

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

July 11, 2013

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

Re: **Kinder Ranch – Major Amendment**

MDP# 824-C

Dear Mr. Chance,

The Development Review Committee has evaluated the **Kinder Ranch – Major Amendment** Master Development Plan (**MDP # 824-C**). Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

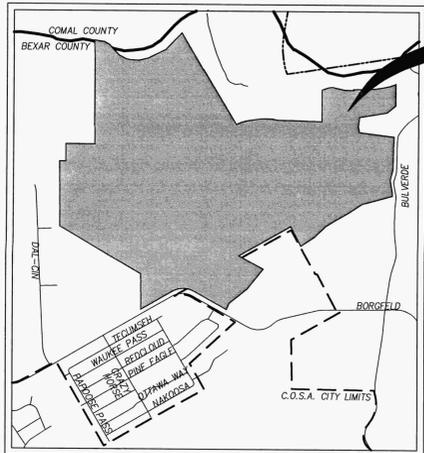
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable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

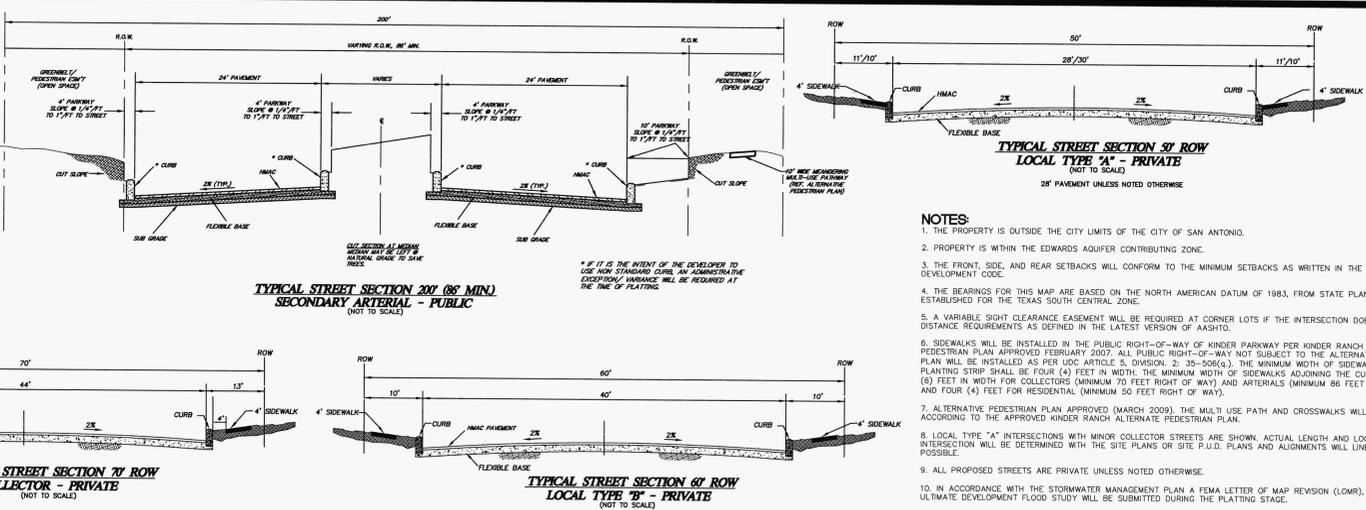
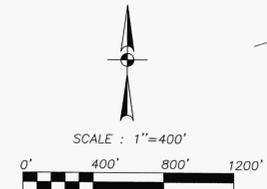
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Ian Benavidez, Planner at (210) 207-7898.

Sincerely,

John P. Jacks
Assistant Director



SITE



PROPERTY OWNERSHIP KEY:

- GALE, G.G. & ELIZABETH LIVING TRUST/TRUSTEES
- ST. PAUL LUTHERAN CHURCH OF BULVERDE, TX CEMETERY
- CIBOLO CREEK RANCH, LTD.
- LFV PROPERTIES, LTD.
- CHARLES J. & DORICE N. STAUDT
- RUTH E. LANSING
- WAYBURN D. & JORETTA S. REV. LTR L/E HUMPHRES
- BENNIS D. & SHAWN MCCORMICK
- JOHN W. FOX
- BASS PROPERTIES, LP
- S.A. MILLIS RANCH, UNIT-1
- GRUNDLER, SCOTT & STEPHANIE
- COMAL INDEPENDENT SCHOOL DISTRICT

PARK SPACE SUMMARY

REQUIRED PARK SPACE	2130 LOTS X 1 ACRE = 18.68 AC.
REQUIRED PARK SPACE	114 LOTS
REQUIRED PARK SPACE	390 LOTS X 1 ACRE = 5.57 AC.
	70 LOTS
	TOTAL = 23.78 ACRES
TOTAL PARK SPACE PROVIDED	= 24.25 ACRES
RECREATION CENTER	= 10.39 ACRES
*MULTI-USE PATHWAY	= 2.25 ACRES
PARK SPACE	= 14.58 ACRES
	TOTAL = 27.22 ACRES
TOTAL PARK SPACE PROVIDED	= 27.22 ACRES

- NOTES:**
- THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 - PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - 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.
 - 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.
 - 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 ALTERNATE PEDESTRIAN PLAN WILL BE INSTALLED AS PER LOC ARTICLE 5, DIVISION 2, 35-206(6.1). 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 COLLECTOR STREETS (MINIMUM TO FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 66 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
 - ALTERNATE PEDESTRIAN PLAN APPROVED (MARCH 2009). THE MULTI USE PATH AND CROSSWALKS WILL BE BUILT ACCORDING TO THE APPROVED KINDER RANCH ALTERNATE PEDESTRIAN PLAN.
 - 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.
 - ALL PROPOSED STREETS ARE PRIVATE UNLESS NOTED OTHERWISE.
 - IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN A FEMO LETTER OF MAP REVISION (LOMR), AND COSA ULTIMATE DEVELOPMENT FLOOD STUDY WILL BE SUBMITTED DURING THE PLATTING STAGE.
 - ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES INCLUDING CROSSWALK AND STORAGE REQUIREMENTS.
 - LEFT TURN LANE ON BULVERDE ROAD TO BE COMPLETED AS TRAFFIC COUNTS WARRANT.

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S74°03'56"W	790.77'	L39	N63°35'59"E	561.10'
L2	S74°03'56"W	99.80'	L40	N44°22'59"E	658.67'
L3	S56°27'51"W	505.46'	L41	S30°12'35"E	1228.90'
L4	S59°59'36"W	415.58'	L42	N62°18'54"E	10.87'
L5	S57°28'17"W	318.83'	L43	S30°42'12"E	1832.21'
L6	S45°15'49"W	435.23'	L44	N68°51'00"E	141.50'
L7	S56°21'48"W	470.93'	L45	N73°03'34"E	121.63'
L8	N27°32'54"W	634.28'	L46	N78°19'03"E	94.17'
L9	S59°04'37"W	1689.70'	L47	N81°12'12"E	301.28'
L10	S61°06'38"E	792.93'	L48	N87°18'55"E	65.75'
L11	S38°09'09"W	507.46'	L49	S87°28'47"E	241.91'
L12	S38°09'09"W	245.09'	L50	S74°28'43"E	164.48'
L13	S51°19'21"W	653.95'	L51	S88°51'33"E	596.04'
L14	S24°27'35"W	206.34'	L52	S87°28'47"E	241.91'
L15	N09°24'45"W	1018.73'	L53	S80°07'35"E	358.60'
L16	S59°54'17"W	267.27'	L54	N09°13'08"W	915.10'
L17	S59°40'44"W	533.66'	L55	N71°24'53"E	187.68'
L18	S60°09'17"W	245.09'	L56	N60°30'29"E	111.20'
L19	N09°24'45"W	1018.73'	L57	S7°02'33"E	362.16'
L20	N59°39'07"W	2692.69'	L58	S88°56'28"E	247.22'
L21	N00°25'05"W	1866.82'	L59	N01°03'32"E	24.97'
L22	S89°57'48"E	172.82'	L60	N88°57'54"E	585.19'
L23	N00°00'08"E	499.92'	L61	N81°33'41"E	240.36'
L24	S89°57'48"E	832.86'	L62	N77°31'36"E	239.30'
L25	N00°25'05"W	488.92'	L63	N88°19'45"E	158.53'
L26	N09°07'52"W	107.28'	L64	S00°06'35"E	621.89'
L27	S89°56'52"E	7.00'	L65	S49°30'07"W	318.85'
L28	N00°25'05"W	226.79'	L66	S80°19'28"W	780.82'
L29	N00°03'19"E	1659.24'	L67	S07°04'45"W	273.92'
L30	N01°39'58"W	543.99'	L68	S09°38'07"E	128.95'
L31	S81°05'00"E	288.99'	L69	S83°19'48"E	1003.49'
L32	S81°05'00"E	189.97'	L70	S03°11'01"W	280.63'
L33	S38°41'00"E	129.68'	L71	S01°13'14"W	658.58'
L34	S43°35'00"E	264.89'	L72	S14°24'11"W	327.98'
L35	S80°32'00"E	241.96'	L73	S12°12'16"E	401.08'
L36	S80°11'09"E	138.01'	L74	S03°55'15"W	58.50'
L37	S88°13'01"E	216.93'			
L38	N78°20'59"E	268.10'			

LEGEND:

- DIRFM 100-YEAR FLOODPLAIN EFFECTIVE DATE SEPTEMBER 29, 2010
- OWNERSHIP INFORMATION SEE PROPERTY OWNERSHIP KEY
- 10' CONTOURS
- NATURAL AREA/OPEN SPACE/100 YR FLOODPLAIN
- DEDICATED PARK SPACE
- ROAD SECTION TRANSITION
- LOCAL "A" STUB-OUT
- 824A MDP BOUNDARY
- ORIGINAL 824 MDP BOUNDARY
- TRACT BOUNDARY
- MULTI USE PATH
- NEW MDP BOUNDARY
- EDWARDS AQUIFER RECHARGE ZONE LIMITS

CURVE TABLE

CURVE	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD	LENGTH
C1	599.35'	341.32'	59°19'16"	S89°33'55"W	593.19'	620.54'

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

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

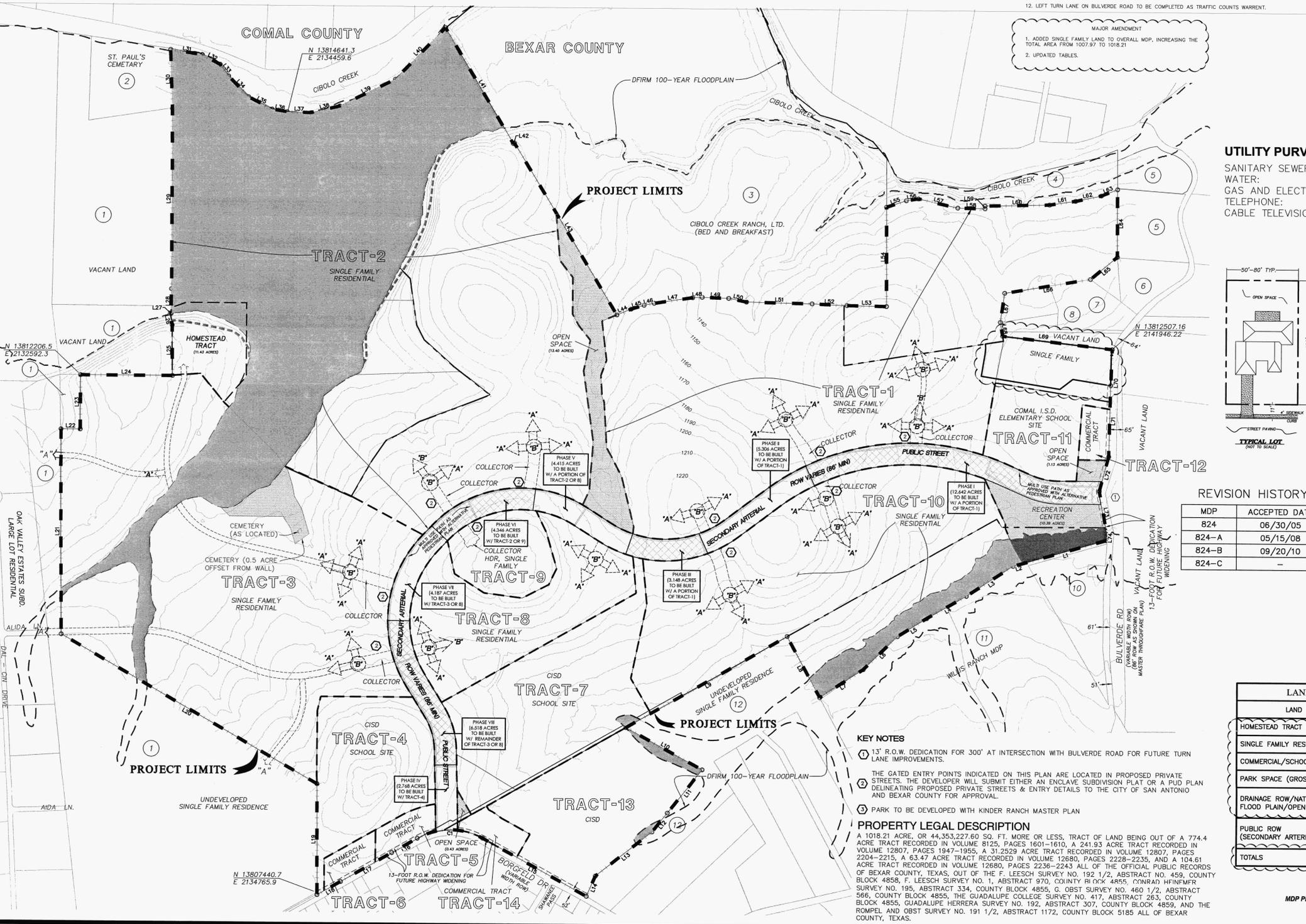
ENGINEER:
 PAPE-DAWSON ENGINEERS, INC.
 555 E. RAMSEY
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 375-9000
 FAX: (210) 375-9010

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	182.18	665	3.70	-	-
2	SINGLE FAMILY RESIDENTIAL	293.29	601	2.05	140.13	0.81
3	SINGLE FAMILY RESIDENTIAL	178.63	656	3.67	19	7.55
4	SCHOOL SITE	30.00	-	-	-	-
5	COMMERCIAL	3.52	-	-	-	-
6	COMMERCIAL	3.15	-	-	-	-
7	SCHOOL SITE	45.35	-	-	.33	-
8	SINGLE FAMILY RESIDENTIAL	38.17	147	3.85	-	-
9	SINGLE FAMILY RESIDENTIAL	13.81	68	4.92	-	-
10	SINGLE FAMILY RESIDENTIAL	105.49	383	3.63	9.66	-
11	SCHOOL SITE	17.02	-	-	-	-
12	COMMERCIAL	2.92	-	-	-	-
13	SCHOOL SITE	34.60	-	-	1.57	-
14	COMMERCIAL	3.32	-	-	-	-
	SECONDARY ARTERIAL	55.28	-	-	4.33	7.62
	HOMESTEAD TRACT	11.43	-	-	2.03	-
	TOTALS/AVERAGE	1018.21	2520	3.64	177.05	15.98

REVISION HISTORY

MDP	ACCEPTED DATE
824	06/30/05
824-A	05/15/08
824-B	09/20/10
824-C	-



KEY NOTES

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

PROPERTY LEGAL DESCRIPTION

A 1018.21 ACRE, OR 44,353,227.60 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 31,252.9 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 HINEMER SURVEY NO. 195, ABSTRACT 334, COUNTY BLOCK 4855, G. OBST SURVEY NO. 460 1/2, ABSTRACT 566, COUNTY BLOCK 4856, 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.

LAND USE TABLE

LAND USE	AREA (AC.)
HOMESTEAD TRACT (NET)	9.40
SINGLE FAMILY RESIDENTIAL (NET)	634.42
COMMERCIAL/SCHOOL SITE (NET)	138.03
PARK SPACE (GROSS)	15.98
DRAINAGE ROW/NATURAL AREA/FLOOD PLAIN/OPEN SPACE (GROSS)	177.05
PUBLIC ROW (SECONDARY ARTERIAL) (NET)	43.33
TOTALS	1018.21

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 35-1119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

KINDER RANCH
MASTER DEVELOPMENT PLAN
MAJOR AMENDMENT

PAPE-DAWSON ENGINEERS

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

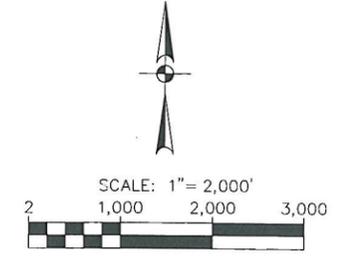
MDP PLAN NO.: **824-C**

PREPARATION DATE: DECEMBER 2004
 REVISION DATE: NOVEMBER 2007
 REVISION DATE: APRIL 2010
 REVISION DATE: NOVEMBER 2012

JOB NO. 7902-31

Date: Jul 03, 2013, 10:37am User ID: Alamy
 File: P:\179\Use\179\Usage\179\KMP\KMP\KMP\KMP.dwg

DEVELOPMENT SERVICES
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REVISIONS:

**PAPE-DAWSON
ENGINEERS**

555 EAST RAMLEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
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



City of San Antonio
Development Services Department
Land Entitlements Section

MASTER PLAN REVIEW APPLICATION

RECEIVED
13 MAY 30 PM 3:20

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 checked="" type="checkbox"/> Minor	<input type="checkbox"/> Major <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"/> 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)

Applicant Contact Information:

Project Name: <u>Lucky Ranch MDP</u>		
Owner/Agent: <u>LGI Homes - Lucky Ranch, LLC</u>	E-mail: <u>N/A</u>	
Address: <u>1450 Lake Robbins Drive, The Woodlands, TX</u>	Zip code: <u>77380</u>	Phone: <u>(281) 362-8998</u>
Contact Person Name: <u>Chuck Birt</u>	E-mail: <u>N/A</u>	
Company: <u>LGI Homes</u>	Relationship to Owner: <u>Owner</u>	
Address: <u>1450 Lake Robbins Drive, The Woodlands, TX</u>	Zip code: <u>77380</u>	Phone: <u>(281) 362-8998</u>

Plan Proposal:

Total number of lots: <u>2269</u>	Total acreage: <u>610.71</u>
Existing zoning: <u>OCL</u>	Proposed zoning: <u>OCL</u>
Density (dwelling units per acre): <u>3.7</u>	Typical residential lot size: <u>45' to 65' x 100' to 130'</u>
Number of dwelling units per phase: Please see attached Table.	
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:

<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: _____
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Site Description:

RECEIVED

13 MAY 2008 8:20

CITY DEVELOPMENT SERVICES DIVISION

Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
City Council District: _____ School District: Medina Valley/Southwest
Ferguson map grid: 645 - E6 USGS Grid: Culebra Hills / Macdona
Existing land use(s): Farm Land

Description of plan boundaries:
The 610.71 acre tract is located southeast of the intersection of US Hwy 90 and Montgomery.

Existing legal description:
A 610.54 acre tract of land conveyed to Luckey Ranch Global Associates as described in Warranty Deed recorded in Volume 12452, Pages 419-428 in the Official Public Records of Bexar County, Texas.

Property Features:

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

Watershed(s): Lucas Creek and Potranca Creek

Generalized slope of site: 0.5%

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:
100 year FEMA floodplain at northwest and southwest corner of property, as well as the eastern boundary adjacent to Potranco Creek.

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: Luckey Ranch File #: 858 Date accepted: 10/21/05

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: Luckey Ranch File #: 12-10-003R / 12-10-006 / 12-00-010 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: Luckey Ranch Unit 1A Plat #: 050676 (purged) Name: Luckey Ranch Unit 2 Plat #: 110033
Name: Luckey Ranch Blvd Plat #: 070454 (purged) Name: Luckey Ranch Unit 4 Plat #: 110347
Name: Luckey Ranch Unit 1B Plat #: 060160 (purged) Name: Luckey Ranch Unit 5 Plat #: 110399
Name: Luckey Ranch Unit 10B Plat #: 130331
Name: Luckey Ranch Units 8, 9, 10A Plat #: 130304

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

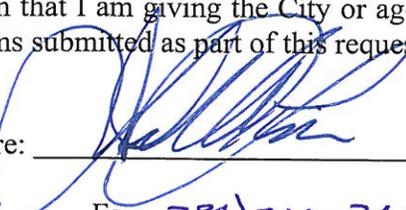
If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

Owner or Authorized Representative:

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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: JACK LIPAR Signature: 

Date: 5/24/13 Phone: 281)362-8598 Fax: 281)210-2601

E-mail: JLIPAR@LG1HOMES.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~~):

13 MAY 30 PM 3: 20

LAND DEVELOPMENT
SERVICES DIVISION

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.

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

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STORM WATER MANAGEMENT:

- Storm water management plan (UDC §35-B119). Previously submitted on File.

LAND DEVELOPMENT

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;

<input type="checkbox"/> 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;
<input type="checkbox"/> Historic, archaeological or cultural resources to be credited as conservation areas.
<i>Applications for MPCD also require (UDC §35-345):</i>
<input checked="" type="checkbox"/> 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.
<i>Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):</i>
<input type="checkbox"/> Land Use: location, acreage, notation of restrictions based on use-type;
<input type="checkbox"/> 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;
<input type="checkbox"/> Block lengths must be indicated on plan;
<input type="checkbox"/> Vegetative buffers and building setbacks shall be indicated or annotated on the plan.
<i>Applications for Pedestrian Plan require (UDC §35-506):</i>
<input type="checkbox"/> Location and arrangement of all-weather walkways;
<input type="checkbox"/> Phasing or time schedule for the construction of walkways.
<i>Applications for MAOZ require (UDC §35-334, -B110):</i>
<input type="checkbox"/> Site size, location information, and adjacent land uses;
<input type="checkbox"/> Dimensioned layout, with the location, size, and height of all buildings and structures;
<input type="checkbox"/> Floor area ratio of each lot;
<input type="checkbox"/> The location and size of all above and below ground storage containers for flammable and combustible materials;
<input type="checkbox"/> Size and location of all vehicular access points, streets, and parking areas;
<input type="checkbox"/> Major physical features such as creeks, topography, and easements;
<input type="checkbox"/> Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;
<input type="checkbox"/> Staging plan if appropriate.
<i>Applications for MHPP required (UDC §35-B108):</i>
<input type="checkbox"/> A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;
<input type="checkbox"/> The name of the developer;
<input type="checkbox"/> The name of the record owner of the land involved;
<input type="checkbox"/> The legal description of the land being developed, with an identification number assigned to each manufactured home site;
<input type="checkbox"/> The tract boundary lines;
<input type="checkbox"/> The scale; north arrow and date;
<input type="checkbox"/> 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;
<input type="checkbox"/> The source of water supply and layout of the water system, including locations of standard fire hydrants;
<input type="checkbox"/> The method of sewage disposal and the layout of the sewer system;
<input type="checkbox"/> The name of the manufactured home park and the legal description of property;
<input type="checkbox"/> The location and dimensions or all streets, easements, and other rights-of-way
<input type="checkbox"/> Typical space dimensions and the locations of park facilities shall be shown;
<input type="checkbox"/> The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;
<input type="checkbox"/> A location diagram.
<input checked="" type="checkbox"/> Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF) do not email.

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LAND DEVELOPMENT
PERMITS DIVISION



City of San Antonio
Development Services Department
Land Entitlements Section

MASTER DEVELOPMENT PLAN COMPLETENESS REVIEW

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Project Name: Luckey Ranch MDP #010B-09 13 MAY 30 PM 3: 20

Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.

Address: 555 E. Ramsey; San Antonio, TX 78216

Contact Person Name: Bruna Spengler

Phone: (210) 375-9000 Fax: (210) 375-9010 E-mail: bspengler@pape-dawson.com

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 checked="" type="checkbox"/> Minor	<input type="checkbox"/> Major <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"/> 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)

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

Items Submitted	Staff Inventory	<u>Required Items for Completeness Review</u>												
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Completed and signed Application Form												
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Review Fee												
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital information in xxx.DWG or xxx.DXF												
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8 1/2 "x 11" Reduced Copy												
<input type="checkbox"/>	<input type="checkbox"/>	Storm Water Management Plan (2 copies)												
<input type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Analysis (TIA) (4 copies) – FEE Received <input type="checkbox"/> Indicate type: <input type="checkbox"/> Worksheet <input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parks Review Fee												
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF), do not email.												
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	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. <table border="0" style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Master Development Plan/ Major Thoroughfare</td> <td><input checked="" type="checkbox"/> Storm Water Engineering</td> </tr> <tr> <td><input checked="" type="checkbox"/> Historic</td> <td><input checked="" type="checkbox"/> Traffic & Streets</td> </tr> <tr> <td><input checked="" type="checkbox"/> Disability Access (Sidewalks)</td> <td><input checked="" type="checkbox"/> Trees Preservation</td> </tr> <tr> <td><input checked="" type="checkbox"/> Zoning</td> <td><input checked="" type="checkbox"/> Parks</td> </tr> <tr> <td><input checked="" type="checkbox"/> SAWS Aquifer</td> <td><input checked="" type="checkbox"/> Bicycle Mobility</td> </tr> <tr> <td><input checked="" type="checkbox"/> Bexar County Public Works</td> <td><input type="checkbox"/> Other: _____</td> </tr> </table>	<input checked="" type="checkbox"/> Master Development Plan/ Major Thoroughfare	<input checked="" type="checkbox"/> Storm Water Engineering	<input checked="" type="checkbox"/> Historic	<input checked="" type="checkbox"/> Traffic & Streets	<input checked="" type="checkbox"/> Disability Access (Sidewalks)	<input checked="" type="checkbox"/> Trees Preservation	<input checked="" type="checkbox"/> Zoning	<input checked="" type="checkbox"/> Parks	<input checked="" type="checkbox"/> SAWS Aquifer	<input checked="" type="checkbox"/> Bicycle Mobility	<input checked="" type="checkbox"/> Bexar County Public Works	<input type="checkbox"/> Other: _____
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For Staff Use Only

Complete Incomplete

Completeness Review By: _____ Date: _____