master Development Plan Completeness Review

Project Name: Fox Grove #705A
Project Engineers/Surveyors or Firm Name: Vickrey & Associates, Inc.
Address: 12940 Country Parkway, San Antonio, Texas
Contact Person Name: Lee Wright
Phone: (210) 349-3271 **Fax:** (210) 349-2561 **E-mail:** lwright@vickreynet.com

Master Plan Application Type (check one):

- ☐ Master Development Plan (MDP) *(Formerly POADP)*
- ☒ MDP/P.U.D. Plan (combination)
- ☐ Alternative Pedestrian Plan (APP)
- ☐ Flexible Development Plan (FDP)
- ☐ Planned Unit Development (PUD)
- ☐ Mixed Use District (MXD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Master Planned Community District (MPCD)

- ☐ Urban Development (UD)
- ☐ Rural Development (RD)
- ☐ Mixed Heavy Industrial (MI-2)
- ☐ Farm and Ranch (FR
- ☐ Mixed Light Industrial (MI-1)
- ☐ Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP
- Other: _____

To be accepted for review a Plan shall comply with the provisions of the Unified Development Code.

Items Submitted	Staff Inventory	***Required Items for Completeness Review***
☑	☐	Completed and signed Application form
☑	☑	Plan Review Fee
☑	☑	Digital information in xxx.DWG or xxx.DXF
☑	☑	8 ½ " x 11" Reduced Copy
☐	☑	Storm Water Management Plan **(2 copies)**
☑	☑	Traffic Impact Analysis (TIA) **(4 copies)**
☑	☐	Parks Review Fee — Please submit evidence
☑	☐	**20 Copies (folded) with Land Entitlements Office, MDP Division Request for Review form (attached) for respective departments or agencies. If project is an MDP/PUD combination, two sets of everything is required.**

- ☐ Master Development Plan/Major Thoroughfare
- ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Bexar County Public Works
- ☐ Storm Water Engineering
- ☐ Traffic & Streets
- ☐ Trees Preservation
- ☐ Parks
- ☐ Bicycle Mobility
- ☐ Other: _____

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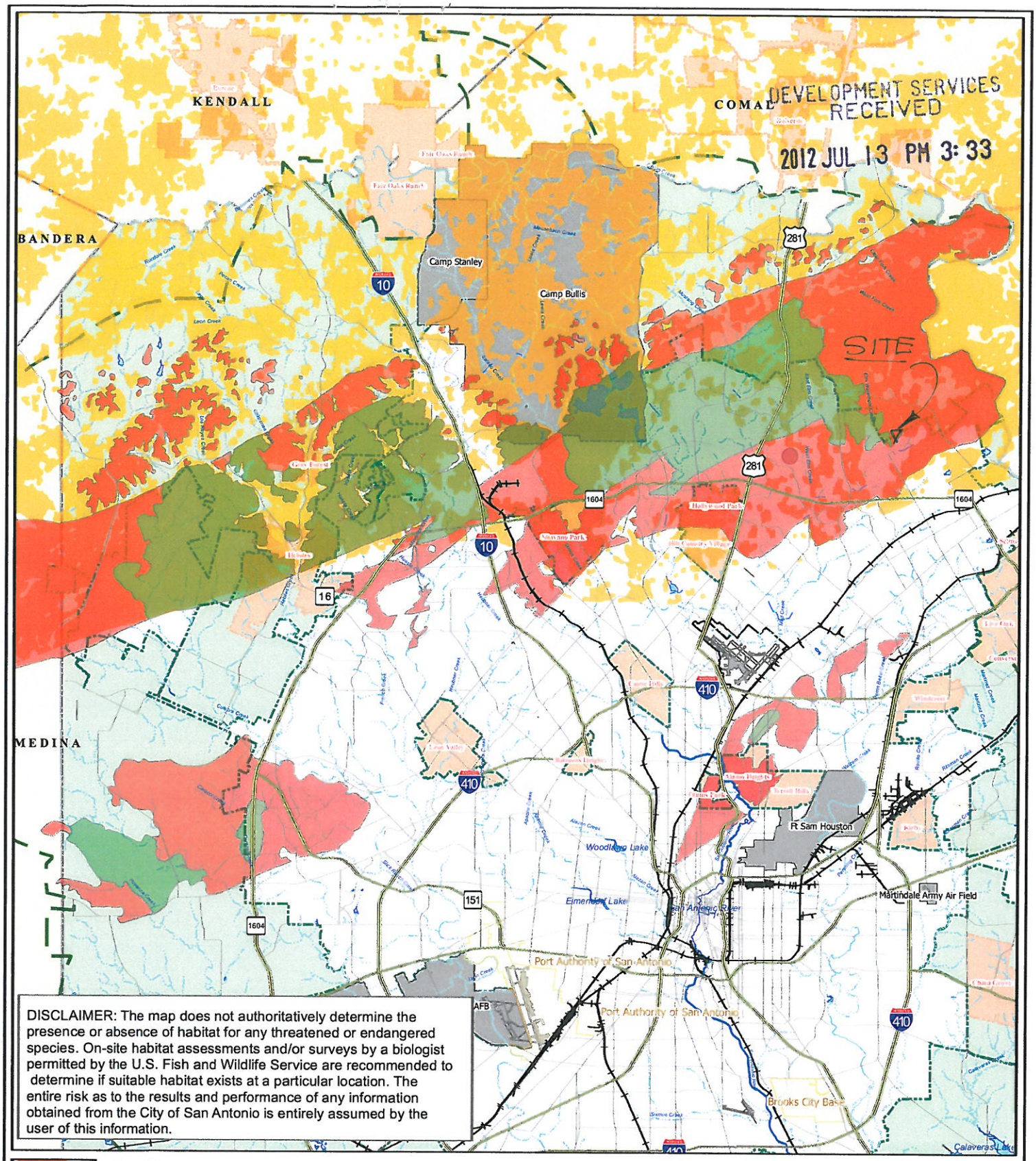
☒ Complete ☐ Incomplete

Completeness Review By: [signature] Date: 7/19/12



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DISCLAIMER: The map does not authoritatively determine the presence or absence of habitat for any threatened or endangered species. On-site habitat assessments and/or surveys by a biologist permitted by the U.S. Fish and Wildlife Service are recommended to determine if suitable habitat exists at a particular location. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the user of this information.

Karst Zone
- 1
- 2

Projected Golden-cheeked Warbler Habitat

- Expressways
- Major Roads
- Railroads
- Medium Flowing Rivers
- Flowing Streams & Small Rivers
- Intermittent Streams
- Lakes
- Military Bases
- Limited Purpose Annexation
- City of San Antonio
- Extraterritorial Jurisdiction Line
- Cities and Towns
- Adjacent Counties
- Bexar County

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

Map Created by: Diana Dee Molina
Map file location: \\fs\common\gis\ph50\plan_tb\CampBullis\OrdFinancial\200908.mxd
Map Last Edited: August 20, 2009
PDF Filename: 0908GD06.pdf

0 0.5 1 2 3 4 Miles

City of San Antonio

Karst Zones 1 & 2 and Projected Golden-cheeked Warbler Habitat

N W E S

City of San Antonio
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