

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

August 13, 2013

Amanda Saldivar
Big Red Dog Engineering
5811 University Heights Blvd., Suite 108
San Antonio, Texas, 78249

Re: Vantage at Alamo Ranch aka Westwinds– Major Amendment, MDP No. 13-00003

Dear Ms. Saldivar,

The Development Review Committee has evaluated the **Vantage at Alamo Ranch AKA Westwinds – Major Amendment** Master Development Plan (MDP No. 13-00003) amends MDP No. 808 Alamo Ranch and Westwinds. 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.

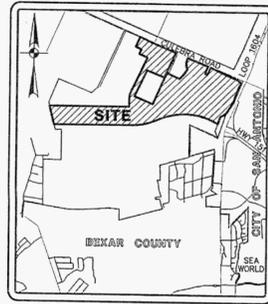
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan 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 Richard Carrizales, Planner at (210) 207-8050.

Sincerely,

A handwritten signature in black ink, appearing to read 'JPJ', is written over a white rectangular area.

John P. Jacks
Assistant Director

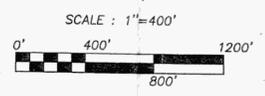


LOCATION MAP
NOT TO SCALE

| DETENTION POND | PRELIMINARY SIZE |
|----------------|------------------|
| AREA | (ACRES) |
| WESTWINDS WEST | 4.33 |
| UNIT-51 | 0.83 |

- DRAINAGE NOTES:**
1. REFERENCE STORM WATER MANAGEMENT PLAN FOR 4.3163 ACRES ALAMO RANCH AND WESTWINDS DATED OCTOBER 2004.
 2. PROPOSED DEVELOPMENTS WITHIN DRAINAGE AREAS 1-3 (CARRASO CREEK WATERSHED) WILL REQUIRE ON-SITE 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 PLATING PROCESS.
 4. PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.
 5. DETENTION PONDS ARE 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.

- NOTES:**
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(a). 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 80 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 WILL NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN.



THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND APPROVED BY SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-5119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

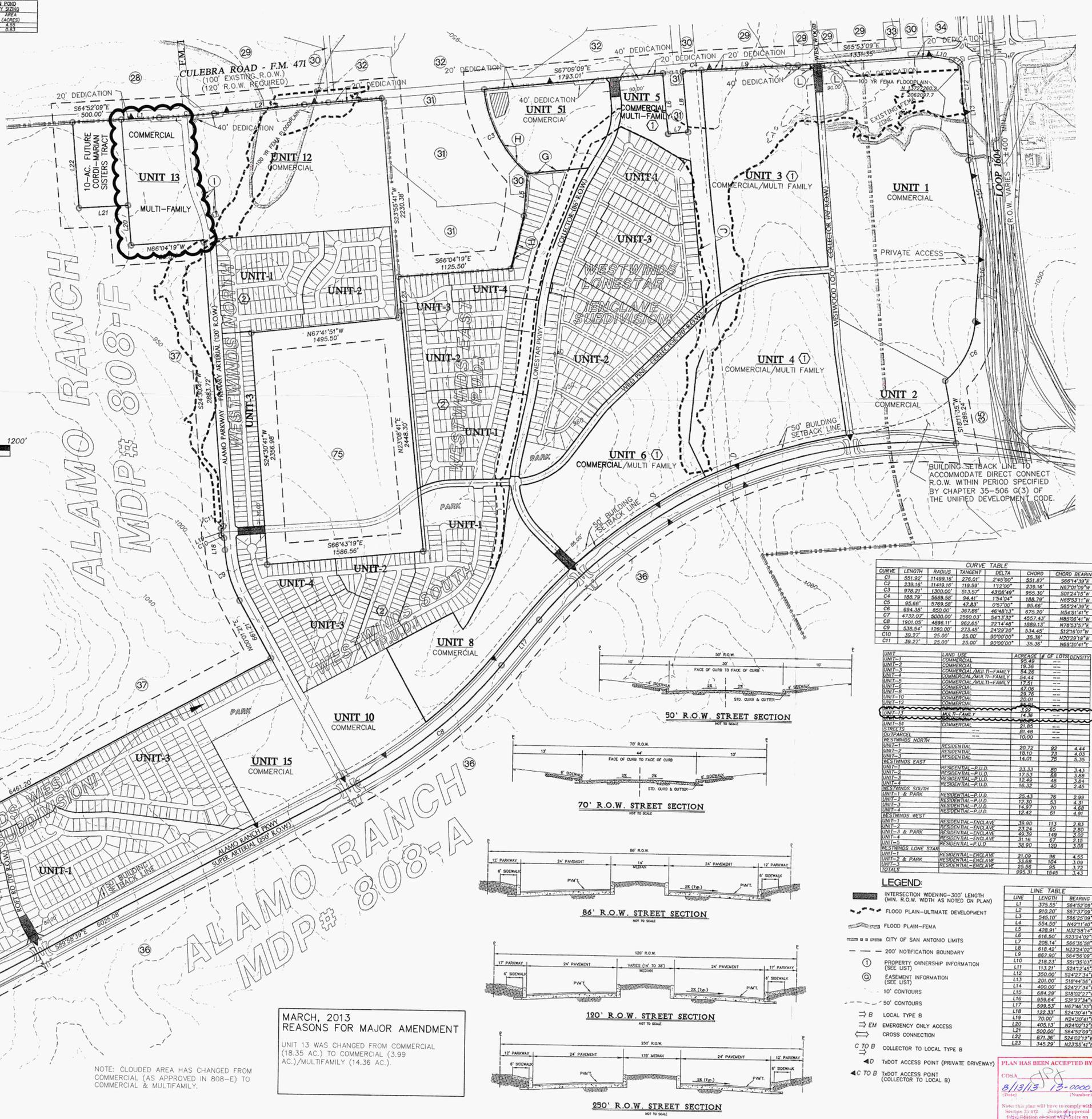
NOTE: FLOODPLAIN NOTE DOES NOT APPLY TO THIS AMENDMENT OF UNIT 13.

ENGINEER:
BIG RED DOG ENGINEERING
5710 W. HALSMAH ROAD, SUITE 115,
SAN ANTONIO, TEXAS 78249
PHONE: (210) 860-9227

DEVELOPER OWNER:
JOHN CONDIT
AAV VANTAGE AT ALAMO RANCH, INC.
7334 BLANCO ROAD
SAN ANTONIO, TEXAS 7816

- 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, PGS. 716-724 D.B.)
 - H 30'-FOOT X 30'-FOOT EQUIPMENT EASEMENT, 15'-FOOT X 30'-FOOT INGRESS/EGRESS EASEMENT, & 15'-FOOT TELEPHONE EASEMENT (VOL. 11320, PGS. 347-355, R.P.R.)
 - J 35'-FOOT EASEMENT AND RIGHT-OF-WAY (VOL. 8187, PGS. 265-268 R.P.R.)
 - L LINE AGREEMENT (VOL. 8885, PGS. 1773-1784 R.P.R.)

- PROPERTY OWNERSHIP:**
- 28 BRENDER R. AND WILLIAM H. WEDNER
 - 29 CULEBRA-1824 J.V.
 - 30 CITY OF SAN ANTONIO
 - 31 NORTHSHORE ESD
 - 32 STONERIDGE LTD. PARTNERSHIP
 - 33 SONIC DEVELOPMENT OF CENTRAL TEXAS
 - 34 SARGENT ESTATE CORP.
 - 35 STATE OF TEXAS
 - 36 PLATE HOMES OF TEXAS, L.P.
 - 37 USE ONAS LTD.
 - 38 OSAR GASS HOMES
 - 39 CORRI MARIAN SISTERS



CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | CHORD BEARING |
|-------|---------|----------|---------|---------|---------|---------------|
| C1 | 551.82 | 11489.16 | 276.01 | 249.00 | 551.87 | S86°14'30"W |
| C2 | 239.18 | 11418.16 | 118.59 | 172.00 | 239.16 | N67°01'09"W |
| C3 | 978.21 | 1500.00 | 93.67 | 4328.49 | 936.30 | S01°24'15"W |
| C4 | 168.79 | 568.58 | 84.41 | 135.04 | 168.79 | N85°31'17"W |
| C5 | 95.68 | 5788.58 | 47.83 | 032.00 | 95.68 | S86°24'30"W |
| C6 | 894.35 | 8500.00 | 382.89 | 4634.13 | 875.20 | N43°31'41"W |
| C7 | 4739.07 | 5000.00 | 2569.07 | 5471.33 | 4552.43 | N85°08'48"W |
| C8 | 1801.05 | 4898.11 | 982.65 | 2214.48 | 1889.13 | N78°35'25"W |
| C9 | 538.24 | 1760.00 | 273.45 | 2429.20 | 534.45 | S12°16'01"W |
| C10 | 39.27 | 25.00 | 25.00 | 8020.00 | 35.38 | N20°28'18"W |
| C11 | 39.27 | 25.00 | 25.00 | 8020.00 | 35.38 | N69°04'07"W |

UNIT TABLE

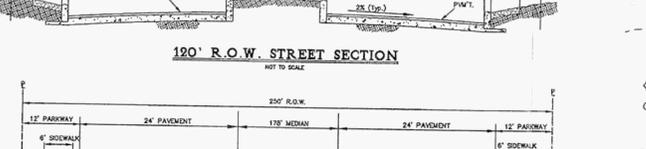
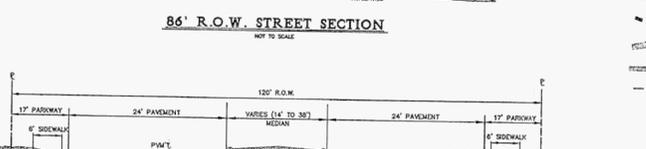
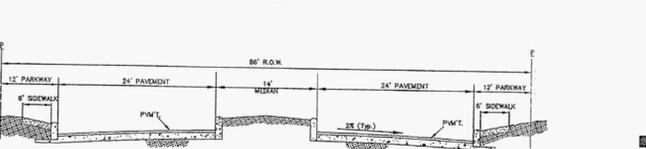
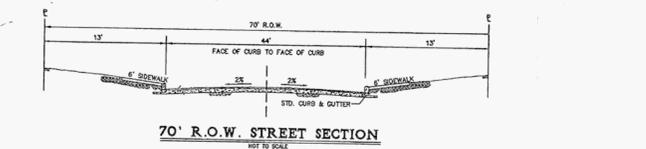
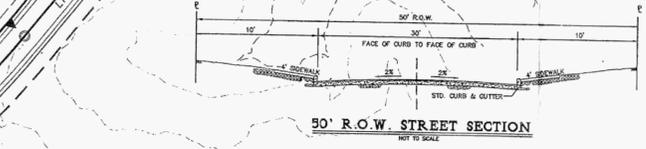
| UNIT | LAND USE | ACREAGE | # OF LOTS | DENSITY |
|---------------------|-------------------------|---------|-----------|---------|
| UNIT-1 | COMMERCIAL | 95.49 | --- | --- |
| UNIT-2 | COMMERCIAL | 19.36 | --- | --- |
| UNIT-3 | COMMERCIAL/MULTI-FAMILY | 54.44 | --- | --- |
| UNIT-4 | COMMERCIAL/MULTI-FAMILY | 17.51 | --- | --- |
| UNIT-5 | COMMERCIAL | 47.06 | --- | --- |
| UNIT-6 | COMMERCIAL | 28.78 | --- | --- |
| UNIT-8 | COMMERCIAL | 20.01 | --- | --- |
| UNIT-10 | COMMERCIAL | 14.36 | --- | --- |
| UNIT-15 | COMMERCIAL | 14.36 | --- | --- |
| UNIT-51 | COMMERCIAL | 0.83 | --- | --- |
| STREET | --- | 87.48 | --- | --- |
| OUTPARCEL | --- | 10.00 | --- | --- |
| WESTWINDS NORTH | RESIDENTIAL | 20.72 | 92 | 4.41 |
| UNIT-1 | RESIDENTIAL | 18.10 | 40 | 4.53 |
| UNIT-2 | RESIDENTIAL | 14.01 | 75 | 5.35 |
| WESTWINDS EAST | RESIDENTIAL-P.U.D. | 23.33 | 80 | 3.43 |
| UNIT-1 | RESIDENTIAL-P.U.D. | 17.24 | 40 | 4.30 |
| UNIT-2 | RESIDENTIAL-P.U.D. | 12.49 | 48 | 3.69 |
| UNIT-3 | RESIDENTIAL-P.U.D. | 16.32 | 40 | 2.45 |
| WESTWINDS SOUTH | RESIDENTIAL-P.U.D. | 25.43 | 76 | 2.99 |
| UNIT-1 | RESIDENTIAL-P.U.D. | 12.30 | 40 | 3.08 |
| UNIT-2 | RESIDENTIAL-P.U.D. | 14.97 | 70 | 4.69 |
| UNIT-3 | RESIDENTIAL-P.U.D. | 12.42 | 81 | 4.97 |
| WESTWINDS WEST | RESIDENTIAL-ENCLAVE | 38.80 | 113 | 2.83 |
| UNIT-1 | RESIDENTIAL-ENCLAVE | 23.24 | 65 | 3.58 |
| UNIT-2 & PARK | RESIDENTIAL-ENCLAVE | 49.39 | 149 | 3.02 |
| UNIT-3 | RESIDENTIAL-ENCLAVE | 31.18 | 73 | 2.15 |
| UNIT-4 | RESIDENTIAL-ENCLAVE | 38.80 | 120 | 3.09 |
| WESTWINDS LONE STAR | RESIDENTIAL-ENCLAVE | 21.09 | 96 | 4.55 |
| UNIT-2 & PARK | RESIDENTIAL-ENCLAVE | 33.68 | 104 | 3.09 |
| UNIT-3 | RESIDENTIAL-ENCLAVE | 26.56 | 95 | 2.78 |
| TOTALS | --- | 895.37 | 1540 | 3.43 |

LEGEND:

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

LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 375.55 | S84°52'02"W |
| L2 | 910.00 | S82°23'09"W |
| L3 | 546.10 | S66°26'09"E |
| L4 | 854.50 | N42°11'40"E |
| L5 | 428.81 | N32°58'14"E |
| L6 | 616.50 | S23°24'02"W |
| L7 | 208.14 | S62°36'58"E |
| L8 | 616.50 | N23°24'02"E |
| L9 | 662.80 | S64°56'09"E |
| L10 | 218.23 | S21°35'03"E |
| L11 | 113.21 | S24°22'14"W |
| L12 | 350.00 | S24°22'14"W |
| L13 | 201.00 | S18°44'56"W |
| L14 | 400.00 | S24°22'14"W |
| L15 | 684.25 | S18°02'22"W |
| L16 | 859.64 | S31°27'14"W |
| L17 | 599.53 | N67°46'33"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 | 345.29 | N23°52'41"E |



MARCH, 2013 REASONS FOR MAJOR AMENDMENT

UNIT 13 WAS CHANGED FROM COMMERCIAL (18.35 AC.) TO COMMERCIAL (3.99 AC.)/MULTIFAMILY (14.36 AC.).

NOTE: CLOUDED AREA HAS CHANGED FROM COMMERCIAL (AS APPROVED IN 808-E) TO COMMERCIAL & MULTIFAMILY.

PLAN HAS BEEN ACCEPTED BY
COSA
8/13/13 13-00003
(Date) (Number)
8/12/15
Note: This plan will have to comply with Section 20.412 - Scope of approval 8/12/15 8/12/15

VANTAGE AT ALAMO RANCH AKA WESTWINDS
995.31 ACRE TRACT SAN ANTONIO, BEXAR COUNTY, TEXAS 78704
MASTER DEVELOPMENT PLAN AMENDMENT 808-J (LDS #13-00003)

BIG RED DOG ENGINEERING | CONSULTING
SAN ANTONIO, TEXAS 78207-1200 TEL: (210) 860-9227 FAX: (210) 860-9224 WWW.BIGREDDOG.COM

CLIENT: VANTAGE
DRAWN BY: DVO
DESIGNER: DVO
REVIEWER: SSS
B.R.D. PROJECT: 03A.001

SHEET
808-J



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 1/2 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):

| | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> Planned Unit Development (PUD) |
| <input checked="" type="checkbox"/> Master Development Plan Amendment | <input type="checkbox"/> Planned Unit Development Amendment |
| <input type="checkbox"/> Major | <input type="checkbox"/> Major |
| <input checked="" type="checkbox"/> Minor | <input type="checkbox"/> Minor |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Use District (MXD) |
| <input type="checkbox"/> Flexible Development Plan (FDP) | <input type="checkbox"/> Traditional Neighborhood Development (TND) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Farm and Ranch (FR) |
| <input type="checkbox"/> Rural Development (RD) | <input type="checkbox"/> Mixed Light Industrial (MI-1) |
| <input type="checkbox"/> Mixed Heavy Industrial (MI-2) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Form Based Zone District (FBZD) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| | <input type="checkbox"/> Alternative Pedestrian Plan (APP) |

Applicant Contact Information:

| | |
|---|---|
| Project Name: <u>Vantage at Alamo Ranch</u> | |
| Owner/Agent: <u>AAF - Vantage at Alamo Ranch, Inc./ John Condit</u> | E-mail: _____ |
| Address: <u>7334 Blanco Road</u> | Zip code: <u>78216</u> Phone: _____ |
| Contact Person Name: <u>Amanda Saldivar</u> | E-mail: <u>amanda.saldivar@bigreddog.com</u> |
| Company: <u>Big Red Dog Engineering</u> | Relationship to Owner: <u>Civil Engineer</u> |
| Address: <u>5811 University Heights Blvd., Suite 108</u> | Zip code: <u>78249</u> Phone: <u>210-860-9224</u> |

Plan Proposal:

| | |
|---|---|
| Total number of lots: <u>1</u> | Total acreage: <u>14.359</u> |
| Existing zoning: <u>OCL- Assigned as Commercial</u> | Proposed zoning: <u>Multifamily (MF-33)</u> |
| Density (dwelling units per acre): <u>33</u> | Typical residential lot size: <u>N/A</u> |
| Number of dwelling units per phase: | |
| Phase: _____ Dwelling units: _____ | Phase: _____ Dwelling units: _____ |
| Phase: _____ Dwelling units: _____ | Phase: _____ Dwelling units: _____ |
| Phase: _____ Dwelling units: _____ | Phase: _____ Dwelling units: _____ |

Complete this subsection for PUD Plans only: N/A

| | |
|---|---|
| <input type="checkbox"/> Private street(s), linear feet of street: _____ | <input type="checkbox"/> Public street(s), linear feet of street: _____ |
| Total open space: _____ Percent open space (total open space divided by total acreage): _____ % | |
| <input type="checkbox"/> Gated | <input type="checkbox"/> 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: 6 School District: North Side ISD
Ferguson map grid: 577 E2 USGS Grid: Helotes
Existing land use(s): Undeveloped

Description of plan boundaries:
Unit 13 of Westwinds 808-E MDP approved September 11, 2006.

Existing legal description:
Being 14.359 acres of land out of the J. Rodriguez Survey No. 338, Abstract 639, county block 4412' located in Bexar County, Texas, and being a portion of that certain 18.35 acre tract of land as described in volume 12845 page 2243 of the official public records of 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: 5%

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:
Not within the presumed golden cheek warbler habitat or karst zones. Existing heritage trees located on site, however, further investigation is required.

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
Not found on the ground field survey.

Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO
Name: Westwinds File #: 808-E Date accepted: 9/11/2006

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: _____

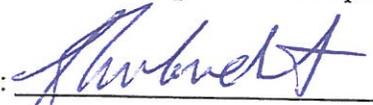
List all associated Plats for this site whether approved or pending approval?
Name: Vantage at Alamo Ranch Plat #: 130139
Name: _____ Plat #: _____
Name: _____ Plat #: _____
Name: _____ Plat #: _____
Name: _____ Plat #: _____

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.

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: John Condit Signature: 
Date: 3/12/13 Phone: 210-341-8097 Fax: 210-341-8573
E-mail: jcondit@housingdev.com

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;
- 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;
- 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).

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

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).

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;
- 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.
- 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;
- 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;
- 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.



MDP/ PUD REQUEST FOR REVIEW

The attached item has been submitted for your review, recommendation, and/or comment. If necessary, please circulate within your department. Your written comments are part of the permanent files at Development Services. Please provide your recommendations for approval or disapproval by email to the project contact person and the assigned case manager indicated below with clear and concise information and avoid using any abbreviations.

Project Name: Westwinds File#: 8082 LDS 13-00001
 Contact Person Name: AMANDA SALDIVAR
 Company: Big Red Dog Phone: 860-9224
 Address: 5811 Community Heights ^{suite} 108 Zip code: 78249
 Email: amanda.saldivar@bigreddog.com Fax: _____

Check one of the following:

| | |
|--|---|
| <input type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> Planned Unit Development (PUD) |
| <input checked="" type="checkbox"/> Master Development Plan Amendment | <input type="checkbox"/> Planned Unit Development Amendment |
| <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Major <input type="checkbox"/> Minor |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Use District (MXD) |
| <input type="checkbox"/> Flexible Development Plan (FDP) | <input type="checkbox"/> Traditional Neighborhood Development (TND) |
| <input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Master Planned Community District (MPCD) |
| <input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Mixed Heavy Industrial (MI-2) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Form Based Zone District (FBZD) | <input type="checkbox"/> Alternative Pedestrian Plan (APP) |

Reference all City approved MDPs, POADPs, PUDs, Rights Determinations, and/or Plats associated with this proposed project:

Westwinds 808

For amendments please specify the proposed changes to the previously accepted plan:

Changing use from commercial to Comm/Multi-Family

If you are submitting a revision based on comments from a committee reviewer, please specify the changes proposed in this revision. Attach another sheet if necessary.

MDP STAFF USE ONLY- ASSIGNED CASE MANAGER

| | | | |
|--|---|---|--|
| <input type="checkbox"/> Rudy Munoz rudy.munoz@sanantonio.gov | <input checked="" type="checkbox"/> Donna Camacho donna.camacho@sanantonio.gov | <input type="checkbox"/> Richard Carrizales rcarrizales@sanantonio.gov | <input type="checkbox"/> Luz Gonzales luz.gonzales@sanantonio.gov |
| <input type="checkbox"/> Larry Odis larry.odis@sanantonio.gov | | | |

Application #: _____