



City of San Antonio

Department of Planning and Development Services

August 4, 2010

Dennis Rion, P.E.
Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Redbird Ranch – Major Amendment

MDP # 842-B

Dear Mr. Rion,

The Development Review Committee has reviewed **Redbird Ranch** Master Development Plan, or **MDP 842-B**. 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.

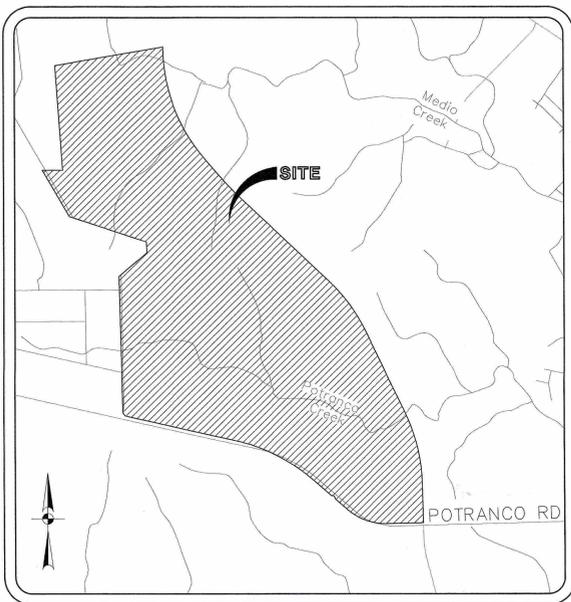
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly. 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 validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Larry Odis at (210) 207-0210.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Looney'.

Christopher Looney, AICP
Interim Assistant Director
Land Development Division



LOCATION MAP
SCALE: 1" = 2000'

EASEMENT INFORMATION:

- NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE 200' NOTIFICATION BOUNDARY.
- A. RIGHT-OF-WAY DEED (VOL. 2813, PGS. 139 D.R.B.C.T.)
 - B. PRIVATE ROAD DEED WITHOUT WARRANTY (VOL. 2452, PGS. 1201-1206 R.P.B.C.T.)
 - C. 20-FOOT STRIP WIDTH-EDGESS EASEMENT (VOL. 5091, PGS. 437-439 D.R.B.C.T.)
 - D. CHANNEL EASEMENT (VOL. 2813, PGS. 131-133 D.R.B.C.T.)
 - E. CHANNEL EASEMENT (VOL. 5260, PGS. 131-133 D.R.B.C.T.)
 - F. RIGHT-OF-WAY DEED (VOL. 2813, PGS. 319 D.R.B.C.T.)
 - G. RIGHT-OF-WAY DEED (VOL. 177, PGS. 177 D.R.M.C.)
 - H. CHANNEL EASEMENT (VOL. 177, PGS. 176-177 D.R.M.C.T.)

PROPERTY OWNERSHIP:

- 1. RED BIRD RANCH LTD.
- 2. LUSARD, WARNER C FAMILY TRUST
- 3. RANCHO COACHELLA PROPERTIES
- 4. TYRUS PROPERTIES, L.P.
- 5. TEXAS RESEARCH & TECHNOLOGY
- 6. DEAN, ROBERT J AND WILLIAM E DEAN II
- 7. STENLE, J W EST OF ROBERT C STENLE
- 8. STENLE, J W EST OF ROBERT C STENLE

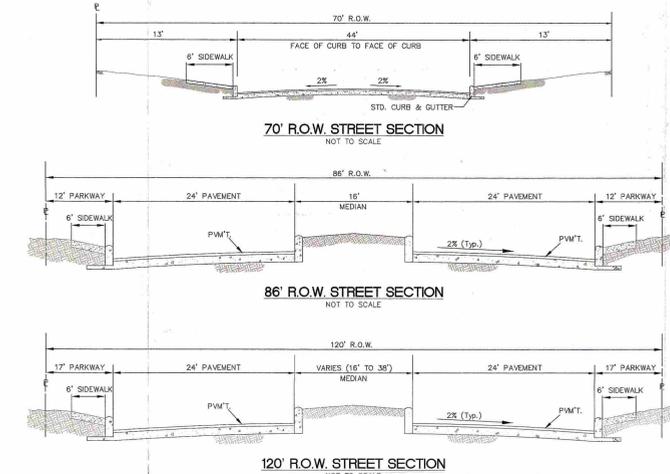
LEGEND:

- COMMERCIAL/MULTI-FAMILY
- RESIDENTIAL
- SCHOOL / DAYCARE CENTER
- AMENITY CENTER
- ONSITE FLOOD PLAN
- FLOOD PLAN
- COUNTY LINE
- 200' NOTIFICATION BOUNDARY
- CEMETERY
- PROPERTY OWNERSHIP INFORMATION (SEE LIST)
- EASEMENT INFORMATION (SEE LIST)
- 10' CONTOURS
- 50' CONTOURS
- LOCAL TYPE B
- EM EMERGENCY ONLY ACCESS
- CROSS CONNECTION
- CROSS CONNECTION DEPENDENT ON FINAL DEVELOPMENT OF ADJACENT PROPERTY
- C TO B COLLECTOR TO LOCAL TYPE B
- TADOT ACCESS POINT (PRIVATE DRIVEWAY)
- TADOT ACCESS POINT (COLLECTOR TO LOCAL B)
- LOCAL TYPE A
- TADOT ACCESS POINT (COLLECTOR REQUIRED)

DRAINAGE NOTES:

- REFERENCE STORM WATER MANAGEMENT PLAN FOR ±2,018 ACRES REDBIRD RANCH DATED MAY 2005.
- PROPOSED DEVELOPMENTS WITHIN DRAINAGE AREAS A1-A6 (MEDIO CREEK WATERSHED) WILL REQUIRE ONSITE DETENTION OR PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH STORMWATER MITIGATION.
- THE STORMWATER MANAGEMENT PLAN WITH ON-SITE DETENTION OR PROPOSED DOWNSTREAM IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATING PROCESS.
- PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.
- DETENTION PONDS WILL BE DESIGNED AT TIME OF PLATING FOR INDIVIDUAL SUBDIVISIONS, WHERE REQUIRED. APPROXIMATE SIZES FOR DETENTION PONDS FOR EACH AREA ARE DESIGNATED WITH THE FOLLOWING SYMBOL:
- FINAL LOCATIONS OF INDIVIDUAL DETENTION BASINS WILL BE BASED ON THE DEVELOPMENT PLAN AND MAY BE UPSTREAM OF LOCATIONS SHOWN ON THIS PLAN.

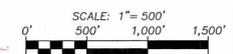
PRELIMINARY SIZING	DRAINAGE AREA (ACRES)
A1	4.36
A2	2.95
A3	3.63
A4	4.02
A5	2.95
A6	3.12



REDBIRD RANCH SUBDIVISION

A 2018.164 ACRE TRACT OF LAND COMPRISED OF A 472.003 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 11240, PAGES 1428-1438, AND THE REMAINING PORTIONS OF BOTH A 1518.164 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6636, PAGES 753-760, AND A 500.000 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8377, PAGES 1801-1807, LOCATED IN MEDIO CREEK WATERSHED, BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF THE J DELGADO SURVEY NO. 37 1/2, ABSTRACT 1283, COUNTY BLOCK 4374, THE L. BRAUN SURVEY NO. 34, ABSTRACT 1277, COUNTY BLOCK 4380, THE DE ED MONTEL SURVEY NO. 37 3/4, THE JOHN FITZGERALD SURVEY NO. 33, ABSTRACT 1290, COUNTY BLOCK 4402, THE C.C.S.D. & R.C.A.G.R. SURVEY NO. 207, ABSTRACT 887, COUNTY BLOCK 4381, THE R. CASTRO SURVEY NO. 101, ABSTRACT 1195, COUNTY BLOCK 4376, THE J. PADILLA SURVEY NO. 300 1/5, ABSTRACT 1087, COUNTY BLOCK 4375, THE C. CASTRO SURVEY NO. 300 1/2, ABSTRACT 185, COUNTY BLOCK 4378, THE J. PADILLA SURVEY NO. 300 1/5, ABSTRACT 1087, COUNTY BLOCK 4375, THE A.C. ERKINE SURVEY NO. 300 1/3, ABSTRACT 1260, COUNTY BLOCK 4372 1/2, THE M. HERNANDEZ SURVEY NO. 300 1/7, ABSTRACT 1052, COUNTY BLOCK 4372, THE JUAN TALAMANTES SURVEY NO. 300 1/5, ABSTRACT 1030, COUNTY BLOCK 4369, THE S. MUSSQUEZ SURVEY NO. 300 1/5, ABSTRACT 1084, COUNTY BLOCK 4371 AND THE I. QUINTANA SURVEY NO. 300, ABSTRACT 978, COUNTY BLOCK 4353, ALL TRACTS OF LAND BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

PLAN HAS BEEN ACCEPTED BY
 COSA
 8/4/10
 892-B
 Note: This plan will have to comply with Section 35-412, (h) Scope approval for valuation or plan will expire on 8/3/12
 Date



- KEYED NOTES:**
- MULTI-FAMILY PROJECTS LOCATED WITHIN UNITS 12, 17, 19 AND 23 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.
 - RESIDENTIAL SUBDIVISIONS WITHIN UNITS 13, 14, 15, 16, 18, 20, 21 AND 22 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN. THESE AREAS WILL COMPLY WITH UDC SECTION 35-503, BASED ON THE PROPOSED DENSITIES, PARKLAND DEDICATION REQUIREMENTS FOR THESE UNITS ARE AS FOLLOWS:
 UNIT 13 - 1.4 ACRES
 UNIT 14 - 1.4 ACRES
 UNIT 15 - 1.8 ACRES
 UNIT 16 - 2.9 ACRES
 UNIT 18 - 3.8 ACRES
 UNIT 20 - 3.2 ACRES
 UNIT 21 - 1.1 ACRES
 UNIT 22 - 9.0 ACRES
 - A NEIGHBORHOOD PARK FOR THESE UNITS IS PROVIDED IN AMENITY CENTER UNIT 24 (47.09 GROSS ACRES; 17.87 NET ACRES) AND UNIT 25 (29.25 GROSS ACRES; 9.78 NET ACRES).

LAND USE AND DENSITY TABLE

UNIT	LAND USAGE	ACREAGE (GROSS)	FLOOD PLAN	ACREAGE (NET)	# OF LOTS/EDUS	DENSITY (lots/ac.)
1	RESIDENTIAL	57.42	2.14	55.28	178	3.10
2	RESIDENTIAL	120.77	14.75	106.02	303	2.91
3	RESIDENTIAL	60.82	5.77	55.05	222	2.64
4	RESIDENTIAL	68.95	1.95	67.00	312	4.53
5	RESIDENTIAL	36.50	1.71	34.79	138	3.78
6	RESIDENTIAL	21.83	0.00	21.83	113	5.18
7	RESIDENTIAL	99.21	0.00	99.21	556	5.61
8	RESIDENTIAL	21.47	0.00	21.47	194	3.77
9	RESIDENTIAL	86.19	14.81	71.38	285	3.07
10	SCHOOL	21.37	0.00	21.37	258	4.62
11	RESIDENTIAL	45.47	6.13	39.34	144	3.01
12	COMM/MULTI-FAMILY	189.35	6.18	183.17	673	4.01
13	RESIDENTIAL	36.45	5.12	31.33	100	2.74
14	RESIDENTIAL	38.70	1.31	37.39	100	2.82
15	RESIDENTIAL	87.35	5.04	82.31	220	2.28
16	RESIDENTIAL	90.74	3.07	87.67	254	2.80
17	COMM/MULTI-FAMILY	60.73	2.49	58.24	234	3.84
18	RESIDENTIAL	98.57	2.97	95.60	272	2.76
19	COMM/MULTI-FAMILY	112.09	10.57	101.52	303	3.68
20	RESIDENTIAL	74.38	11.85	62.53	223	3.00
21	RESIDENTIAL	26.09	7.70	18.39	78	2.99
22	RESIDENTIAL	27.55	9.58	17.97	630	3.50
23	COMM/MULTI-FAMILY	76.03	0.00	76.03	404	5.31
24	AMENITY CENTER	47.09	29.22	17.87	1	1.00
25	AMENITY CENTER	29.25	9.78	19.47	1	1.00
26	COMMERCIAL	30.29	0.00	30.29	1	1.00
27	STREETS	142.98	3.74	139.24	1	1.00
28	WATER UTIL. FAC.	1.42	0.00	1.42	1	1.00
GRAND TOTALS:		2018.16	160.39	1857.77	6063	3.00

* MODIFIED FOR ALLOWABLE 50% OF FLOODPLAIN AREA TO BE USED AS PARK AREA.

- NOTES:**
- ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT AND 2-1" PARKWAYS. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
 - THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 - PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
 - TEXAS RESEARCH PARK-STATE HIGHWAY 211 (R.O.W. VARIES), POTRANCO ROAD-F.M. HIGHWAY 1957 (R.O.W. VARIES), WURZBACH ROAD (40 FEET OBSERVED RIGHT-OF-WAY) WILL BE SUBMITTED FOR REVIEW FOR APPROVAL TO COMPLIANCE OF THE UDC.
 - THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

CONTINENTAL HOMES OF TEXAS, L.P.
 BY: CHTX OF TEXAS, INC.

ENGINEER:
 PAPE-DAWSON ENGINEERS, INC.
 555 E. RAMSEY
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 375-9000
 FAX: (210) 375-9030

DEVELOPER/OWNER (UNITS 1-11 24-26):
 CONTINENTAL HOMES OF TEXAS, L.P.
 A TEXAS LIMITED PARTNERSHIP
 BY: CHTX OF TEXAS, INC.
 A DELAWARE CORPORATION,
 ITS SOLE GENERAL PARTNER
 211 N. LOOP 1604 E, SUITE 130
 SAN ANTONIO, TEXAS 78232
 PHONE: (210) 496-2668
 FAX: (210) 495-3108

DEVELOPER/OWNER (UNITS 13-23):
 RED BIRD LEGACY RANCH LP
 755 E. MULBERRY AVE., STE. 600
 SAN ANTONIO, TEXAS 78212

DEVELOPER/OWNER (UNIT 12):
 POTRANCO LIMITED LP
 6836 BEE CAVE ROAD, STE. 202
 AUSTIN, TEXAS 78746

MDP PLAN NO.:

STEVENS RANCH

REDBIRD RANCH SUBDIVISION
 SAN ANTONIO, TEXAS
 MASTER DEVELOPMENT PLAN

JOB NO. 9861-02
 DATE: FEBRUARY 2010
 DESIGNER: TB
 CHECKED: DR. DRAWN: JM
 SHEET: 1 OF 1



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



RECEIVED
10 FEB 25 PM 3:06
LAND DEVELOPMENT
SERVICES DIVISION

In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 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 checked="" type="checkbox"/> Major <input 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>Redbird Ranch</u>	
Owner/Agent: <u>Continental Homes of Texas LP</u>	E-mail: _____
Address: <u>211 N. Loop 1604, Suite 130, SA, TX</u>	Zip code: <u>78232</u> Phone: _____
Contact Person Name: <u>Dennis R. Rion, P.E.</u>	E-mail: <u>drion@pape-dawson.com</u>
Company: <u>Pape-Dawson Engineers, Inc.</u>	Relationship to Owner: <u>Engineer</u>
Address: <u>555 E. Ramsey</u>	Zip code: <u>78216</u> Phone: <u>(210) 375-9000</u>

Plan Proposal:

Total number of lots: <u>6,063</u>	Total acreage: <u>2018.16</u>
Existing zoning: <u>OCL</u>	Proposed zoning: <u>OCL</u>
Density (dwelling units per acre): <u>3.00</u>	Typical residential lot size: <u>45 x 120</u>
Number of dwelling units per phase:	
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

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: _____
---------------------------	-------------------------

MDP

File #: 842-13

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

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: *Christopher Lindhorst*

Date: 2/24/10 Phone: _____ Fax: _____

E-mail: clindhorst@drthorson.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

RECEIVED
10 FEB 25 PM 3:06
LAND DEVELOPMENT
SERVICES DIVISION

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;

**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 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.;

City of San Antonio
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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- 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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Project Name: Redbird Ranch
Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.
Address: 555 E. Ramsey, San Antonio, TX 78216
Contact Person Name: Jocelyn Poloskey
Phone: (210) 375-9000 Fax: (210) 375-9030 E-mail: jpoloskey@pape-dawson.com

Master Plan Application Type (check one):

- Master Development Plan (MDP)
Planned Unit Development (PUD)
Master Development Plan Amendment
Planned Unit Development Amendment
Major/Minor
MDP/ P.U.D. Plan (combination)
Mixed Use District (MXD)
Flexible Development Plan (FDP)
Traditional Neighborhood Development (TND)
Urban Development (UD) Farm and Ranch (FR)
Master Planned Community District (MPCD)
Rural Development (RD) Mixed Light Industrial (MI-1)
Military Airport Overlay Zone (MAOZ)
Mixed Heavy Industrial (MI-2)
Manufactured Home Park Plan (MHPP)
Form Based Zone District (FBZD)
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: Submitted, Staff Inventory. Lists various items for review such as Application Form, Plan Review Fee, Digital information, Storm Water Management Plan, Traffic Impact Analysis, Parks Review Fee, Habitat Compliance Form, and various engineering/departmental reviews.

For Staff Use Only

Complete Incomplete

Completeness Review By: Larry Od's Date: 2/26/10