



City of San Antonio, Texas

Department of Development Services

December 5, 2011

Cara C. Tackett, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78232

RE: Master Development Plan - 838A, Kallison Ranch application status.

Dear Ms. Tackett:

We have reviewed your MDP application that was submitted on November 30, 2010. Based on the Texas Local Government Code 245.002 (e) (1) *Uniformity of Requirements* the following is our official finding:

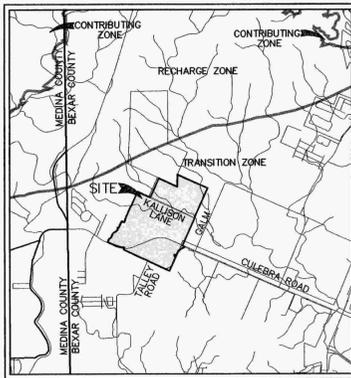
Development Services Department deemed your MDP application invalid. The applicant has failed to provide documents or other information necessary to comply with the City's technical requirements since March 24, 2010. Therefore, your MDP application is invalid. Should you care to develop your property in the future by phases then a new MDP application and fees will need to be submitted.

If you have any further questions please contact Luz M. Gonzales, Planner at (210) 207-7898.

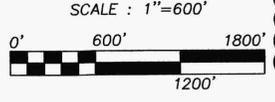
Sincerely,

A handwritten signature in blue ink, appearing to read "JPJ".

John P. Jacks
Interim Assistant Director



LOCATION MAP
SCALE = 1:10,000



SCALE: 1"=600'

LAND USE	ACREAGES					
	TOTAL	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
COMMERCIAL	183.42	40.35	238.70	230.19	248.84	100.00
RESIDENTIAL	1217.16	255.61	238.70	230.19	248.84	243.82
FLOODPLAIN	129.57	28.57	57.73	43.27	6.01	
STREET R.O.W.	37.77	13.85	11.75	6.16	6.01	
STREET EXTENSION	1.80	1.80				
SCHOOL	15.01	15.01				
AMENITY CENTER/PARK	1.09	1.09				
TOTAL	1585.8					

ACREAGE	RESIDENTIAL UNIT SUMMARY				
	TOTAL	PHASE 1	PHASE 2	PHASE 3	PHASE 4
# OF UNITS	6420	1405	1210	1150	1315
DENSITY UNITS/AC.	5.3	5.5	5.1	5.0	5.3

OCTOBER, 2009
THIS PLAN AMENDS THE PREVIOUSLY APPROVED MDP NO. 838, APPROVED BY THE PLANNING DIRECTOR ON 8/29/2005

- REVISED A PORTION OF RESIDENTIAL PHASE 1 TO SHOW AMENITY CENTER.
- REVISED A PORTION OF RESIDENTIAL PHASE 1 TO SHOW ELEMENTARY SCHOOL SITE.
- REVISED LAND USE AND RESIDENTIAL UNIT SUMMARY TABLES.

LEGEND

- MASTER DEVELOPMENT PLAN LIMITS
- EXISTING CONTOURS
- PHASE BOUNDARY
- APPROXIMATE LIMITS OF THE 100 YEAR ULTIMATE DEVELOPMENT FLOODPLAIN
- D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- D.R. DEED RECORDS OF BEAR COUNTY, TEXAS



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	1256.28'	2924.79'	24°36'35"	1246.62'	N80°10'43"E
C2	10.05'	1388.40'	0°24'54"	10.06'	S23°35'14"W
C3	238.23'	1475.40'	9°15'05"	237.97'	N19°10'09"E
C4	812.97'	2804.79'	16°36'26"	810.13'	S74°36'34"E
C5	1753.54'	1106.30'	90°49'00"	1575.65'	S69°33'53"W
C6	425.78'	2924.79'	82°02'22"	425.41'	N70°28'34"W
C7	1515.77'	3881.19'	22°22'35"	1506.15'	S83°19'21"W
C8	2317.86'	2804.79'	47°20'56"	2252.47'	N88°27'08"W
C9*	153.17'	250.00'	35°06'11"	150.78'	N41°43'28"E
C10*	197.58'	250.00'	45°18'34"	192.48'	S36°38'26"E
C11*	185.30'	200.00'	47°21'19"	166.64'	N37°40'19"E
C12*	397.83'	300.00'	75°58'48"	369.31'	N23°21'34"E

NOTES:

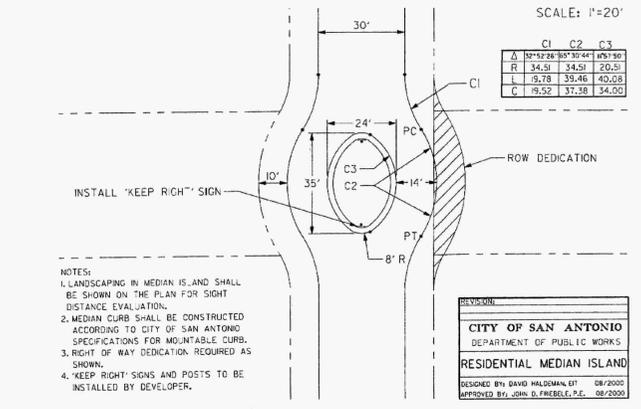
- N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS DF4371 TXAN SAN ANTONIO RRP2 CORRS ARP N:29228.343 W:0983435.880 DF4377 TXCC CORPUS CHRISTI R2 CORRS ARP N:274426.854 W:0972630.011 4F9488 ARP3 ARIANAS PHASE 3 CORRS ARP N:275016.049 W:0970332.219
- DIMENSIONS SHOWN ARE SURFACE.
- COMBINED SCALE FACTOR USED IS 0.99983.
- BEARINGS MUST BE ROTATED 0°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83

NOTES:

PROPERTY BOUNDARY IS BASED ON SURVEY PREPARED BY PAPE-DAWSON ENGINEERS, INC.

NOTES:

- WATER SERVICE - BEAR METROPOLITAN WATER DISTRICT.
- SANITARY SEWER SERVICE - SAN ANTONIO WATER SYSTEM.
- GAS & ELECTRIC SERVICE - CITY PUBLIC SERVICE.
- TELEPHONE SERVICE - SBC.
- ALL ACRES SUBJECT TO CHANGE WITHOUT NOTICE.
- 100-YEAR FLOOD PLAN BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP 220 OF 900, COMMUNITY PANEL NUMBER 4802900220F, DATED JANUARY 4, 2002 FOR BEAR COUNTY, TEXAS AND INCORPORATED AREAS.

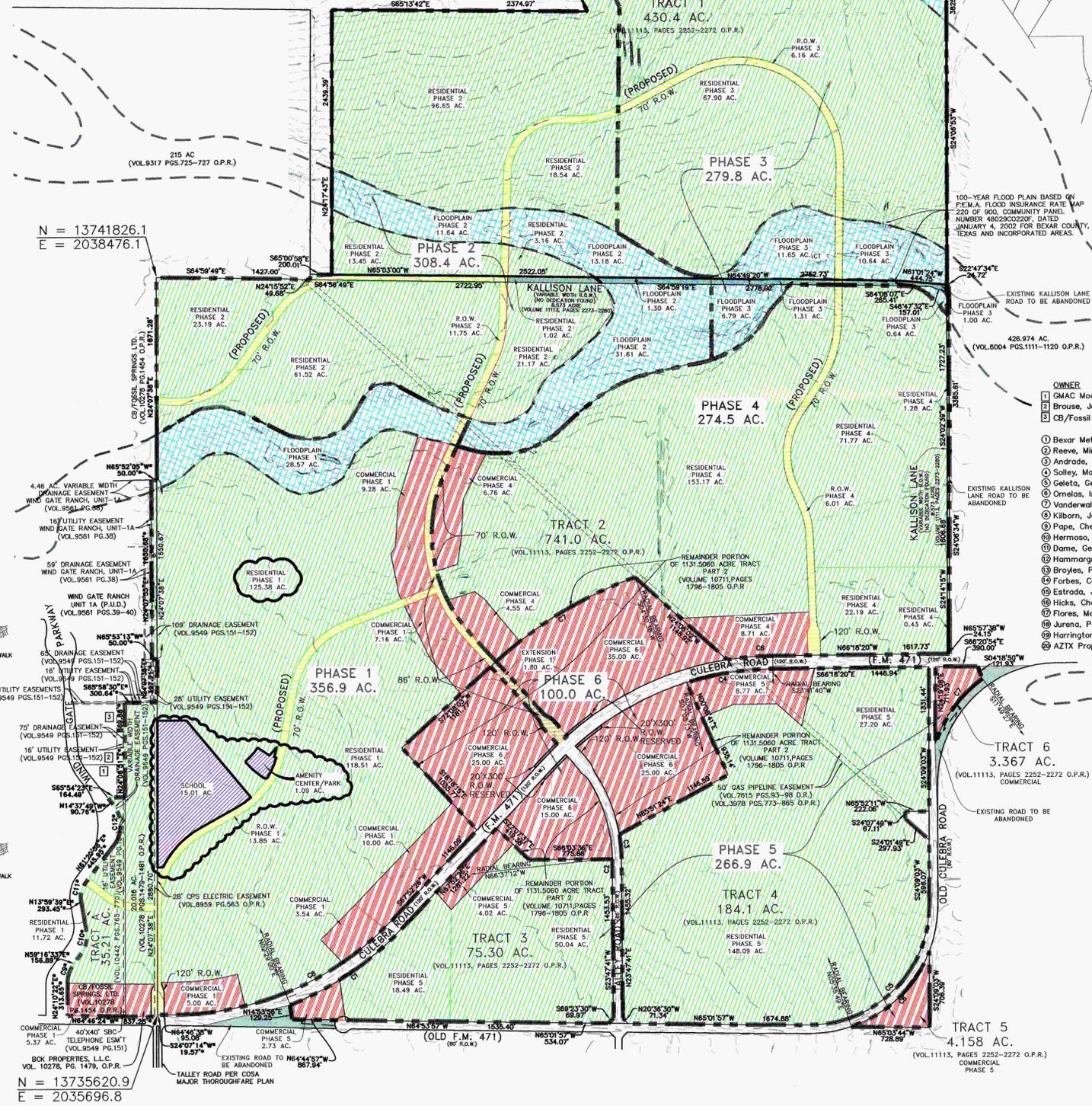


INTERSECTION CONFIGURATION LOCAL STREET AT COLLECTOR*

TYPICAL 120' R.O.W. STREET CROSS SECTION

TYPICAL 86' R.O.W. STREET CROSS SECTION

TYPICAL 70' R.O.W. STREET CROSS SECTION



- OWNER**
- GMAC Model Home Finance Inc.
 - Brouse, John A. & Suzanne
 - CB/Fossil Springs Ltd., Attn: C. Edward Barron III
- ADDRESS**
- 7204 Glen Forest Drive, Ste 201, Richmond, VA 23226-3788
798 Thunder Hill Drive, O Fallon, MO 63366-4096
5150 N Loop 1604 W, San Antonio, TX 78249-1325
- 13678 Remuda Ranch Drive, San Antonio, TX 78254-1747
13670 Remuda Ranch Drive, San Antonio, TX 78254-1747
13654 Remuda Ranch Drive, San Antonio, TX 78254-1747
13638 Remuda Ranch Drive, San Antonio, TX 78254-1747
10203 Remuda Brush Drive, San Antonio, TX 78254-1722
10202 Remuda Brush Drive, San Antonio, TX 78254-1722
Vanderwall, Matthew Winslow
10207 Remuda Briar, San Antonio, TX 78254-1718
10208 Remuda Briar, San Antonio, TX 78254-1718
13454 Remuda Ranch, San Antonio, TX 78254-1745
434 Briggs St., San Antonio, TX 78211-3502
13422 Remuda Ranch Drive, San Antonio, TX 78254-1745
13406 Remuda Ranch Drive, San Antonio, TX 78254-1745
13346 Remuda Ranch, San Antonio, TX 78254-1744
13330 Remuda Ranch Drive, San Antonio, TX 78254-1744
13314 Remuda Ranch, San Antonio, TX 78254-1744
13268 Remuda Ranch, San Antonio, TX 78254-1743
13252 Remuda Ranch Drive, San Antonio, TX 78254-1743
13143 Remuda Circle, San Antonio, TX 78254-1778
13159 Remuda Circle, San Antonio, TX 78254-1778
5670 Verbeno, San Antonio, TX 78240-1719
- 1 Beax Metropolitan Water District
2 Reeve, Minda P.
3 Andrade, Lionel F. Jr. & Nancy B.
4 Solley, Malcolm J. & Herma M.
5 Galetta, George M. & Kobbie J.
6 Ornelas, Inez & Veronica
7 Vanderwall, Matthew Winslow
8 Kiborn, John M. & Joy L.
9 Pope, Chester W. & Lorraine E.
10 Hermoso, Miguel Angel & Alicia Gomez
11 Dame, Gerard & Maxine
12 Hammargren, Mark A. & Lorelei Teresa Fogel
13 Broyles, Patricia J.
14 Forbes, Carlton A. & Chongae H.
15 Estrada, Juan Jr. & Beatrice T.
16 Hicks, Cheryl Anne
17 Flores, Magdalena R. & Reynaldo A.
18 Jurena, Paul N.
19 Harrington, Keith J. & Karen M.
20 AZTX Properties, Ltd.

NOTES:

- SITE WILL COMPLY WITH SECTION 35-503 OF THE UDC REGARDING PARKS/OPEN SPACE REQUIREMENTS IN EFFECT AT THE TIME OF THIS MDP SUBMITTAL.
- STREET LAYOUTS, PHASING AND DENSITY ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. REVISIONS SHALL BE SUBMITTED IN ACCORDANCE WITH THE UDC AS REQUIRED.
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(g).
- PRIOR TO ANY PLAT APPROVALS AND OR RECORDATION A SUPPLEMENTAL/RIID #012 WILL BE SUBMITTED FOR REVIEW FOR APPROVAL TO THE COMPLIANCE OF UDC CHAPTER 35.

PHASING NOTE:

STANDARD CYCLE OF CONSTRUCTION FOR SINGLE-FAMILY RESIDENTIAL WILL BE USED. THIS CONSISTS OF CONSTRUCTION OF UTILITIES, ROADWAYS, AND DRAINAGE STRUCTURES.

NOTE:

THE KALLISON RANCH DEVELOPMENT LIES OUTSIDE THE LIMITS OF THE CITY OF SAN ANTONIO.

ENGINEER/AGENT:

LICENSED PROFESSIONAL ENGINEER

DEVELOPER: ONE KR VENTURE, L.P.

MR. BEN WISSINK
1301 MUNICIPAL WAY, SUITE 200
GRAPEVINE, TEXAS 76051

THIS MASTER DEVELOPMENT PLAN, SUBMITTED TO AND CONSIDERED BY THE CITY OF SAN ANTONIO, IS HEREBY APPROVED.

DATED _____ DAY OF _____, A.D. _____

BY: _____
DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

PAPE-DAWSON ENGINEERS
1985-2005 - 40 YEARS OF EXCELLENCE

REVISIONS:

PHONE: 210.375.0000
FAX: 210.375.0910

SAN ANTONIO TEXAS 78216
655 EAST RAMSEY

KALLISON RANCH MASTER DEVELOPMENT PLAN
MDP# 838A

RECEIVED
9/10/09 2:31 PM '09

JOB NO. 5416-05
DATE OCTOBER 2009
DESIGNER AR
CHECKED CCT DRAWN JF
SHEET 1 OF 1

Date: Oct 22, 2009, 11:56am User ID: jrb@pdsd.com
File: P:\61\616\42\Design\Civil\MDP5416-05-rev.cdw\$state.mxd

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.



City of San Antonio, Texas

Department of Development Services

October 15, 2010

Thomas M. Carter
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78232

RE: Planned Unit Development - PUD 10-001 Independence Village at the Dominion ALF application status

Dear Mr. Carter:

We have reviewed your PUD application that was submitted on October 12, 2009. Based on the Texas Local Government Code 245.002 (e) (1) *Uniformity of Requirements* the following is our official finding:

Development Services Department deemed your PUD application invalid. The applicant has failed to provide documents or other information necessary to comply with the City's technical requirements since November 30, 2009. Therefore, your PUD application is invalid. Should you care to develop your property in the future by PUD requirements then a new PUD application and fees will need to be submitted.

If you have any further questions please contact Luz M. Gonzales at 207-7898.

Sincerely,

Christopher J. Looney, AICP
Interim Assistant Director



CITY OF SAN ANTONIO

August 29, 2005

Ruben Cervantes, P.E.

Pape-Dawson Engineers, Inc.
555 East Ramsey,
San Antonio, TX 78216

Re: Kallison Ranch Subdivision

MDP # 838

Dear Mr. Cervantes:

The City Staff Development Review Committee has reviewed Kallison Ranch Subdivision Master Development Plan M.D.P. # 838. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- The acceptance of this Master Development Plan # 838 is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- 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.
- The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed project, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic

Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that archaeological sites have been previously identified within/nearby the above referenced property. Also, the property may contain other sites, some of which may be significant. Additionally, the property may contain historical architectural sites. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org. The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since April, 2005, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO allowed 30 days from receipt for reviews.

If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation should be prepared and submitted to the HPO and SHPO for review. If no significant sites are found or upon reevaluation are found to not be significant, after the SHPO concurs, development may proceed throughout the property. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

- The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Kallison Ranch Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Kallison Ranch development is located in western Bexar County, along the north and south side of FM 471 (Culebra Road), approximately 1.5 miles east of proposed State Highway 211. The proposed development consisting of 1,585 acres, is proposed to be

developed with as many as 6,500 single-family residential units, 965,000 square feet of retail, a elementary school, a middle school, a high school and 965,000 square feet of general office building. The proposed land use plan for Kallison Ranch/Wind Gate Ranch is estimated to generate 8,323 AM peak hour trips, 12,562 PM peak hour trips with a total of 120,954 daily trips. The development is projected to be complete in the year 2018.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Kallison Ranch Development, at no cost to the City of San Antonio:

1. **ROW Requirements** – Length of ROW widening for Street 1 and Street 2 at FM 471 (Culebra Road) to comply with left turn bay storage lengths as required by TIA. ROW requirements dictate widened ROW beyond the 200 feet with 100 transition shown on the MDP. Length of ROW widening in accordance with the TIA for Streets 1 and Street 2 at FM 471 to be required at platting.
2. **Street 1 and Street 2 (internal collectors)** – Construction of an internal collector street system. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c), (4)). The ROW is to be widened to 86 feet at internal intersections to accommodate separate left-turn bays in accordance with TIA requirements. This widening should occur for 300-feet before and after the driveway or intersection along with appropriate ROW transition. Street 2 - construction of an internal Arterial Street System (86-feet of ROW) from FM 471 (Culebra Road) to Street 1 approximately 2100-feet in length.
3. **FM 471 (Culebra Road)** – The Developer shall dedicate 60 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of FM 471 (Culebra Road) (Primary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. Based on the TIA analysis, a minimum of 160-feet of ROW shall be provided at the intersections to accommodate the turn lanes improvements, with 120-feet of ROW at the mid block to accommodate six lanes. The total length of property frontage is approximately 1.6 miles.
4. **FM 471 (Culebra Road) and Old Culebra Road** – On westbound FM 471 construction left turn lane with required storage and bay taper as it relates to the submitted TIA traffic counts.

5. ***Existing Talley Road and Talley Road extension (Street 2)*** –Based on the TIA analysis, a minimum of 120-feet of ROW shall be provided at the intersection (existing Talley Road and FM 471), with 70-feet of ROW at the mid block north of Street 1. On street 2 (Talley road extension) 120 feet ROW with separate dual left turn lanes with required storage and bay taper as it relates to the submitted TIA traffic counts and separate right turn lane. On Talley Road, 120 feet ROW with separate dual left turn bays with required storage and bay taper as it relates to the submitted TIA traffic counts and separated right turn lane. On westbound FM 471, construct a deceleration lane with right turn bay and construct dual-left turn lanes with required storage and bay taper as it relates to the submitted TIA traffic counts. On eastbound FM 471 at Talley Road construct deceleration lane and dual left turn lanes with required storage and bay taper as it relates to the submitted TIA traffic counts.
6. ***Street 1/Talley Road (Major Thoroughfare Plan extension)*** – On Street 1, based on the TIA analysis, a minimum of 120-feet of ROW shall be provided at the intersection of Culebra Road to accommodate dual left turn lanes with required storage and bay taper as it relates to the submitted TIA traffic counts. On westbound FM 471, construct a deceleration lane and right turn lane and construct left turn lane with required storage and bay taper as it relates to the submitted TIA traffic counts.
7. The following intersections will require mitigation for a traffic signal (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT) and pavement widening as per UDC 35-502, (7) Limitations on Traffic Impact Analysis, C. Lane configuration of all intersections shall follow Table 2 as amended May 13,2005 in the Level 3 Traffic Impact Analysis. All street locations are identified in the approved Master Development Plan. Traffic signals shall be warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT. All traffic shall be coordinated along the proposed street network.
 - FM 471 (Culebra Road) at Existing Talley Road
 - FM 471 (Culebra Road) at Street 1
 - FM 471 (Culebra Road) at Street 2
8. All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
9. All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.

10. Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.
11. Submit revised TIA showing turning movements at intersections of internal collectors for individual units at platting.
12. Revise note 2, "street layouts, phasing, and density are preliminary and change requires resubmittal of the TIA report."

It should be understood that the submitted TIA concurrent with the proposed Kallison Ranch MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting

- This project will be subject to the Streetscape standards and 2003 Tree Preservation ordinance.

No Tree Preservation plan is approved for this MDP.

- The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Kallison Ranch Subdivision located north of FM 471 east of Windgate Ranch Parkway.

The proposed 1,586 acres of mixed use development is estimated to generate 120,954 average daily trips. FM 471 traverses through the southern portion of the subdivision while Old FM 471 creates the southern most boundary.

The following improvements will be provided by the developer prior to completion of the Kallison Ranch Subdivision:

1. FM 471 (Culebra Road) will require 120 ft ROW mid-block and 160 ft ROW at each intersection to accommodate additional necessary turn lanes. As an interim, the following intersections are recommended to be upgrade with exclusive right-turn and left-turn lanes on FM 471 as per TxDOT standards.
 - o Talley Road

Mr. Cervantes
August 29, 2005
Page 6

- o Old Culebra Road East
 - o Street 1 (west of Talley)
 - o Street 2 (east of Talley)
2. Old FM 471 will be realigned at FM 471 East, creating a perpendicular intersection. The diagonal intersection of Old 471 and FM 471 West will be eliminated.
 3. The extension of Talley Road into the site will be 70 feet right-of-way, with widening at the intersection with FM 471 to 120 feet to accommodate the necessary turn lanes.
 4. All internal roadways shall follow recommendations set forth by Table 12 of the Kallison Ranch Level 3 TIA.
 5. Traffic signals and all-way stops recommended in the TIA shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

I would encourage you to work closely with the school district, so that 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. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

Mr. Cervantes
August 29, 2005
Page 7

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Sam Dent, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
Christina De La Cruz, P.E., Public Works



City of San Antonio Planning & Development Services 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 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>Kallison Ranch MDP Amendment</u>	
Owner/Agent: <u>D.R. HORTON</u>	E-mail: _____
Address: <u>211 N. LOOP 1604 EAST, STE. 130</u>	Zip code: <u>78232</u> Phone: <u>210-496-2668</u>
Contact Person Name: <u>Cara C. Tackett</u>	E-mail: <u>ctackett@pape-dawson.com</u>
Company: <u>Pape-Dawson Engineers, Inc.</u>	Relationship to Owner: <u>Engineer</u>
Address: <u>555 East Ramsey</u>	Zip code: <u>78216</u> Phone: <u>(210) 375-9000</u>

Plan Proposal:

Total number of lots: <u>6420</u>	Total acreage: <u>1585.8</u>
Existing zoning: <u>N/A (OCL)</u>	Proposed zoning: <u>N/A (OCL)</u>
Density (dwelling units per acre): <u>5.0-5.5</u>	Typical residential lot size: <u>50 x 120</u>
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>1,405</u>	Phase: <u>4</u> Dwelling units: <u>1,315</u>
Phase: <u>2</u> Dwelling units: <u>1,210</u>	Phase: <u>5</u> Dwelling units: <u>1,340</u>
Phase: <u>3</u> Dwelling units: <u>1,150</u>	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

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

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

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

Construction start date: _____

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

For City Use Only

Intake Date: _____	Intake By: _____
--------------------	------------------

RECEIVED
09 NOV 23 PM 3:15
LAND DEVELOPMENT
SERVICES DIVISION

City of San Antonio
 Planning & Development Services
 Master Plan Review Application

File #: 838A

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 Planning & 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: CHRISTOPHER LINDHORST Signature: [Handwritten Signature]

Date: 11/2/09 Phone: (210) 496-2668 Fax: (210) 495-3108

E-mail: clindhorst@DRHORTON.COM

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

Melissa Ramirez Senior Management Analyst (210) 207-7038 Melissa.Ramirez@sanantonio.gov	Elizabeth Carol Senior Management Analyst (210) 207-7893 Elizabeth.Carol@sanantonio.gov
Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov	Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov
Robert Lombrano Planner (210) 207-5014 Robert.Lombrano@sanantonio.gov	Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov
	Donna Schueling Planner (210) 207-5016 Donna.Schueling@sanantonio.gov

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City of San Antonio
Planning & Development Services
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;
- 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;

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**City of San Antonio
Planning & Development Services
Master Plan Review Application**

- (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 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.;

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Master Plan Review Application

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, locational 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;

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Master Plan Review Application

- 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 of 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.

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City of San Antonio

Planning & Development Services

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 checked="" type="checkbox"/> Master Development Plan Amendment <input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MDP/ P.U.D. Plan (combination) <input type="checkbox"/> Flexible Development Plan (FDP) <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"/> Form Based Zone District (FBZD)	<input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Planned Unit Development Amendment <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> Mixed Use District (MXD) <input type="checkbox"/> Traditional Neighborhood Development (TND) <input type="checkbox"/> Master Planned Community District (MPCD) <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) <input type="checkbox"/> Manufactured Home Park Plan (MHPP) <input type="checkbox"/> Alternative Pedestrian Plan (APP)
--	--

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Applicant Contact Information:

Project Name: <u>Kallison Ranch MDP Amendment</u>	
Owner/Agent: <u>One KR Venture, LP.</u>	E-mail: <u>saathoff@texasnet</u>
Address: <u>1301 Municipal Way, Suite 200</u>	Zip code: <u>76051</u> Phone: <u>(512) 657-6420</u>
Contact Person Name: <u>Cara C. Tackett</u>	E-mail: <u>ctackett@pape-dawson.com</u>
Company: <u>Pape-Dawson Engineers, Inc.</u>	Relationship to Owner: <u>Engineer</u>
Address: <u>555 East Ramsey</u>	Zip code: <u>78216</u> Phone: <u>(210) 375-9000</u>

Plan Proposal:

Total number of lots: <u>6420</u>	Total acreage: <u>1585.8</u>
Existing zoning: <u>N/A (OCL)</u>	Proposed zoning: <u>N/A (OCL)</u>
Density (dwelling units per acre): <u>5.0-5.5</u>	Typical residential lot size: <u>50 x 120</u>
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>1,405</u>	Phase: <u>4</u> Dwelling units: <u>1,315</u>
Phase: <u>2</u> Dwelling units: <u>1,210</u>	Phase: <u>5</u> Dwelling units: <u>1,340</u>
Phase: <u>3</u> Dwelling units: <u>1,150</u>	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

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

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

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

Construction start date: _____

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

For City Use Only

Intake Date: _____	Intake By: _____
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City of San Antonio
 Planning & Development Services
 Master Plan Review Application

MDP#
 File #: 838A

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.

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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 Planning & 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: Brian Saathoff Signature: 

Date: _____ Phone: (512) 657-6420 Fax: (512) 257-9969

E-mail: saathoff@texas.net

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

Melissa Ramirez Senior Management Analyst (210) 207-7038 Melissa.Ramirez@sanantonio.gov	Elizabeth Carol Senior Management Analyst (210) 207-7893 Elizabeth.Carol@sanantonio.gov
Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov	Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov
Robert Lombrano Planner (210) 207-5014 Robert.Lombrano@sanantonio.gov	Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov
	Donna Schueling Planner (210) 207-5016 Donna.Schueling@sanantonio.gov

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**City of San Antonio
Planning & Development Services
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;
- 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 show 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;

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Planning & Development Services
Master Plan Review Application

- (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.;

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Planning & Development Services
Master Plan Review Application

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, locational 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;

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Planning & Development Services
Master Plan Review Application

- 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 of 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.

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Planning & Development Services
Master Development Plan
Completeness Review



Project Name: Kallison Ranch MDP Amendment
Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.
Address: 555 E. Ramsey, San Antonio, TX 78216
Contact Person Name: Cara C. Tackett, P.E.
Phone: (210) 375-9000 Fax: (210) 375-9010 E-mail: ctackett@pape-dawson.com

Master Plan Application Type (check one):

- Master Development Plan (MDP)
Master Development Plan Amendment (Major/Minor)
MDP/ P.U.D. Plan (combination)
Flexible Development Plan (FDP) (Urban/Rural/Mixed Heavy Industrial)
Form Based Zone District (FBZD)
Planned Unit Development (PUD)
Planned Unit Development Amendment (Major/Minor)
Mixed Use District (MXD)
Traditional Neighborhood Development (TND)
Master Planned Community District (MPCD)
Military Airport Overlay Zone (MAOZ)
Manufactured Home Park Plan (MHPP)
Alternative Pedestrian Plan (APP)

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

Required Items for Completeness Review

Table with 2 columns: Items Submitted, Staff Inventory. Lists various requirements like Application Form, Review Fee, Digital information, Storm Water Management Plan, etc.

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Complete Incomplete

Completeness Review By: Date:

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MDP#
838A



Figure 35-B133-1
Habitat Compliance Form
CITY OF SAN ANTONIO
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
1901 S. Alamo, San Antonio, TX 78204

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LAND DEVELOPMENT
& SERVICES DIVISION

1. Commentary:

For information on endangered species habitat within Bexar County as may be established, see the 2008 Draft Recovery Plan for Bexar County Karst Invertebrates, available on US Fish and Wildlife Service website and Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes by Texas Parks and Wildlife Department available on their website.

2. Applicant Contact Information:

Project Name: <u>Kallison Ranch MDP Amendment</u>	
Property Owner: <u>One KR Venture, LP.</u>	E-mail: _____
Address: <u>1301 Municipal Way, Suite 200</u>	Zip code: <u>76051</u> Phone: <u>(817) 835-0650</u>
Agent: <u>Brian Saathoff</u>	E-mail: <u>Saathoff@texas.net</u>
Address: <u>12306 Waterton Parke Cr.</u>	Zip code: <u>78726</u> Phone: <u>(512) 657-6420</u>
Contact Person Name: <u>Cara C. Tackett, P.E.</u>	E-mail: <u>ctackett@pape-dawson.com</u>
Company: <u>Pape-Dawson Engineers, Inc.</u>	Relationship to Owner: <u>Engineer</u>
Address: <u>555 E. Ramsey, San Antonio, Texas</u>	Zip code: <u>78216</u> Phone: <u>(210) 375-9000</u>

3. Property Location:

Property address or nearest street intersection if address not available: intersection of Culebra Rd. & Talley Rd.
Acres: 1,585.8 Ferguson map grid: 544 & 545 USGS Grid: 299826

In addition to this form, please submit an aerial map designating property boundaries based on the most recently available imagery. Maps can be obtained from www.sanantonio.gov/dsd and saved into a PDF format.

4. Application Type (check one):

<input checked="" type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Tree Permit
<input type="checkbox"/> Major Plat	<input type="checkbox"/> Planned Unit Development (PUD) Plan
<input type="checkbox"/> Development Plat	<input type="checkbox"/> Minor Plat

5. Endangered Species Act Coverage (check one):

The activity subject to the application to the City of San Antonio is covered under an existing Section 10(a) permit or a Section 7 Biological Opinion analyzing the activity as proposed, and the activity is identical or very similar to the activity proposed in permit and located in the same geographic location. *Skip to section 7, no affidavit required.*

The activity subject to the application to the City of San Antonio is covered by participation in an approved Regional Habitat Conservation Plan. *Skip to section 7, no affidavit required.*

The activity subject to the application to the City of San Antonio is not covered by an existing Section 10(a) permit or a Section 7 Biological Opinion nor participation in an approved Regional Habitat Conservation Plan. *(Complete sections 6, 7 and 8 (if applicable) below)*



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6. Description for Activities Without Coverage (check one box for both sections A and B):

<p>A. Golden-cheeked Warbler Endangered Species</p>	<p><input checked="" type="checkbox"/> There is no requirement for coverage of this listed species because no part of the tract subject to the application to the City of San Antonio contains habitat types that may be used by Golden-cheeked Warblers as set forth in <i>Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes, Texas Parks and Wildlife Department, available on their website</i>. While this requirement applies throughout the jurisdiction of the City of San Antonio, based on the U.S. Fish & Wildlife Service Recovery Plan maps for Golden-cheeked Warblers, there is a rebuttable presumption that areas located inside of Loop 1604 that are within the jurisdiction of the City of San Antonio, as well as areas located to the south of U.S. Highway 90 and east of Interstate Highway 35, do not contain habitat.</p> <p><input type="checkbox"/> The tract subject to the application to the City of San Antonio is within a presumptive habitat areas and an Endangered Species Survey has been completed within the past 3 years by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: U.S. Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758</p> <p><input type="checkbox"/> The tract subject to the application to the City of San Antonio is within a presumptive habitat area and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. (Selecting this box requires the applicant to complete the Habitat Compliance Affidavit in Section 8 below.)</p>
<p>B. Karst Invertebrate Endangered Species</p>	<p><input checked="" type="checkbox"/> There is no requirement for coverage of these listed species because no part of this tract subject to the application to the City of San Antonio is located within karst zone 1 or 2 of the areas in Bexar County identified as karst zones in the USFWS 2008 Draft Bexar County Karst Invertebrates Recovery Plan.</p> <p><input type="checkbox"/> The tract or portions of the tract subject to the application to the City of San Antonio is located within Karst Zone 1 or 2 as identified in the U.S. Fish & Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and an Endangered Species Survey has been completed by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: U.S. Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758</p> <p><input type="checkbox"/> The tract or portions of the tract subject to the application to the City of San Antonio is located within Karst Zone 1 or 2 as identified in the U.S. Fish & Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. (Selecting this box requires the applicant to complete the Habitat Compliance Affidavit in Section 8 below.)</p>

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PLANNING & DEVELOPMENT SERVICES DEPARTMENT

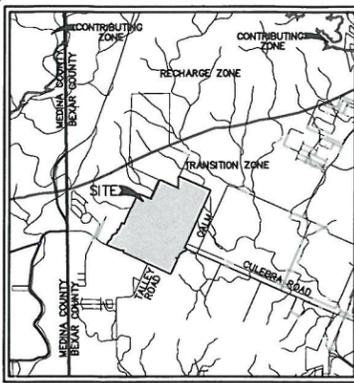
7. Owner or Authorized Representative (form is considered incomplete without this section):

I certify that the information provided in this Habitat Compliance Form is true and accurate.

Print Name: Brian Saathoff Signature:

Address: 12306 Waterton Parke Cr. City: Austin State: TX ZipCode: 78726

E-mail: Saathoff@Texas.net



LOCATION MAP
SCALE = 1:10,000

LAND USE SUMMARY

LAND USE	ACREAGES					
	TOTAL	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
COMMERCIAL	183.42	40.35	238.70	230.19	248.84	243.82
RESIDENTIAL	1217.16	255.61	238.70	230.19	248.84	243.82
FLOODPLAIN	129.57	28.57	57.73	43.27		
STREET R.O.W.	37.77	13.85	11.75	6.16	6.01	
STREET EXTENSION	1.80	1.80				
SCHOOL	15.01	15.01				
AMENITY CENTER/PARK	1.89					
TOTAL	2506.88	597.99	597.99	597.99	597.99	597.99

OCTOBER, 2009
THIS PLAN AMENDS THE PREVIOUSLY APPROVED MDP NO. 838, APPROVED BY THE PLANNING DIRECTOR ON 8/29/2005

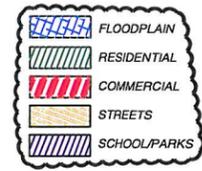
- REVISED A PORTION OF RESIDENTIAL PHASE 1 TO SHOW AMENITY CENTER.
- REVISED A PORTION OF RESIDENTIAL PHASE 1 TO SHOW ELEMENTARY SCHOOL SITE.
- REVISED LAND USE AND RESIDENTIAL UNIT SUMMARY TABLES

RESIDENTIAL UNIT SUMMARY

ACREAGE	PHASE 2			PHASE 3			PHASE 4			PHASE 5		
	# OF UNITS	DENSITY	UNITS/ACRE									
238.70	1210	5.1	5.1	1210	5.1	5.1	1210	5.1	5.1	1210	5.1	5.1
230.19	1150	5.0	5.0	1150	5.0	5.0	1150	5.0	5.0	1150	5.0	5.0
248.84	1240	5.0	5.0	1240	5.0	5.0	1240	5.0	5.0	1240	5.0	5.0
243.82	1180	4.8	4.8	1180	4.8	4.8	1180	4.8	4.8	1180	4.8	4.8

LEGEND

- MASTER DEVELOPMENT PLAN LIMITS
- EXISTING CONTOURS
- PHASE BOUNDARY
- APPROXIMATE LIMITS OF THE 100 YEAR ULTIMATE DEVELOPMENT FLOODPLAIN
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	1256.28	2024.72	84°30'35"	1245.87	N82°10'43"E
C2	10.06	1388.72	0°24'54"	10.06	S23°35'14"W
C3	238.23	1475.40	6°15'05"	237.97	N19°10'09"E
C4	812.97	2804.79	16°36'28"	810.13	S74°36'34"E
C5	783.54	1108.30	80°49'00"	1575.84	S69°33'37"W
C6	425.78	2924.79	8°27'22"	425.41	N70°28'34"W
C7	1515.77	3881.19	22°24'35"	1506.15	S83°19'21"W
C8	2317.85	2804.79	47°20'56"	2252.47	N88°27'06"W
C9	153.17	280.00	30°28'11"	150.78	N41°43'28"E
C10	187.88	280.00	45°53'54"	182.48	N32°38'00"E
C11	185.30	200.00	47°21'19"	180.64	N37°40'19"E
C12	397.63	300.00	75°38'48"	388.31	N23°21'34"E

NOTES:
1) N.A.D.83 GRID COORDINATES DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS DF4371 TXAN SAN ANTONIO RRP2 CORRS ARP N:292928.343 W:0983435.880 DF4377 TXCC CORPUS CHRISTI 82 CORRS ARP N:274428.854 W:0972630.011 AFR488 ARP3 ARANSAS PASS 3 CORRS ARP N:275018.049 W:0970332.219
2) DIMENSIONS SHOWN ARE SURFACE.
3) COMBINED SCALE FACTOR USED IS 0.999983.
4) BEARINGS MUST BE ROTATED 0°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83

NOTES:
PROPERTY BOUNDARY IS BASED ON SURVEY PREPARED BY PAPE-DAWSON ENGINEERS, INC.

- NOTES:
1.) WATER SERVICE - BEXAR METROPOLITAN WATER DISTRICT.
2.) SANITARY SEWER SERVICE - SAN ANTONIO WATER SYSTEM.
3.) GAS & ELECTRIC SERVICE - CITY PUBLIC SERVICE.
4.) TELEPHONE SERVICE - SBC.
5.) ALL ACREAGES SUBJECT TO CHANGE WITHOUT NOTICE.
6.) 100-YEAR FLOOD PLAIN BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP 220 OF 900, COMMUNITY PANEL NUMBER 4802000220F, DATED JANUARY 4, 2002 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.

OWNER:
1. Texas Home Finance Inc.
2. Brown, John A. & Suzanne
3. Brown Springs Ltd., Attn: C. Edward Barron III

ADDRESS:
7204 Glen Forest Drive, Ste 201, Richmond, VA 23228-3788
798 Thunder Hill Drive, O Fallon, MO 63368-4096
5150 N Loop 1604 W, San Antonio, TX 78249-1325

- 1) Bexar Metropolitan Water District
- 2) Reese, Minda P.
- 3) Andrade, Lioral F. Jr. & Nancy B.
- 4) Solay, Malcolm J. & Hanna M.
- 5) Giletta, George M. & Kathie J.
- 6) Ornelas, Inez & Veronica
- 7) Vanderwall, Matthew Winslow
- 8) Kilborn, John M. & Joy L.
- 9) Papa, Chester W. & Lorraine E.
- 10) Hermoso, Miguel Angel & Alicia Gomez
- 11) Dams, Garrod & Maxine
- 12) Hammingsen, Mark A. & Lorelei Teresa Fogel
- 13) Broyles, Patricia J.
- 14) Forhee, Carlton A. & Chonges H.
- 15) Estrada, Juan Jr. & Beatrice T.
- 16) Hilda, Cheryl Anne
- 17) Flores, Magdalena R. & Reynaldo A.
- 18) Juana, Paul N.
- 19) Harrington, Keith J. & Karen M.
- 20) AZTX Properties, Ltd.

NOTES:
1. SITE WILL COMPLY WITH SECTION 35-503 OF THE UDC REGARDING PARKS/OPEN SPACE REQUIREMENTS IN EFFECT AT THE TIME OF THIS MDP SUBMITTAL.

SITE APPROVED FOR PAYMENT OF FEES IN LIEU OF LAND DEDICATION
2. STREET LAYOUTS, PHASING AND DENSITY ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. REVISIONS SHALL BE SUBMITTED IN ACCORDANCE WITH THE UDC AS REQUIRED.
3. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q).
4. PRIOR TO ANY PLAT APPROVALS AND OR RECORDATION A SUPPLEMENTAL/RID #012 WILL BE SUBMITTED FOR REVIEW FOR APPROVAL TO THE COMPLIANCE OF UDC CHAPTER 35.

PHASING NOTE:
STANDARD CYCLE OF CONSTRUCTION FOR SINGLE-FAMILY RESIDENTIAL WILL BE USED. THIS CONSISTS OF CONSTRUCTION OF UTILITIES, ROADWAYS, AND DRAINAGE STRUCTURES.

NOTE:
THE KALLISON RANCH DEVELOPMENT LIES OUTSIDE THE LIMITS OF THE CITY OF SAN ANTONIO.

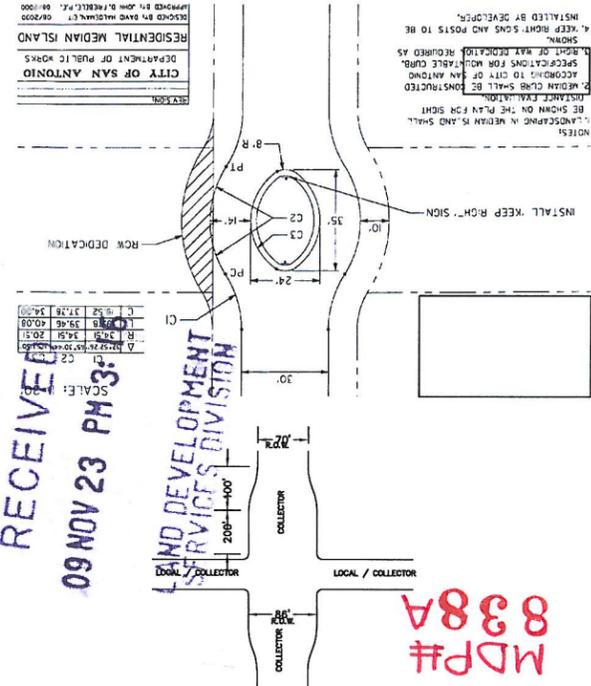
ENGINEER/AGENT:
THE LIMITS OF THE 100 YEAR ULTIMATE DEVELOPMENT FLOODPLAIN AS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.

LICENSED PROFESSIONAL ENGINEER
DEVELOPER: ONE KR VENTURE, L.P.
MR. BEN VISSNIK
1301 MUNICIPAL WAY, SUITE 200
GRAPEVINE, TEXAS 76051

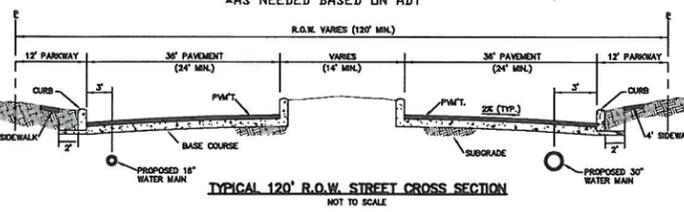
THIS MASTER DEVELOPMENT PLAN, SUBMITTED TO AND CONSIDERED BY THE CITY OF SAN ANTONIO, IS HEREBY APPROVED.

DATED _____ DAY OF _____, A.D. _____

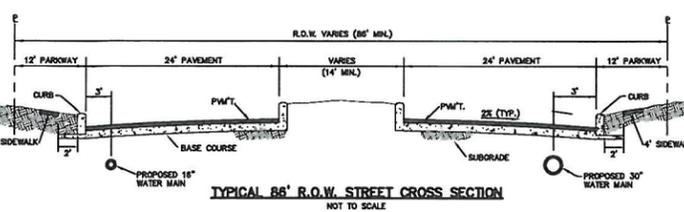
BY: _____
DIRECTOR OF PLANNING & DEVELOPMENT SERVICES



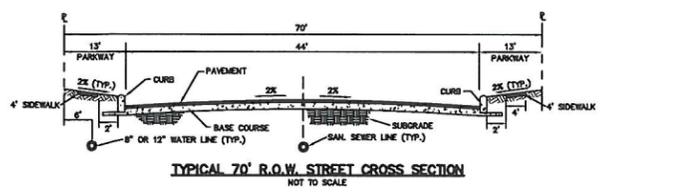
INTERSECTION CONFIGURATION LOCAL STREET AT COLLECTOR
NOT TO SCALE
WAS NEEDED BASED ON ADT



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



TYPICAL 88' R.O.W. STREET CROSS SECTION
NOT TO SCALE



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

Date: Nov 23, 2009, 10:27am User ID: MW\pjh\Layout.nb
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PAPE-DAWSON ENGINEERS
 1985-2005 - 40 YEARS OF EXCELLENCE
 555 EAST RAMSEY
 SAN ANTONIO, TEXAS 78216
 PHONE: 210.375.9000
 FAX: 210.375.9010

KALLISON RANCH
MASTER DEVELOPMENT PLAN
MDP# 838A

JOB NO. 5416-05
 DATE OCTOBER 2009
 DESIGNER AR
 CHECKED COT DRAWN JF
 SHEET 1 OF 1