City of San Antonio

Department of Development Services

May 15, 2008

Caleb Chance, P.E.
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: **Kinder Ranch** **MDP # 824-A**

Dear Mr. Chance,

The City Staff Development Review Committee has reviewed **Kinder Ranch** Master Development Plan **M.D.P. # 824-A**. Please find enclosed a signed copy for your files. Your plan was accepted however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT).** For information about these requirements you can contact TXDOT at 615-5814.

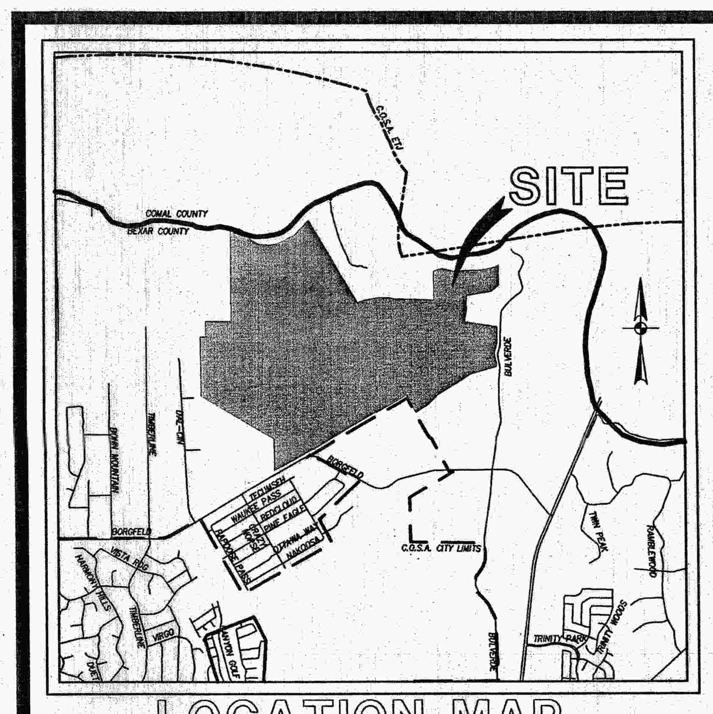
All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1).

Should you need further assistance, please contact Robert Lombrano at (210) 207-5014.

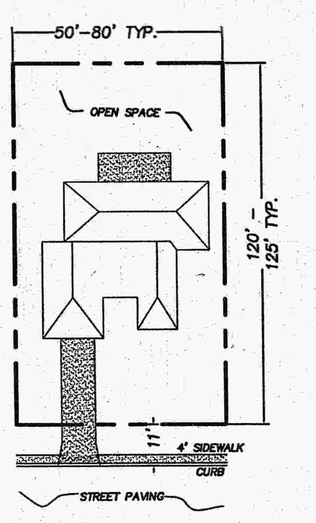
Sincerely,

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

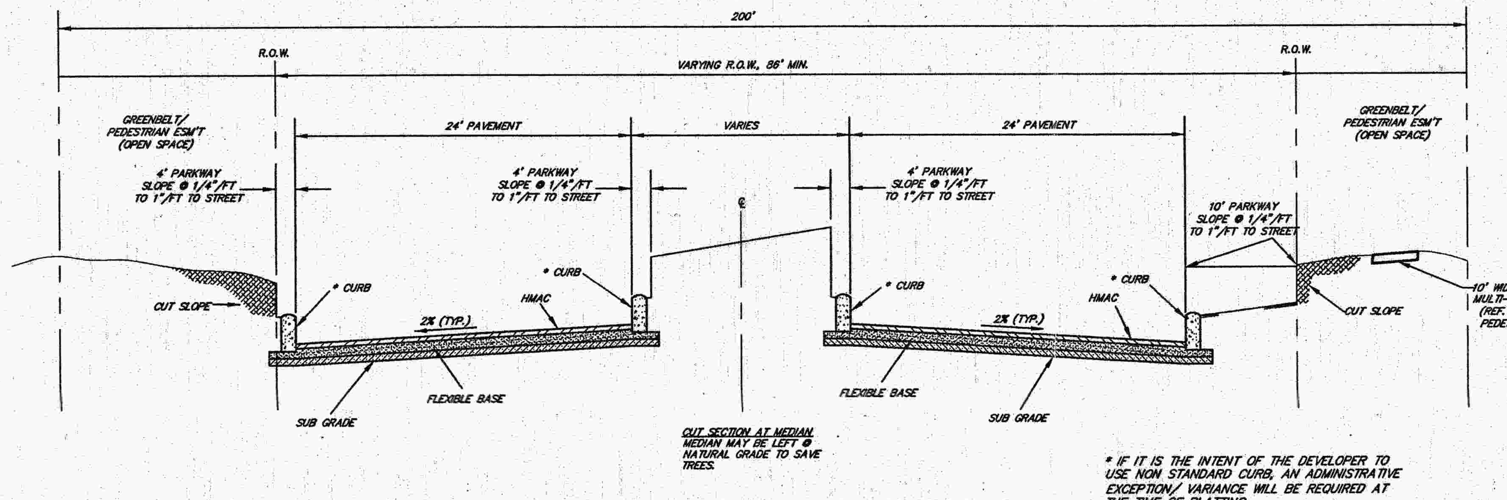


LOCATION MAP
N.T.S.

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

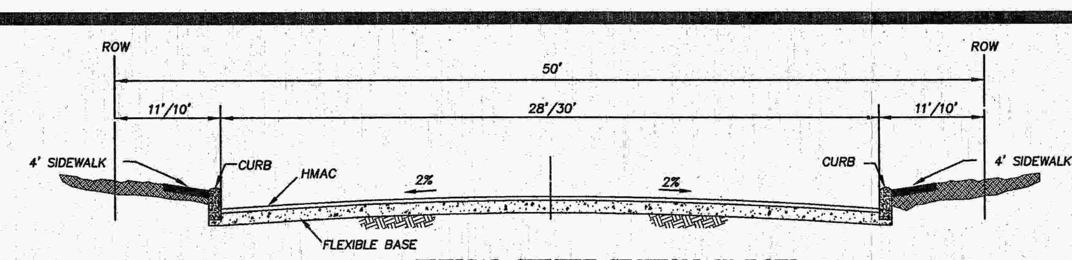


TYPICAL LOT
(NOT TO SCALE)

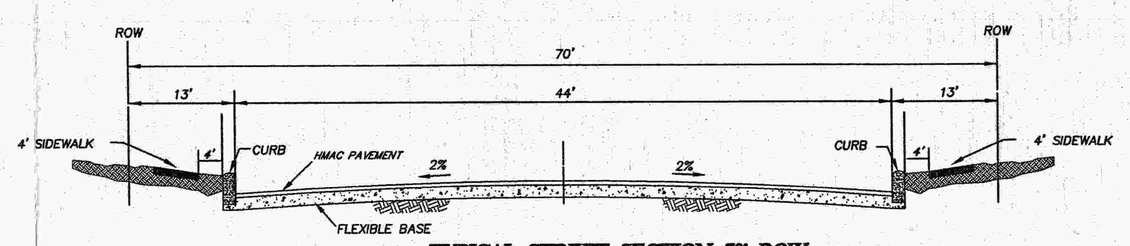


* IF IT IS THE INTENT OF THE DEVELOPER TO USE NON STANDARD CURB, AN ADMINISTRATIVE EXCEPTION/ VARIANCE WILL BE REQUIRED AT THE TIME OF PLATTING.

TYPICAL STREET SECTION 200' (86' MIN.)
SECONDARY ARTERIAL - PUBLIC
(NOT TO SCALE)

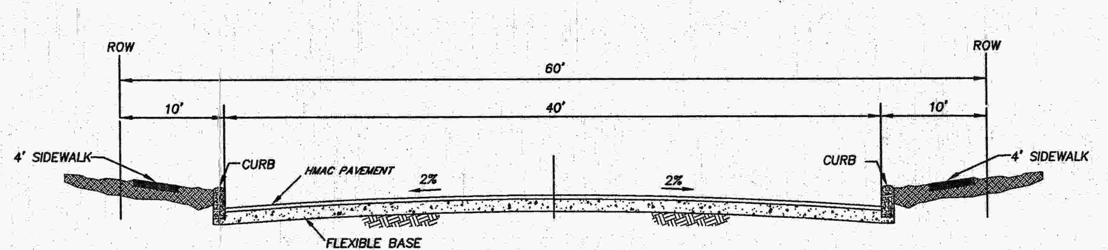


TYPICAL STREET SECTION 50' ROW
LOCAL TYPE "A" - PRIVATE
(NOT TO SCALE)
28' PAVEMENT UNLESS NOTED OTHERWISE



TYPICAL STREET SECTION 70' ROW
COLLECTOR - PRIVATE

(NOT TO SCALE)



TYPICAL STREET SECTION 60' ROW
LOCAL TYPE "B" - PRIVATE
(NOT TO SCALE)

PARK SPACE SUMMARY

REQUIRED PARK SPACE 2362 LOTS X 1 ACRE / 114 LOTS = 20.72 AC.
REQUIRED PARK SPACE 357 LOTS X 1 ACRE / 70 LOTS = 5.10 AC.
TOTAL = 25.82 ACRES

TOTAL PARK SPACE REQUIRED = 25.82 ACRES

PROVIDED PARK SPACE
RECREATION CENTER = 10.38 ACRES
*MULTI-USE PATHWAY = 2.25 ACRES
PARK SPACE = 13.66 ACRES
TOTAL = 26.29 ACRES

TOTAL PARK SPACE PROVIDED = 26.29 ACRES
*PARK FACILITIES CREDIT

NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF AASHTO.
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY OF KINDER PARKWAY PER KINDER RANCH ALTERNATE PEDESTRIAN PLAN APPROVED FEBRUARY 2007. ALL PUBLIC RIGHT-OF-WAY NOT SUBJECT TO THE ALTERNATIVE PEDESTRIAN PLAN WILL BE INSTALLED AS PER UDC ARTICLE 5, DIVISION. 2: 35-506(q.). 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).
7. PURSUANT TO §§ 35-412 AND 35-715 OF THE UDC, THE PROPERTY ENCOMPASSED WITHIN THE INITIAL BOUNDARIES OF MDP NO. 824 ("KINDER"), AS ACCEPTED BY THE CITY ON JUNE 30, 2005, CONTINUES TO BE ELIGIBLE FOR STATUTORY VESTED RIGHTS AS OF SUCH INITIAL ACCEPTANCE DATE. ANY PROPERTY ADDED TO THE INITIAL BOUNDARIES OF KINDER BY THIS MDP NO. 824A SHALL BE PROCESSED IN THE SAME MANNER AS AN ORIGINAL MASTER DEVELOPMENT PLAN AND SUCH ADDITIONAL PROPERTY SHALL BE ELIGIBLE FOR STATUTORY VESTED RIGHTS OF NO EARLIER THAN THE DATE MDP NO. 824A IS ULTIMATELY ACCEPTED BY THE CITY
8. ALTERNATIVE PEDESTRIAN PLAN APPROVED (FEB. 2007). THE MULTI USE PATH AND CROSSWALKS WILL BE BUILT ACCORDING TO THE APPROVED KINDER RANCH ALTERNATE PEDESTRIAN PLAN.
9. LOCAL TYPE "A" INTERSECTIONS WITH MINOR COLLECTOR STREETS ARE SHOWN. ACTUAL LENGTH AND LOCATION OF INTERSECTION WILL BE DETERMINED WITH THE SITE PLANS OR SITE P.U.D. PLANS AND ALIGNMENTS WILL LINE UP WHERE POSSIBLE.
10. ALL PROPOSED STREETS ARE PRIVATE UNLESS NOTED OTHERWISE.
11. DEVELOPMENT PHASING MAY NOT FOLLOW SEQUENTIAL UNIT NUMBERS.
12. IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN A FEMA LETTER OF MAP REVISION (LOMR), AND COSA ULTIMATE DEVELOPMENT FLOOD STUDY WILL BE SUBMITTED DURING THE PLATTING STAGE.
13. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.
14. LEFT TURN LANE ON BULVERDE ROAD TO BE COMPLETED WITH THE PLAT AND CONSTRUCTION PLANS FOR KINDER PARKWAY UNIT-2.

LINE TABLE

LINE	LENGTH	BEARING
L1	312.83'	S57°36'17"W
L2	34.86'	N00°04'58"E
L3	172.61'	S89°56'37"E
L4	107.23'	N09°07'58"W
L5	6.73'	S89°56'58"E
L6	226.59'	N00°27'41"E
L7	269.58'	S81°17'09"E
L8	186.00'	S61°37'09"E
L9	129.90'	S35°53'09"E
L10	265.00'	S44°07'09"E
L11	242.00'	S62°44'09"E
L12	140.20'	S80°36'09"E
L13	211.10'	S88°09'01"E
L14	268.10'	N76°20'59"E
L15	141.40'	N66°58'47"E
L16	120.73'	N73°23'01"E
L17	95.14'	N77°54'08"E
L18	85.76'	N87°19'33"E
L19	241.95'	S88°15'43"E
L20	164.49'	S78°27'05"E
L21	187.68'	N71°24'53"E
L22	111.20'	N80°30'29"E
L23	247.22'	S88°56'28"E
L24	24.97'	N01°03'32"E
L25	255.00'	N88°53'02"E
L26	240.36'	N81°33'41"E
L27	239.30'	N77°31'38"E
L28	158.43'	N68°15'45"E
L29	270.97'	S07°52'45"W
L30	174.86'	S09°38'07"E
L31	22.50'	N61°14'02"W
L32	9.29'	N69°18'54"E
L33	90.80'	S74°03'56"W
L34	58.50'	S03°55'15"W
L35	62.39'	S10°12'16"E

LEGEND:
- 100YR PRELIMINARY DFIRM
- 100YR FEMA FLOOD PLAIN
- (3) OWNERSHIP INFORMATION SEE PROPERTY OWNERSHIP KEY
- 10' CONTOURS
- NATURAL AREA/OPEN SPACE/100 YR FLOODPLAIN
- DEDICATED PARK SPACE
- B TO A — ROAD SECTION TRANSITION
- "A" — LOCAL "A" STUB-OUT
- 824A MDP BOUNDARY
- ORIGINAL 824 MDP BOUNDARY
- TRACT BOUNDARY
- MULTI USE PATH

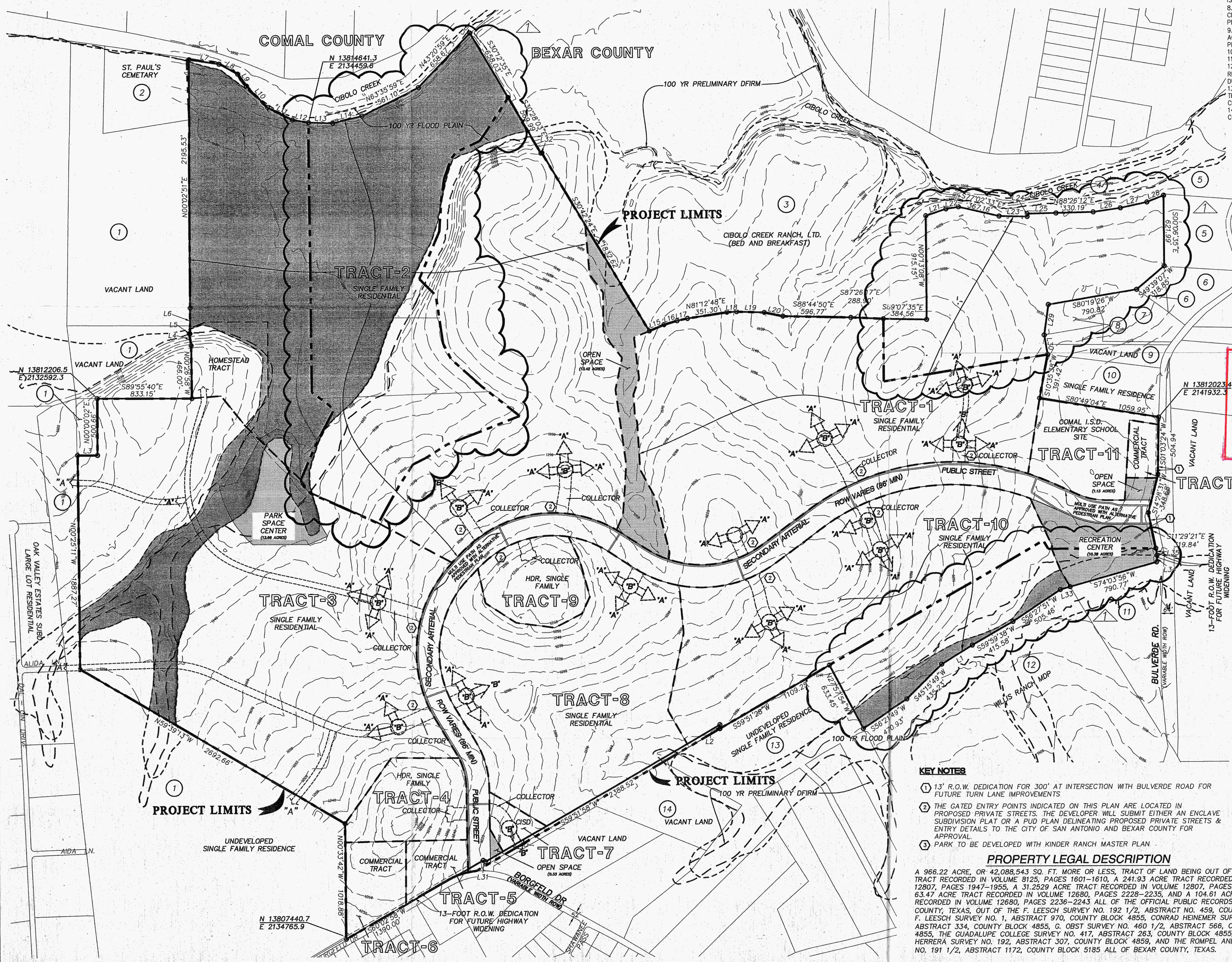
ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER:
SA KINDER RANCH NO.1, LTD.
11 LYNN BATTS LANE SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210)828-6131
FAX: (210) 828-6137

PROPERTY OWNERSHIP KEY:
1. GALE, GG & ELIZABETH LIVING TRUST/TRUSTEES
2. ST. PAUL LUTHERAN CHURCH OF BULVERDE, TX CEMETERY
3. CIBOLO CREEK RANCH, LTD
4. LFV PROPERTIES, LTD
5. CHARLES J. & DORICE N. STAUDT
6. RUTH E. LANSING
7. WAYBURN D. & JORETTA S. REV L\TR L\E HUMPRIES
8. DENNIS D. & SHAWN MCCORMICK
9. JOHN W. FOX
10. MICHAEL D. KERSHAW
11. BASS PROPERTIES, LP
12. S.A. WILLIS RANCH, UNIT-1
13. GRUENDLER, SCOTT & STEPHANIE
14. COMAL INDEPENDENT SCHOOL DISTRICT

UTILITY PURVEYORS

SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	GUADALUPE VALLEY TELEPHONE CO-OP
CABLE TELEVISION:	TIME WARNER CABLE



PLAN HAS BEEN ACCEPTED BY
COSA [signature] P.E.
5/15/08 (Date) 824-A (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
5/15/2010
Date

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

TRACT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	FLOOD PLAIN/ NATURAL AREA/ OPEN SPACE (Ac.)	DEDICATED PARK SPACE (Ac.)
1	SINGLE FAMILY RESIDENTIAL	171.96	632	3.68	–	–
2	SINGLE FAMILY RESIDENTIAL	293.25	601	2.05	130.18	–
3	SINGLE FAMILY RESIDENTIAL	186.51	656	3.52	25.02	13.66
4	SINGLE FAMILY RESIDENTIAL	15.10	74	4.90	–	–
5	COMMERCIAL	5.14	–	–	–	–
6	COMMERCIAL	8.60	–	–	–	–
7	SCHOOL ENTRY	3.03	–	–	–	–
8	SINGLE FAMILY RESIDENTIAL	79.23	305	3.85	–	–
9	SINGLE FAMILY RESIDENTIAL	13.81	68	4.92	–	–
10	SINGLE FAMILY RESIDENTIAL	105.29	383	3.64	6.20	–
11	SCHOOL SITE	15.03	–	–	–	–
12	COMMERCIAL	3.00	–	–	–	–
	SECONDARY ARTERIAL	54.68	–	–	4.23	10.12
	HOMESTEAD TRACT	11.40	–	–	–	–
	TOTALS/AVERAGE	966.22	2719	2.81	165.63	23.78

REVISION HISTORY

MDP	ACCEPTED DATE
824	06/30/05
824-A	

(1) ADDITIONAL LAND ADDED SINCE ACCEPTANCE OF MDP 824

LAND USE TABLE

LAND USE	AREA (AC.)
HOMESTEAD TRACT	11.40
SINGLE FAMILY RESIDENTIAL (NET)	674.09
COMMERCIAL/SCHOOL SITE	34.80
PARK SPACE (GROSS)	23.78
DRAINAGE ROW/NATURAL AREA/ FLOOD PLAIN/OPEN SPACE	179.05
PUBLIC ROW(SECONDARY ARTERIAL)	43.10
TOTALS	966.22

KEY NOTES
1. 13' R.O.W. DEDICATION FOR 300' AT INTERSECTION WITH BULVERDE ROAD FOR FUTURE TURN LANE IMPROVEMENTS
2. THE GATED ENTRY POINTS INDICATED ON THIS PLAN ARE LOCATED IN PROPOSED PRIVATE STREETS. THE DEVELOPER WILL SUBMIT EITHER AN ENCLAVE SUBDIVISION PLAT OR A PUD PLAN DELINEATING PROPOSED PRIVATE STREETS & ENTRY DETAILS TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY FOR APPROVAL.
3. PARK TO BE DEVELOPED WITH KINDER RANCH MASTER PLAN

PROPERTY LEGAL DESCRIPTION

A 966.22 ACRE, OR 42,088,543 SQ. FT. MORE OR LESS, TRACT OF LAND BEING OUT OF A 774.4 ACRE TRACT RECORDED IN VOLUME 8125, PAGES 1601–1610, A 241.93 ACRE TRACT RECORDED IN VOLUME 12807, PAGES 1947–1955, A 31.2529 ACRE TRACT RECORDED IN VOLUME 12807, PAGES 2204–2215, A 63.47 ACRE TRACT RECORDED IN VOLUME 12680, PAGES 2228–2235, AND A 104.61 ACRE TRACT RECORDED IN VOLUME 12680, PAGES 2236–2243 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE F. LEESCH SURVEY NO. 192 1/2, ABSTRACT NO. 459, COUNTY BLOCK 4858, F. LEESCH SURVEY NO. 1, ABSTRACT 970, COUNTY BLOCK 4855, CONRAD HEINEMER SURVEY NO. 195, ABSTRACT 334, COUNTY BLOCK 4855, G. OBST SURVEY NO. 460 1/2, ABSTRACT 566, COUNTY BLOCK 4855, THE GUADALUPE COLLEGE SURVEY NO. 417, ABSTRACT 263, COUNTY BLOCK 4855, GUADALUPE HERRERA SURVEY NO. 192, ABSTRACT 307, COUNTY BLOCK 4859, AND THE ROMPEL AND OBST SURVEY NO. 191 1/2, ABSTRACT 1172, COUNTY BLOCK 5185 ALL OF BEXAR COUNTY, TEXAS.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF 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-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY: [signature]
PAPE-DAWSON ENGINEERS, INC.
[signature]
SA KINDER RANCH NO.1, LTD.

RECEIVED 08 MAY 2_ AM 10: 22

KINDER RANCH
MASTER DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

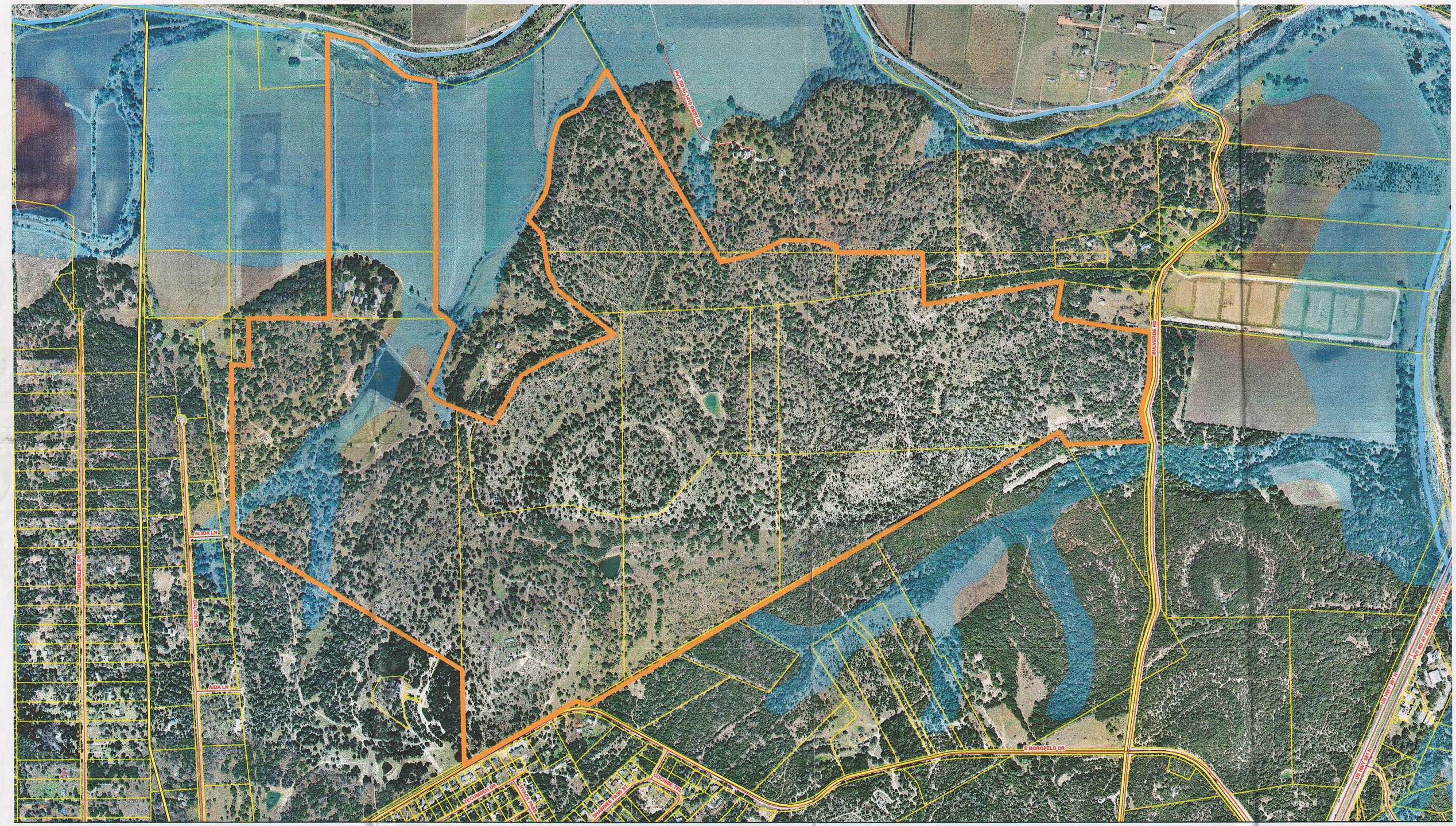
MDP PLAN NO.: 824-A

DATE:
APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES

PREPARATION DATE: DECEMBER 2004
REVISION DATE: NOVEMBER 2007

JOB NO. 5963-06

Date: May 08, 2008, 3:21pm User ID: BWellmann
File: P:\59\53\15\Design\Civil\MDP\MDP595315.dwg



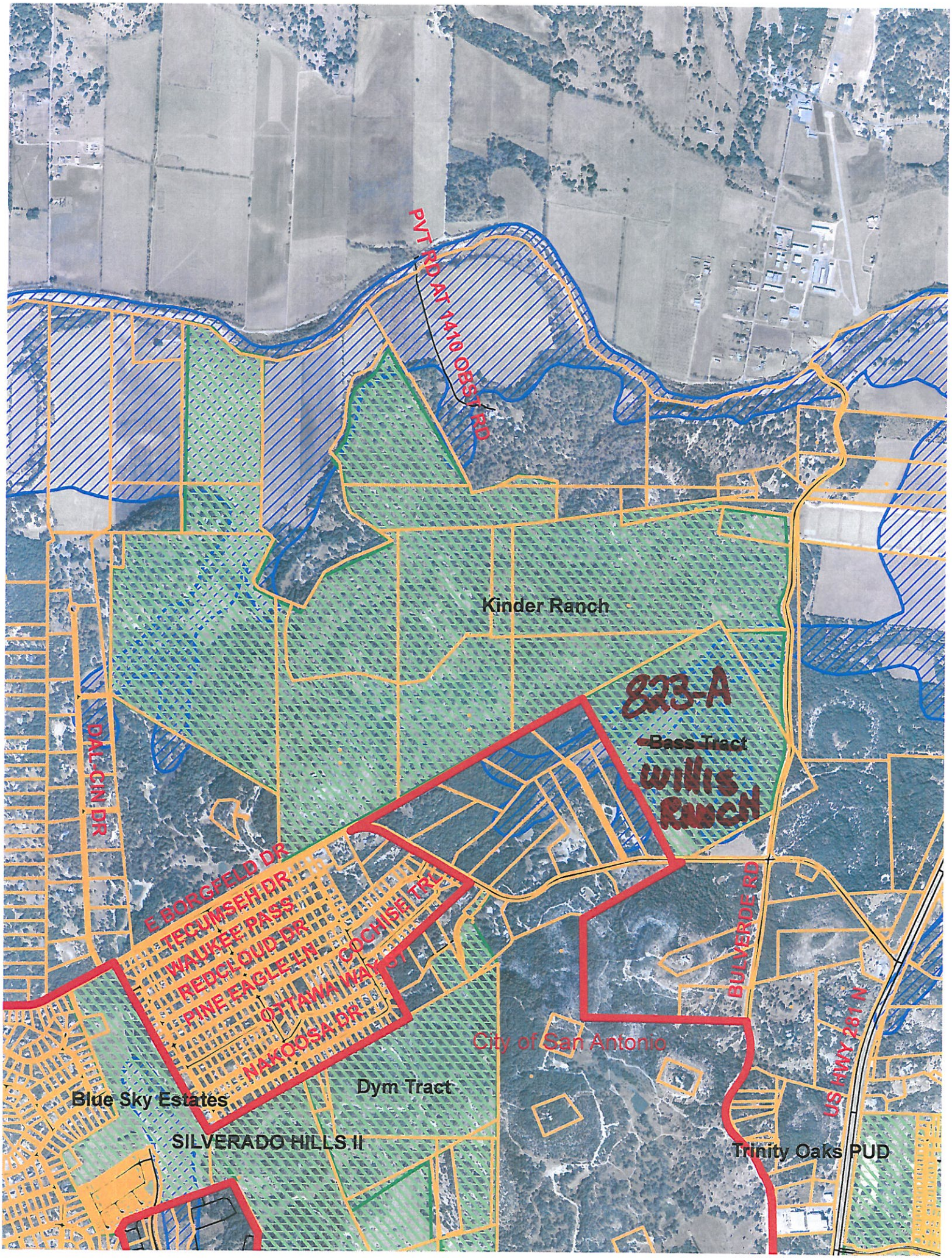
Legend

- Kinder Ranch
- Parcels
- Floodplain 100 yr - 2002
- Streets
- Major Thoroughfare Plan
- Bexar County

City of San Antonio

Master Plan Development
Kinder Ranch

N


PVT RD AT 1410 OBST RD
Kinder Ranch
823-A
~~Bass Tract~~
Willis Ranch
DAL-CIN DR
E BORGFELD DR
TECUMSEH DR
WAUKEE PASS
REDCLOUD DR
PINE EAGLE LN
COCHISE TRL
OTTAWA WAY
NAKOOSA DR
BULVERDE RD
US HWY 281 N
City of San Antonio
Dym Tract
Blue Sky Estates
SILVERADO HILLS II
Trinity Oaks PUD

DEVELOPMENT SERVICES
RECEIVED

2013 JAN -2 AM 11:52

SCALE: 1"= 2,000'

2 1,000 2,000 3,000

REVISIONS:

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION # 470

KINDER RANCH

AERIAL MAP

JOB NO. 7902-31

DATE NOVEMBER, 2012

DESIGNER -

CHECKED - DRAWN -

SHEET 1 of 1

Date: Nov 30, 2012, 2:43pm User ID: ALowry
File: P:\79\02\31\Design\Exhibits\AM790231_MDP.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

824-A

File #: _____

City of San Antonio

Development Services Department

Master Plan Review

APPLICATION

RECEIVED
07 DEC 13 AM 8:01
LAND DEVELOPMENT SERVICES DIVISION

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, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

- ☒ Master Development Plan (MDP) *(Formerly POADP)*
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Pedestrian Plan (PP)
- ☐ 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 Used District (MXD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Master Planned Community District (MPCD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Other: _____

Applicant Contact Information:

Project Name: Kinder Ranch M.D.P.

Owner/Agent: SA Kinder Ranch No.1, Ltd. E-mail: _____

Address: 11 Lynn Batts Lane Suite 100 SA, TX Zip code: 78218 Phone: (210) 828-6131

Contact Person Name: Caleb Chance E-mail: cchance@pape-dawson.com

Company: Pape-Dawson Engineers, Inc. Relationship to Owner: Engineer

Address: 555 E Ramsey San Antonio, TX Zip code: 78216 Phone: (210) 375-9000

Plan Proposal:

Total number of lots: 2,719 Total acreage: 966.22

Existing zoning: N/A Proposed zoning: N/A

Density (dwelling units per acre): 2.81 Typical residential lot size: 55'x120', 65'x125'

Number of dwelling units per phase:

Phase: 1	Dwelling units: 632	Phase: 7	Dwelling units: School
Phase: 2	Dwelling units: 601	Phase: 8	Dwelling units: 305
Phase: 3	Dwelling units: 656	Phase: 9	Dwelling units: 68
Phase: 4	Dwelling units: 74	Phase: 10	Dwelling units: 383
Phase: 5	Dwelling units: Commercial	Phase: 11	Dwelling units: School
Phase: 6	Dwelling units: Commercial	Phase: 12	Dwelling units: Commercial

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 #: _____

RECEIVED
07 DEC 13 AM 8:01
LAND DEVELOPMENT SERVICES DIVISION

Site Description:

Jurisdiction: ☐ San Antonio City Limits ☒ San Antonio ETJ ☐ Outside ETJ
City Council District: N/A
School District: Comal I.S.D.
Ferguson map grid: 451C1
USGS Grid: F4
Existing land use(s): Ranchland

Description of plan boundaries:

Existing legal description:
Being a 966.22 acre tract of land out of a remaining portion of a 774.4 acre tract recorded in Volume 8125, Pages 1601-1610, a 241.93 acre tract recorded in Volume 12807, Pages 1947-1955, a 31.2529 acre tract recorded in Volume 12807, Pages 2204-2215, a 104.61 acre tract recorded in Volume 12680, Pages 2236-2243, and a 63.74 acre tract recorded in Volume 12680, Pages 2228-2235, all 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): Cibolo Creek

Generalized slope of site: 5-6%

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

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
None

Related applications:

Is there a previous MDP (*formerly POADP*) for this site? ☒ YES ☐ NO
Name: Kinder Ranch M.D.P. File #: 824 Date accepted: 12/22/2004

Is there a corresponding PUD for this site? ☒ YES ☐ NO
Name: Kinder Northeast P.U.D. File #: Pending 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: Kinder Parkway Unit-1 Plat #: 070562
Name: Kinder Northeast Unit-1 Plat #: 070586
Name: Kinder Northeast Unit-2 Plat #: 070587
Name: Kinder Northeast Unit-6 Plat #: 070561
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 #: _____

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: Lloyd A. Denton, Jr. Signature: _____

Date: 11/15/07 Phone: 210-828-6131 Fax: 210-828-6137

E-mail: laddiedenton@bitterblue.com

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

Melissa Ramirez
Special Projects Coordinator
(210) 207-7038
Melissa.Ramirez@sanantonio.gov

Robert Lombrano
Planner II
(210) 207-5014
Robert.Lombrano@sanantonio.gov

Richard Carrizales
Senior Engineering Technician
(210) 207-8050
Richard.Carrizales@sanantonio.gov

Rebecca Paskos
Planner II
(210) 207-0042
Rebecca.Paskos@sanantonio.gov

Larry Odis
Administrative Assistant
(210) 207-0210
Larry.Odis@sanantonio.gov

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LAND DEVELOPMENT SERVICES DIVISION

City of San Antonio
Development Services Department
Master Plan Review Application

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;

N/A 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 (UDC §35-B125) (Not required for PUD applications);

☒ Topographic contour lines no greater than ten (10) feet (Not required for PUD applications);

☒ 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;

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SERVICES DIVISION

(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) :

N/A Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

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

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

N/A Notation of any restrictions required by the City Council in accordance with the PUD ordinance;

N/A 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.

N/A 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;

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

N/A 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;

N/A Staging plan if PUD is to be developed in more than one phase;

N/A Utilities plan;

N/A Lots numbered as approved by the City;

N/A Perimeter setbacks as required;

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

N/A Delineation of woodlands;

N/A 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;

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N/A 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.;

N/A Provisions for maintenance funding.

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

N/A Delineation of woodlands;

N/A 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;

N/A Historic, archaeological or cultural resources to be credited as conservation areas.

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

N/A 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):

N/A Land Use: location, acreage, notation of restrictions based on use-type;

N/A 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;

N/A Block lengths must be indicated on plan;

N/A Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

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

N/A Location and arrangement of all-weather walkways;

N/A Phasing or time schedule for the construction of walkways.

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

N/A Site size, locational information, and adjacent land uses;

N/A Dimensioned layout, with the location, size, and height of all buildings and structures;

N/A Floor area ratio of each lot;

N/A The location and size of all above and below ground storage containers for flammable and combustible materials;

N/A Size and location of all vehicular access points, streets, and parking areas;

N/A Major physical features such as creeks, topography, and easements;

N/A Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;

N/A Staging plan if appropriate.

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

N/A A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;

N/A The name of the developer;

N/A The name of the record owner of the land involved;

N/A The legal description of the land being developed, with an identification number assigned to each manufactured home site;

N/A The tract boundary lines;

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N/A The scale; north arrow and date;

N/A 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;

N/A The source of water supply and layout of the water system, including locations of standard fire hydrants;

N/A The method of sewage disposal and the layout of the sewer system;

N/A The name of the manufactured home park and the legal description of property;

N/A The location and dimensions or all streets, easements, and other rights-of-way

N/A Typical space dimensions and the locations of park facilities shall be shown;

N/A The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;

N/A A location diagram.

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Master Plan Review
Completeness Review

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This completeness review is applicable to the following: Master Development Plan **(MDP)**, Master Planned Community District **(MPCD)**, Planned Unit Development **(PUD)**, MDP/PUD Plan (combination), Flexible Development Plan **(FDP)**, Traditional Neighborhood Development **(TND)**, Urban Development **(UD)**, Rural Development **(RD)**, Farm and Ranch **(FR)**, Mixed Light Industrial **(MI-1)**, Mixed Heavy Industrial **(MI-2)**, Mixed Use District **(MXD)**, Military Airport Overlay Zone **(MAOZ)**, Manufactured Home Park Plan **(MHPP)**, Pedestrian Plan **(PP)** and Subdivision Plat. **To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.**

Project/Plat I.D. #: 824-A
Plat Name: Kinder Ranch M.D.P.
Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc. ATTN: Caleb Chance
Address: 555 East Ramsey, San Antonio, Texas 78216
Phone # (210) 375-9000 **Fax #:** (210) 375-9040 **E-mail:** cchance@pape-dawson.com

Required Items for Completeness Review

- ☒ ✓ *Completed and signed Application Form*
- ☒ ✓ *Appropriate MDP/PUD Plan Review Fee*
- ☒ ✓ *Digital information (**MDP and PUD**) in xxx.DWG or xxx.DXF*
- ☒ ✓ *8 1/2 "x 11" Reduced Copy (**MDP and PUD**)*
- ☒ ✓ *Storm Water Management Plan (**MDP and PUD**)(**2 copies**)*
- ☒ ✓ *Traffic Impact Analysis (TIA) (**MDP and PUD**)(**4 copies**)*
- ☒ *Appropriate Parks Review Fee*

- ***(Master Development Plans and PUD Plans): 20** copies **(folded)** with Development Service Department, **MDP Division** Request for Review form **(attached)** for respective departments or agencies. **If it is an MDP/PUD combination, it will need two sets of everything.***

☒	Master Development Plan	☒	Street and Drainage
☒	Major Thoroughfare	☒	Traffic T.I.A.
☒	Neighborhoods	☒	Building Inspection – Trees
☒	Historic	☒	Parks – Open space
☒	Disability Access (Sidewalks)	☒	Bicycle Plan
☒	Zoning	☒	Fire Protection
☒	SAWS Aquifer	☒	Bexar County Public Works
☒	Storm Water Engineering	☐	Other: _____

☑ Accepted ☐ Rejected

Completeness Review By: Larry Odis Date: 12/18/07