CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

December 21, 2012

Mr. Jesse Valdez
Macina, Bose, Copeland and Associates, Inc.
1035 Central Parkway North
San Antonio, Texas, 78232

Re: **Westwinds - Major Amendment** **MDP # 808-H**

Dear Mr. Valdez,

The Development Review Committee evaluated the **Westwinds** Master Development Plan Major Amendment, **MDP # 808-H**. Enclosed is an accepted and signed copy of the amended MDP for your files. However, please note the following conditions:

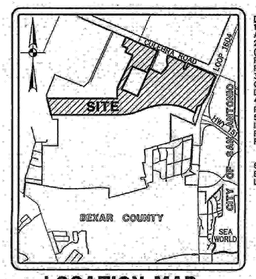
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable 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 (24) months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Donna Camacho, Planner, at (210) 207-5016.

Sincerely,

John P. Jacks
Assistant Director



LOCATION MAP
NOT-TO-SCALE

DRAINAGE NOTES:
1. REFERENCE STORM WATER MANAGEMENT PLAN FOR 43.163 ACRES ALAMO RANCH AND WESTWINDS DATED OCTOBER 2004.
2. PROPOSED DEVELOPMENTS WITHIN DRAINAGE AREAS 1–3 (CARACOL CREEK WATERSHED) WILL REQUIRE ONSITE DETENTION OR PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH STORMWATER MITIGATION.
3. THE STORMWATER MANAGEMENT PLAN WITH ON-SITE DETENTION OR PROPOSED DOWNSTREAM IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATTING PROCESS.
4. PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.
5. DETENTION PONDS WILL BE DESIGNED AT TIME OF PLATTING FOR INDIVIDUAL SUBDIVISIONS, WHERE REQUIRED. APPROXIMATE SIZES FOR DETENTION PONDS FOR EACH AREA ARE DESIGNATED WITH THE FOLLOWING SYMBOL:
6. FINAL LOCATIONS OF INDIVIDUAL DETENTION BASINS WILL BE BASED ON THE DEVELOPMENT PLAN AND MAY BE UPSTREAM OF LOCATIONS SHOWN ON THIS PLAN.

DETENTION POND PRELIMINARY SIZING	
DRAINAGE AREA	AREA (ACRES)
WESTWINDS WEST	4.35
UNIT–52	6.83

NOTE:
1. ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT AND 2–10' PARKWAYS. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.

2. THE PROPERTY IS BOTH INSIDE AND OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO. PROPERTY ON THE WEST SIDE OF LOOP 1604, SOUTH OF CULEBRA ROAD IS ZONED C–3. THE REMAINDER OF THE PROPERTY IS OUTSIDE THE CITY LIMITS.

3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.

5. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.

6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.

7. THE BEARINGS FOR THIS MASTER DEVELOPMENT PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

8. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, LATEST EDITION.

9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT–OF–WAY PER UDC ARTICLE 5, DIVISION. 2: 35–506(c). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).

10. CULEBRA MARKET–F.M. 471 (R.O.W. VARIES), F.M. 1560 (R.O.W. VARIES), LOOP 1604 (R.O.W. VARIES), AND WESTWOOD LOOP (60' R.O.W.) ARE PUBLIC DEDICATED RIGHTS–OF–WAY AND ARE WITHIN THE 200' NOTIFICATION BOUNDARY.

11. COMMERCIAL TRACTS ADJACENT TO ALAMO RANCH PKWY SHALL PROVIDE SHARED CROSS–ACCESS

12. PHASING OF UNIT DEVELOPMENT MAY BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN. THE FLOODPLAIN LIMITS FOR THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH /APPENDIX B SECTION 35–B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

SCALE : 1"=400'
0' 400' 800' 1200'

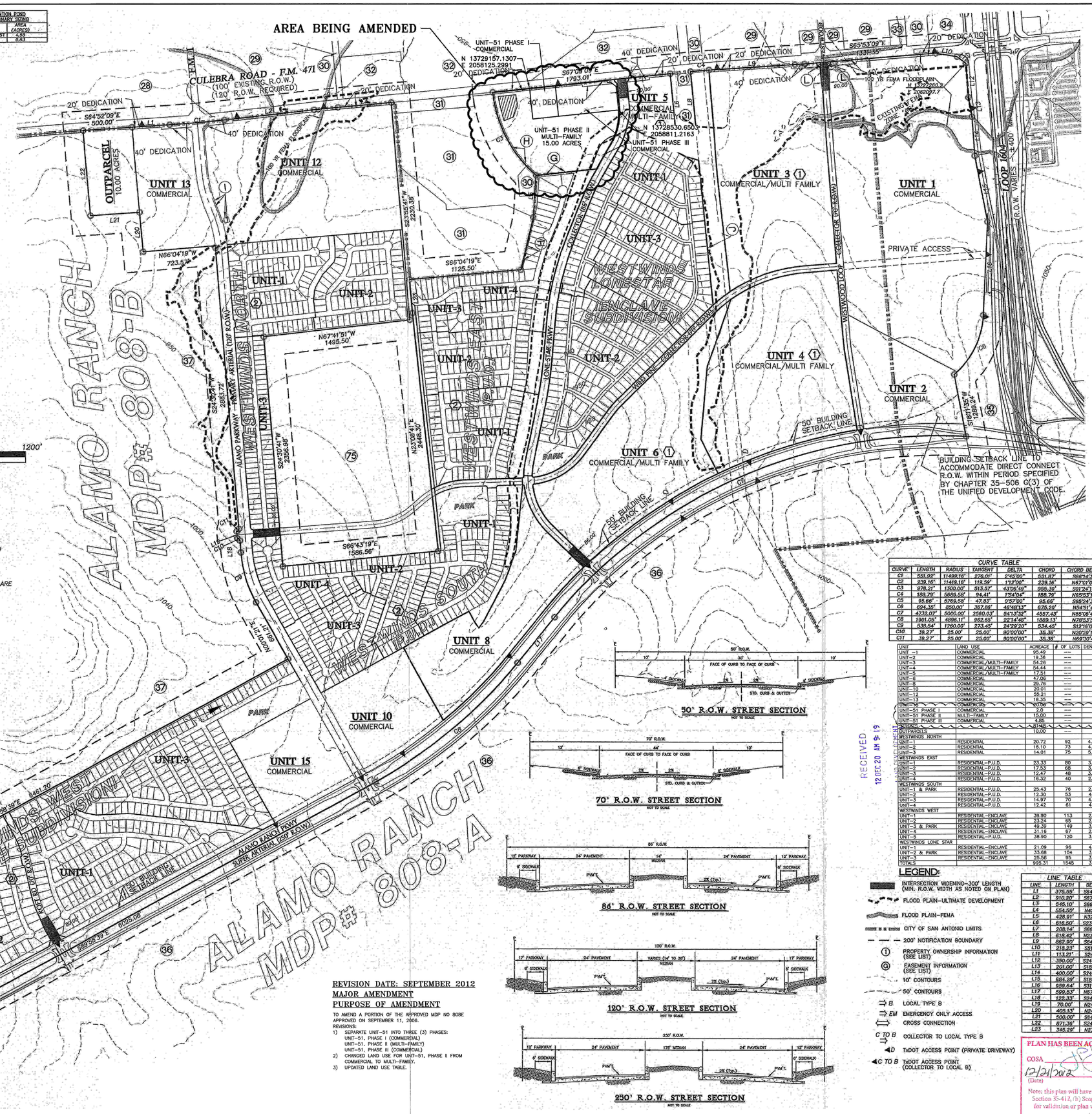
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH /APPENDIX B SECTION 35–B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

OWNER ENGINEER

ENGINEER:
MACINA, BOSE, COPELAND & ASSOCIATES, INC
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TEXAS, 78232
PHONE: (210) 545–1122
FAX: (210) 545–9302

OWNER/DEVELOPER:
TERRAMARK CULEBRA LAND, LTD.
2934 RIGSBY AVE
SAN ANTONIO, TEXAS 78222
TEL. NO. (210) 289–9889

KEYED NOTES:
1. MULTI–FAMILY PROJECTS LOCATED WITHIN UNITS 3, 4, 5, AND 6 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.
2. RESIDENTIAL SUBDIVISIONS WITHIN WESTWINDS UNITS WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN. BASED ON THE PROPOSED DENSITIES, PARKLAND DEDICATION REQUIREMENTS FOR THESE UNITS ARE AS FOLLOWS:
WESTWINDS NORTH—FEE WILL BE PAID IN LIEU OF PARK
WESTWINDS EAST & SOUTH—4.35 ACRES
WESTWINDS WEST—5.52 ACRES
WESTWINDS LONESTAR—2.50 ACRES



EASEMENT INFORMATION:
NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE 200' NOTIFICATION BOUNDARY.

G RIGHT–OF–WAY AGREEMENT (VOL. 6243, POS. 715–724 D.R.)
H 20–FOOT SANITARY SEWER EASEMENT (VOL. 3335, POS. 41–47 R.P.R.)
I 30– FOOT X 50–FOOT EQUIPMENT EASEMENT, 15–FOOT X 20–FOOT INGRESS/EGRESS EASEMENT, & 12–FOOT TEMPORARY TELEPHONE EASEMENT (VOL. 11320, POS. 347–365, R.P.R.)
J 130–FOOT EASEMENT AND RIGHT–OF–WAY (VOL. 8197, POS. 286–288 R.P.R.)
L GUY LINE EASEMENTS (VOL. 8885, POS. 1773–1784 R.P.R.)

PROPERTY OWNERSHIP:
28 SPENCER R. AND WILLIAM M. WEIDNER
29 CULEBRA–1604 J.V.
30 CITY OF SAN ANTONIO
31 NORTHSIDE ISD
32 FC STONEBRIDGE LTD. PARTNERSHIP
33 SONIC DEVELOPMENT OF CENTRAL TEXAS
34 MARGARET PERRYM CADENA
35 STATE OF TEXAS
36 PULTE HOMES OF TEXAS, L.P.
37 CONTINENTAL HOMES
73 WISE OAKS I LTD.
74 OSCAR GASS
75 CORDI MARIAN SISTERS

REVISION DATE: SEPTEMBER 2012
MAJOR AMENDMENT
PURPOSE OF AMENDMENT
TO AMEND A PORTION OF THE APPROVED MDP NO 808E APPROVED ON SEPTEMBER 11, 2006.
REVISIONS:
1) SEPARATE UNIT–51 INTO THREE (3) PHASES:
UNIT–51, PHASE I (COMMERCIAL)
UNIT–51, PHASE II (MULTI–FAMILY)
UNIT–51, PHASE III (COMMERCIAL)
2) CHANGED LAND USE FOR UNIT–51, PHASE II FROM COMMERCIAL TO MULTI–FAMILY.
3) UPDATED LAND USE TABLE.

50' R.O.W. STREET SECTION
NOT TO SCALE

70' R.O.W. STREET SECTION
NOT TO SCALE

86' R.O.W. STREET SECTION
NOT TO SCALE

120' R.O.W. STREET SECTION
NOT TO SCALE

250' R.O.W. STREET SECTION
NOT TO SCALE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	531.92'	11499.16'	276.01'	2°45'00"	531.87'	S66°14'39"E
C2	239.16'	1419.16'	119.59'	17°20'00"	238.16'	N67°01'09"W
C3	978.21'	1300.00'	513.57'	43°06'49"	955.30'	S01°24'15"W
C4	188.79'	5689.58'	94.41'	1°54'04"	188.79'	N85°53'11"W
C5	95.68'	5769.58'	47.83'	0°57'00"	95.68'	S85°24'39"E
C6	694.35'	850.00'	367.86'	46°48'13"	675.20'	N54°51'41"E
C7	4732.07'	5000.00'	2560.03'	54°13'32"	4557.43'	N85°08'41"W
C8	1901.05'	4896.11'	962.65'	22°14'46"	1889.13'	N78°31'57"E
C9	538.54'	1260.00'	273.45'	24°29'20"	534.45'	S12°15'01"W
C10	39.27'	25.00'	25.00'	90°00'00"	35.36'	N20°29'19"W
C11	39.27'	25.00'	25.00'	90°00'00"	35.36'	N69°30'41"E

UNIT	LAND USE	ACREAGE	# OF LOTS	DENSITY
UNIT –1	COMMERCIAL	95.49	---	
UNIT–2	COMMERCIAL	19.36	---	
UNIT–3	COMMERCIAL/MULTI–FAMILY	54.26	---	
UNIT–4	COMMERCIAL/MULTI–FAMILY	54.44	---	
UNIT–5	COMMERCIAL/MULTI–FAMILY	17.51	---	
UNIT–6	COMMERCIAL	47.06	---	
UNIT–8	COMMERCIAL	29.76	---	
UNIT–10	COMMERCIAL	20.01	---	
UNIT–12	COMMERCIAL	50.21	---	
UNIT–13	COMMERCIAL	18.35	---	
UNIT–15	COMMERCIAL	20.00	---	
UNIT–51 PHASE I	COMMERCIAL	2.0	---	
UNIT–51 PHASE II	MULTI–FAMILY	15.00	---	
UNIT–51 PHASE III	COMMERCIAL	4.85	---	
ROSSMAN		51.81	---	
OUTPARCELS		10.00	---	
WESTWINDS NORTH				
UNIT–1	RESIDENTIAL	20.72	92	4.44
UNIT–2	RESIDENTIAL	18.10	73	4.03
UNIT–3	RESIDENTIAL	14.01	75	5.35
WESTWINDS EAST				
UNIT–1	RESIDENTIAL–P.U.D.	23.33	80	3.43
UNIT–2	RESIDENTIAL–P.U.D.	17.53	68	3.88
UNIT–3	RESIDENTIAL–P.U.D.	12.47	48	3.84
UNIT–4	RESIDENTIAL–P.U.D.	16.32	40	2.45
WESTWINDS SOUTH				
UNIT–1 & PARK	RESIDENTIAL–P.U.D.	25.43	76	2.99
UNIT–2	RESIDENTIAL–P.U.D.	12.30	53	4.31
UNIT–3	RESIDENTIAL–P.U.D.	14.97	70	4.68
UNIT–4	RESIDENTIAL–P.U.D.	12.42	61	4.91
WESTWINDS WEST				
UNIT–1	RESIDENTIAL–ENCLAVE	39.90	113	2.83
UNIT–2	RESIDENTIAL–ENCLAVE	23.24	65	2.80
UNIT–3 & PARK	RESIDENTIAL–ENCLAVE	49.39	149	3.02
UNIT–4	RESIDENTIAL–ENCLAVE	31.16	67	2.15
UNIT–5	RESIDENTIAL–P.U.D.	38.90	120	3.08
WESTWINDS LONE STAR				
UNIT–1	RESIDENTIAL–ENCLAVE	21.09	96	4.55
UNIT–2 & PARK	RESIDENTIAL–ENCLAVE	33.68	104	3.09
UNIT–3	RESIDENTIAL–ENCLAVE	25.56	95	3.72
TOTALS		995.31	1545	3.43

LEGEND:
- INTERSECTION WIDENING–300' LENGTH (MIN. R.O.W. WIDTH AS NOTED ON PLAN)
- FLOOD PLAIN–ULTIMATE DEVELOPMENT
- FLOOD PLAIN–FEMA
- CITY OF SAN ANTONIO LIMITS
- 200' NOTIFICATION BOUNDARY
- ① PROPERTY OWNERSHIP INFORMATION (SEE LIST)
- Ⓖ EASEMENT INFORMATION (SEE LIST)
- 10' CONTOURS
- 50' CONTOURS
- B LOCAL TYPE B
- EM EMERGENCY ONLY ACCESS
- CROSS CONNECTION
- C TO B COLLECTOR TO LOCAL TYPE B
- D TxDOT ACCESS POINT (PRIVATE DRIVEWAY)
- C TO B TxDOT ACCESS POINT (COLLECTOR TO LOCAL B)

LINE TABLE		
LINE	LENGTH	BEARING
L1	375.55'	S64°52'09"E
L2	910.20'	S67°27'09"E
L3	545.10'	S66°26'09"E
L4	554.50'	N42°11'40"E
L5	428.91'	N32°58'14"E
L6	616.50'	S23°24'02"W
L7	208.14'	S86°35'58"E
L8	618.49'	N23°24'02"E
L9	862.20'	S64°56'09"E
L10	218.23'	S81°35'03"E
L11	113.21'	S24°22'40"E
L12	350.00'	S24°22'34"W
L13	201.00'	S18°44'56"W
L14	400.00'	S74°27'34"W
L15	654.28'	S18°32'37"W
L16	659.64'	S31°22'34"W
L17	599.53'	N87°46'53"E
L18	122.33'	S24°30'41"W
L19	70.00'	N24°30'41"E
L20	405.13'	N24°02'12"E
L21	500.00'	S84°32'09"E
L22	871.36'	S24°02'12"W
L23	345.28'	N23°55'41"E

PLAN HAS BEEN ACCEPTED BY
COSA
12/21/2012 808 H
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
12/20/2014
Date

RECEIVED
12 DEC 20 AM 9:19

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545–1122 Fax (210) 545–9302 www.mbceengineers.com
TEXAS REGISTERED ENGINEERING FIRM F–784

WESTWINDS
995.31 ACRE TRACT
MASTER DEVELOPMENT PLAN AMENDMENT 808–H
(MAJOR AMENDMENT)

REVISIONS: DATE	No.	DESCRIPTION	BY

DESIGN JC
DRAWN
CHECKED JV
DATE 10–23–2012
JOB NO. 30656–0572
SHT. 1 OF 1

Date: Dec 18, 2012, 10:53am User ID: jrhines Layout: Layout1
J:\30656\30656-0572\Westwinds\Westwinds LDP\Amendment-30656.dwg Layout name: Layout1

City of San Antonio
Development Services Department
Land Entitlements Section

MASTER PLAN REVIEW APPLICATION

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
  - ☒ Major ☐ Minor
- ☐ 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)
- ☐ Form Based Zone District (FBZD)
- ☐ Planned Unit Development (PUD)
- ☐ Planned Unit Development Amendment
  - ☐ Major ☐ Minor
- ☐ 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: Westwinds MDP no. 808G H
Owner/Agent: Terramark Culebra Land, Ltd. E-mail: drv@stic.net
Address: 2934 Rigsby Ave., San Antonio, Tx. Zip code: 78222 Phone: 289-9889
Contact Person Name: Jesse H Valdez E-mail: jvaldez@mbcengineers.com
Company: MBC Engineers Relationship to Owner: Consultant
Address: 1035 Central Parkway N., San Antonio Zip code: 78232 Phone: 545-1122

Plan Proposal:

Total number of lots: 1 Total acreage: 15.008
Existing zoning: OCL Proposed zoning: N/A
Density (dwelling units per acre): 33 Typical residential lot size: N/A
Number of dwelling units per phase:

Phase: 1	Dwelling units: 490	Phase:	Dwelling units:
Phase:	Dwelling units:	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		
Application #:	***Intake Date:***	***Intake By:***

Site Description:

Jurisdiction: ☐ San Antonio City Limits ☒ San Antonio ETJ ☐ Outside ETJ
City Council District: OCL
School District: Northside ISD
Ferguson map grid: 577,F3
USGS Grid: Culebra Hills
Existing land use(s): undeveloped

Description of plan boundaries:

SE corner of Culebra Rd. & Lone Star Pkwy.

Existing legal description:

15.008 acres out of the B.B.B. & C.R.R. Co., Survey no. 387, Abstract 103, County Block4413, Bexar County, Texas.

Property Features:

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

Watershed(s): Culebra Creek

Generalized slope of site: 2 to 5%

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

Possible heritage trees & presumed karst zone 2 habitat.

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
N/A

Related applications:

Is there a previous MDP (*formerly POADP*) for this site? ☒ YES ☐ NO
Name: Westwinds File #: 808E Date accepted: 09/11/2006

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 another name commonly used to describe this site?
Name: _____

List all associated Plats for this site whether approved or pending approval?
Name: NRP Culebra Apartments Plat #: 120460
Name: Alamo Ranch Pkwy U-3 Plat #: 070499
Name: Westwinds Valero U-2 Plat #: 060558
Name: Westwinds U-10A Plat #: 060583
Name: Westwinds Culebra U-1 Plat #: 070136

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.

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 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: Donald R. Vestal Signature: _____

Date: 10 - 1 - 12 Phone: (210) 289-9889 Fax: _____

E-mail: drv@stic.net

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

Melissa Ramirez Planning Manager (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	

APPENDIX A: APPLICATION CHECKLIST

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; Change to H 808 H
- ☒ 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;
- ☒ 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; Only found 1
- ☒ 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; Give R-Ow Dimensions for Criteria
- ☒ 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).

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;
  - (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.
- ☐ 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

- ☐ 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;
- ☐ 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.

City of San Antonio
Development Services Department
Land Entitlements Section

MASTER DEVELOPMENT PLAN COMPLETENESS REVIEW

Project Name: WESTWINDS MDP No. 808G H

Project Engineers/Surveyors or Firm Name: MBC Engineers

Address: 1035 Central Parkway North, San Antonio, Texas 78232

Contact Person Name: Jesse H Valdez

Phone: (210) 545-1122 **Fax:** (210) 545-9302 **E-mail:** jvaldez@mbcengineers.com

Master Plan Application Type (check one):

- ☐ Master Development Plan (MDP)
- ☒ Master Development Plan Amendment
  - ☒ Major ☐ Minor
- ☐ 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)
- ☐ Form Based Zone District (FBZD)
- ☐ Planned Unit Development (PUD)
- ☐ Planned Unit Development Amendment
  - ☐ Major ☐ Minor
- ☐ 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)

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 1/2 "x 11" Reduced Copy
☐	☐	Storm Water Management Plan **(2 copies)**
☐	☐	Traffic Impact Analysis (TIA) **(4 copies)** – FEE Received ☐ Indicate type: ☐ Worksheet ☐ Level 1 ☐ Level 2 ☐ Level 3
☒	☐	Parks Review Fee
☒	☐	Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF), do not email.
☒	☐	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 ☐ Storm Water Engineering ☐ Historic ☐ Traffic & Streets ☐ Disability Access (Sidewalks) ☐ Trees Preservation ☐ Zoning ☐ Parks ☐ SAWS Aquifer ☐ Bicycle Mobility ☐ Bexar County Public Works ☐ Other: _____

For Staff Use Only

☐ Complete ☐ Incomplete

Completeness Review By: _____ Date: _____

MAPSCO PAGE: 578, A1 NOT TO SCALE

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
3. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
4. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
5. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTE WATER SERVICE CONNECTION AS PER SAWS REGULATION (15.4.5.3).

WASTE WATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

GENERAL NOTES:

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 48029C0405 F DATED JANUARY 4, 2002, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83 (93).
3. MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS AS INDICATED HEREON.
4. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION BY M.B.C., INC.
5. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT(S) ALONG CULEBRA RD. (F.M. 471) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 373.89'.

MINIMUM FINISHED FLOOR NOTE:
MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEASE ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

SCALE: 1" = 100'

0' 50' 100' 200' 300'

NORTH

BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF LOOP 410 AS BEING S12°39'48"W.

PLAT NO. 120460

SUBDIVISION PLAT
ESTABLISHING

NRP CULEBRA APARTMENTS

ESTABLISHING LOT 1 (14.837) ACRES, BLOCK ___, COUNTY BLOCK 4413 AND RIGHT OF WAY DEDICATION (0.1717 OF AN ACRE) BEING OUT OF A CALLED 21.81 ACRE TRACT AS RECORDED IN VOLUME 13657, PAGE 677, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R. CO., SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413, BEXAR COUNTY, TEXAS, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-784

DATE: 09/24/2012 JOB NO.: 30656/0572

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: TERRAMARK CULEBRA LAND, LTD.
2934 RIGSBY AVE
SAN ANTONIO, TEXAS 78222
TEL. NO. (210) 280-0880

____
OWNER

____
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ___________ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ______________, 2012.

____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF NRP CULEBRA APARTMENTS HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS ______ DAY OF ______________, A.D., 2012.

BY: _______________
DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS ______ DAY OF ______________ A.D. 20 ______

BY_______________
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ______________ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ______________, A.D., 2012 AT ________ M. AND DULY RECORDED THE ____ DAY OF __________, A.D., 2012 AT __________ M. IN THE RECORDS OF ______ AND OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE ______.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF ______________, A.D., 2012.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY:______________, DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND
BY:

____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

____
LICENSED PROFESSIONAL ENGINEER NO. 66073

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C1	266.49'	657.00'	23°14'23"	135.10'	264.66'	S37°43'50"W
C2	193.89'	227.50'	48°49'52"	103.27'	188.08'	S74°46'00"W
C3	978.20'	1300.00'	43°06'47"	513.57'	955.29'	N01°24'15"E

LEGEND:

ELEC.	-----	ELECTRIC
TEL.	-----	TELEPHONE
CATV	-----	CABLE TELEVISION
SAN. SWR.	-----	SANITARY SEWER
ESM'T.	-----	EASEMENT
R.O.W.	-----	RIGHT-OF-WAY
BLDG.	-----	BUILDING
C.B.	-----	COUNTY BLOCK
N.C.B.	-----	NEW CITY BLOCK
VOL.	-----	VOLUME
PG.	-----	PAGE
O.C.L.	-----	OUTSIDE CITY LIMITS

Date: Oct 04, 2012, 4:32pm User ID: jchavez Layout: PLAT
File: P:\0572\30656-NRP Culebra\design\Plats\sh-plat-30656.dwg Layout name: PLAT

SHEET 1 OF 1