



# CITY OF SAN ANTONIO

January 4, 2006

Mr. Brice Moczygamba, P.E.

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

Re: **Canyon Crossing**

**MDP # 857**

Dear Mr. Moczygamba:

The City Staff Development Review Committee has reviewed **Canyon Crossing** Master Development Plan **M.D.P. # 857**. 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.
- 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.
- **Historic Preservation:** 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 Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, site 41BX704, an Early to Middle Archaic site, has been identified adjacent to the project area. Additionally, the project area borders Potranco Creek, an area known to contain both prehistoric and historic archaeological sites. We believe there is a **probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property.

If there are any questions or additional information regarding archaeological sites is needed, please call Kay Hinds at 210-207-7306.

The **Development Services TIA Division** has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Canyon Crossing (MDP). The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located on the south side of U.S. Hwy 90, west of Cagnon Road in west Bexar County. Proposed to consist of 865 single-family residential, and 3.5 acres commercial uses, this development is estimated to generate 9,316 average daily trips, and 952 weekday PM peak-hour trips.

- The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Canyon Crossing, at no cost to the City of San Antonio:
- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9). All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the approved MDP and submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.

In addition, the TIA division has the following comment to be reviewed at platting:

- Cul-de-sacs greater than 500 feet in length require a 30-foot pavement width with a minimum 50-foot pavement radius with no island. (See the cul-de-sac in Unit-4 next to the park area).

It should be understood that the submitted TIA concurrent with the proposed Canyon Crossing is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways 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.

Mr. Moczygamba

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- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Any commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal or external traffic flow, nor streets and drainage plans. The internal 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. All technical requirements of the Unified Development Code Section for streets and drainage will be complied with at the time of platting.

- This development will need to comply with **Tree Preservation** ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.
- The **Bexar County Infrastructure Services Department** has reviewed the Canyon Crossing Master Development Plan located south of US 90 west of Cagnon Road. Consisting of 212.15 Acres single-family and commercial mixed use, this development is estimated to generate 9,316 average daily trips. These trips will be distributed from US 90 via a collector roadway (Street B) which extends through the subdivision to a primary access onto Cagnon Road. Secondary access to Cagnon Road will be provided to the southeast portion of the development.

The following improvements will be provided by the developer prior to completion of the Canyon Crossing Subdivision.

- Provide southbound right-turn deceleration lane for the primary access on Cagnon Road at Street B.
- Provide deceleration and acceleration lanes for eastbound US 90 at Street B as per TxDOT standards.

Mr. Moczygamba

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- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and/ or Bexar County.

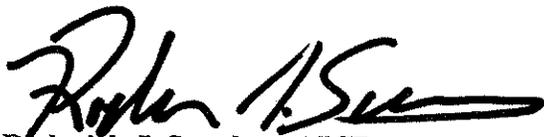
It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.), to include floodplains, drainage areas and open space.
- 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.

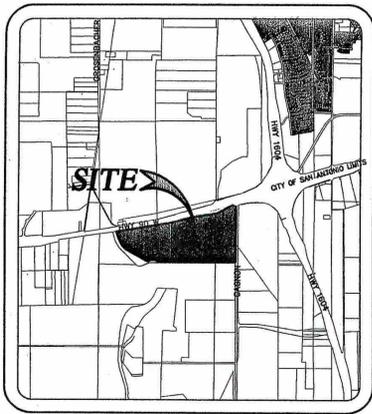
**All Platting will have to comply with the Unified Development Code, Master Plan, Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,

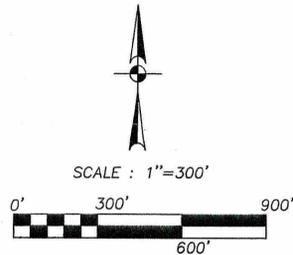


Roderick J. Sanchez, AICP  
Assistant Development Services Director

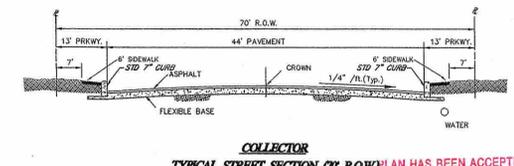
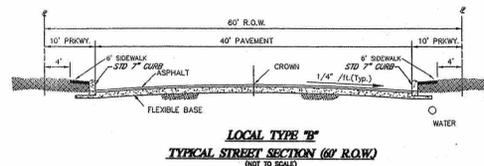
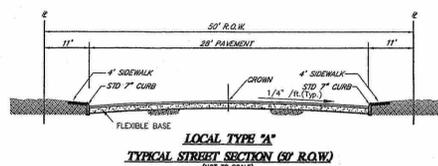
cc: Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage  
Richard Chamberlin, P.E. Senior Engineer Development Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Todd Sang, Civil Engineer Assistant, Bexar County



LOCATION MAP  
N.T.S.



- NOTE:**
1. THE COLLECTOR ROAD IS PROPOSED TO CONSIST OF A 70' R.O.W., 44' PAVEMENT, AND 2-13' PARKWAYS.
  2. LOCAL TYPE "A" STREETS CONSIST OF A 50' R.O.W., 28' PAVEMENT AND 2-11' PARKWAYS. LOCAL TYPE "B" STREETS CONSIST OF A 60' R.O.W., 40' PAVEMENT, AND 2-10' PARKWAYS.
  3. THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
  4. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
  5. WATER SERVICE WILL BE PROVIDED BY BEXAR MET AND SEWER SERVICES WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
  6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
  7. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
  8. ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
  9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
  10. FLOOD PLAIN SHALL BE PLATTED WITH UNITS 5, 3 AND 1A.



**LEGEND:**

- FLOOD PLAIN
- - - 5' CONTOURS
- - - MDP LIMITS
- PHASE LINE
- [Symbol] DRAINAGE R.O.W./EASEMENT
- [Symbol] OPEN SPACE/LANDSCAPE BUFFER

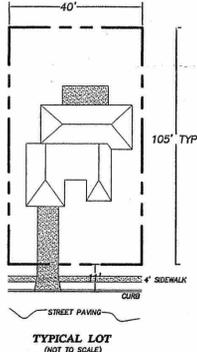
**UTILITY PURVEYORS**

SANITARY SEWER: SAN ANTONIO WATER SYSTEM  
 WATER: BEXAR MET  
 GAS AND ELECTRIC: CITY PUBLIC SERVICE  
 TELEPHONE: SOUTHWESTERN BELL

PLAN HAS BEEN ACCEPTED BY  
 COSA *Ruben A. Sosa*  
 1/4/06 057 (number)  
 If no plats are filed, plan will expire  
 On 7/6/07  
 1<sup>st</sup> plat filed on

**LINE TABLE**

LINE	LENGTH	BEARING
L1	95.75'	N81°22'27"E
L2	101.94'	N70°01'54"E
L3	359.20'	S79°32'34"W
L4	95.76'	N78°02'59"W
L5	163.82'	S20°16'23"E
L6	253.13'	S88°55'33"E
L7	498.61'	S88°59'43"E
L8	108.97'	S61°43'13"E
L9	159.35'	N86°12'40"E
L10	212.23'	N74°30'33"E
L11	146.06'	N15°29'28"W
L12	435.60'	S74°39'51"W
L13	498.58'	N88°59'43"W
L14	254.06'	N88°55'33"W
L15	74.25'	S55°52'36"E
L16	112.98'	S66°33'55"E
L17	219.03'	S88°41'23"E
L18	115.58'	N84°06'03"E
L19	138.36'	S68°47'47"E
L20	131.71'	S49°04'50"E
L21	81.61'	S41°54'18"E
L22	82.73'	S39°00'14"E
L23	93.08'	S31°34'08"E
L24	186.27'	S22°22'47"E
L25	300.39'	S18°42'06"E



**APPROVED MASTER DEVELOPMENT PLAN**  
 PLANNING COMMISSION  
 CITY OF SAN ANTONIO

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

**PARK SPACE SUMMARY**

REQUIRED PARK SPACE	865 LOTS X 1 ACRE = 12.36 AC.
70 LOTS	
PROVIDED PARK SPACE	
RECREATION CENTER = 1.00 ACRES	
COMMUNITY PARK = 12.04 ACRES	
TOTAL = 13.04 ACRES	

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

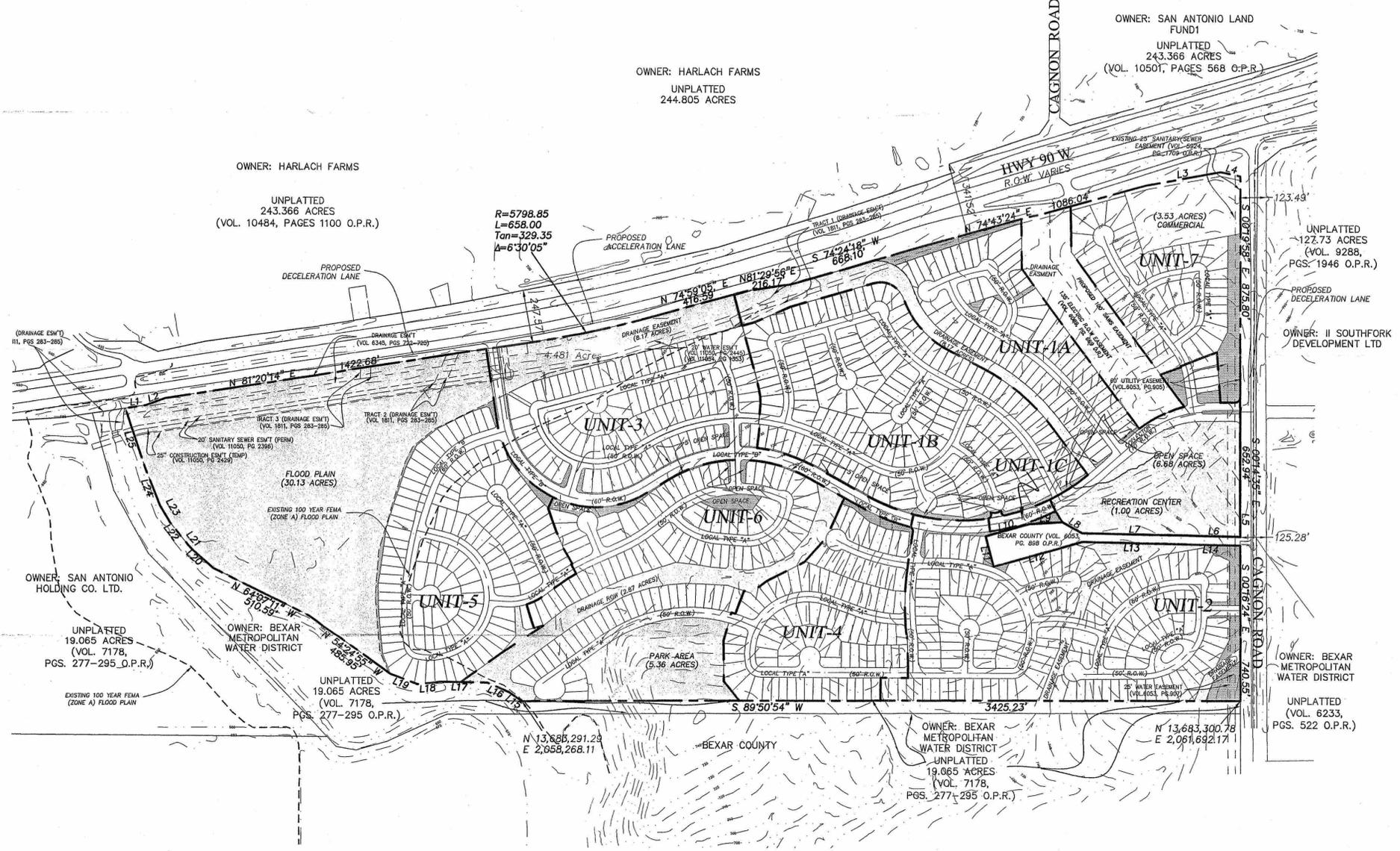
**DEVELOPER/OWNER:**  
 LGI HOMES  
 19221 145 SOUTH SUITE 230  
 CONROE, TEXAS 77385  
 PHONE: (281) 362-8998  
 FAX: (281) 210-2601

**LAND USE TABLE**

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL (NET)	107.65
COMMERCIAL	3.53
RECREATION CENTER/PARK SPACE	13.04
DRAINAGE ROW/NATURAL AREA/FLOOD PLAIN	51.63
PUBLIC ROW (LOCAL TYPE "B" & COLLECTOR)	36.31
TOTALS	212.16

**SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE**

UNIT/PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	PARK SPACE/REC CENTER (Ac.)	OPEN SPACE (Ac.)
1A	SINGLE FAMILY RESIDENTIAL	25.42	72	2.83	7.68	1.07
1B	SINGLE FAMILY RESIDENTIAL	25.92	173	6.67	-	0.88
1C	RIGHT OF WAY	0.46	-	-	-	-
2	SINGLE FAMILY RESIDENTIAL	28.18	148	5.25	-	1.46
3	SINGLE FAMILY RESIDENTIAL	22.62	98	4.33	-	0.27
4	SINGLE FAMILY RESIDENTIAL	14.00	95	6.78	-	0.30
5	SINGLE FAMILY RESIDENTIAL	19.12	125	6.54	-	0.52
6	SINGLE FAMILY RESIDENTIAL	26.69	102	3.82	5.36	0.93
7	SINGLE FAMILY RESIDENTIAL	9.94	52	5.23	-	1.36
7	COMMERCIAL	3.54	-	-	-	-
	FLOOD PLAIN	30.13	-	-	-	-
	ELECTRIC/SAWS EASEMENT	6.13	-	-	-	-
	TOTALS/AVERAGE	212.15	865	5.18	13.04	6.79



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 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

**ACKNOWLEDGED BY:**

*[Signature]*  
 PAPE-DAWSON ENGINEERS, INC.

*[Signature]*  
 LGI HOMES

**CANYON CROSSING**  
 MASTER DEVELOPMENT PLAN

A 212.16 ACRE, OR 9,239,512 SQUARE FOOT, TRACT OUT OF AN 823.0457 ACRE TRACT BEING OUT OF OF A 1,482 ACRE TRACT AS RECORDED IN VOLUME 6977, PAGE 883, DEED RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE WM. T. NEIL SURVEY NO. 62, ABSTRACT NO. 544, COUNTY BLOCK 5197, THE J. BARRIT SURVEY NO.66 ABSTRACT NO. 47, COUNTY BLOCK 4317, THE I & G.N.R.R. SURVEY NO. 20, ABSTRACT NO. 897, COUNTY BLOCK 4324, THE T.A. COOK SURVEY NO. 65, ABSTRACT NO. 1076, COUNTY BLOCK 4342, THE A. WICKSON SURVEY NO. 68, ABSTRACT NO. 793, COUNTY BLOCK 4318, THE J. RODRIGUEZ SURVEY NO. 11, ABSTRACT NO. 615, COUNTY BLOCK 4319, AND THE R. ALDERETE SURVEY NO.12, ABSTRACT NO. 21, COUNTY BLOCK 4320, BEXAR COUNTY, TEXAS.

PREPARATION DATE: MAY 6, 2005 PROJECT No. 6142-02



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

Date: Dec 12, 2005, 1:17pm User: id: KStragano  
 File: P:\6142\02\Design\Civil\MDR\614202.dwg

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**City of San Antonio**  
Development Services Department  
Master Development Plan  
**APPLICATION**



12-19-05P02:52 RCVD

Date: \_\_\_\_\_

<b>Case Manager:</b> Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov  Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	<b>File Number:</b>
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**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):  YES  NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
|  | <input type="checkbox"/> Other: _____                         |

12-19-05P02:52 RCVD

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with Development Services, **MDP Division Request for Review form** (attached) for respective departments or*

Project Name: Canyon Crossing

Owner/Agent: LGI Homes Phone: (281)-362-8998 Fax: (281)-210-2601

Address: 19221 I45 South Suite 230, Conroe, Texas Zip code: 77385

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Brice Moczygamba, P.E. E-mail: bmoczygamba@pape-dawson.com

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**

**APPLICATION**

(Continued)

Existing legal Description: a 212.16 acre tract out of an 823.0457 acre tract being out of a 1,482 acre tract as recorded in volume 6977, page 883, Deed Records of Bexar County, Texas and being out of the Wm. T. Neil survey no. 62, abstract no. 544, county block 5197, the J. Barrit survey no.66 abstract no. 47, county block 4317, the I & G.N. N.R. survey no. 20, abstract no. 897, county block 4324, the T. A. Cook survey no. 65 1/4, abstract no. 1076, county block 4342, the A. Wickson survey no. 68, abstract no. 793, county block 4318, the G. Rodriguez survey no. 11, abstract no. 615, county block 4319, and the R. Alderete survey no.12, abstract no. 21, county block 4320, Bexar County, Texas.

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

Projected # of Phases:       9      

Number of dwelling units (lots) by Phases: Single family residential lots: Phase 1A- 72 lots, Phase 1B - 173 lots, Phase 2 - 148 lots, Phase 3 - 98 lots, Phase 4 - 95 lots, Phase 5 - 125 lots, Phase 6 - 102 lots, Phase 7 - 52 lots. One commercial lot in Phase 7.

Total Number of lots:       865       divided by acreage:       212.16       = Density:       0.25      

(PUD Only) Linear feet of street \_\_\_\_\_  Private  Gated  Attached  
 Public  Un-Gated  Detached

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone:  Yes  No

San Antonio City Limits?  Yes  No

12-19-05P02:52 RCVD

Council District:       N/A       School District:       Southwest       Ferguson map grid:       646 A4, 646 B4      

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?       No      

Name \_\_\_\_\_ No. \_\_\_\_\_

Is there a corresponding PUD for this site?       No      

Name \_\_\_\_\_ No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?       No      

Name \_\_\_\_\_ No. \_\_\_\_\_

**City of San Antonio**  
Development Services Department  
**Master Development Plan Section**  
Technical Review

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- n/a  Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- n/a  (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- n/a  (PUD ONLY) 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;
- 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;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- n/a  (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

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**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- n/a  (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- The location and dimension of all proposed or existing lots.
- 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.
- 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.
- The schematic 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.
- n/a  **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
- (a) square footage of all buildings and structures
- (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- 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 dwelling units, by development phase.
- (b) Residential density and units per acre.
- (c) (PUD Only) Total floor area ratio for each type of use.
- (d) Total area in passive open space.
- (e) Total area in active developed recreational open space.
- (f) Total number of off-street parking and loading spaces.

12-19-05 P02:52 RCVD

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- Traffic Impact Analysis (section 35-502).
- n/a  (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, 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 or subdivision from the latest certified assessment rolls.
- n/a  (PUD Only) Lots numbered as approved by the City.
- n/a  (PUD Only) Layout shall show where lot setbacks as required.
- n/a  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.
- A stormwater management plan (Section 35-B119)

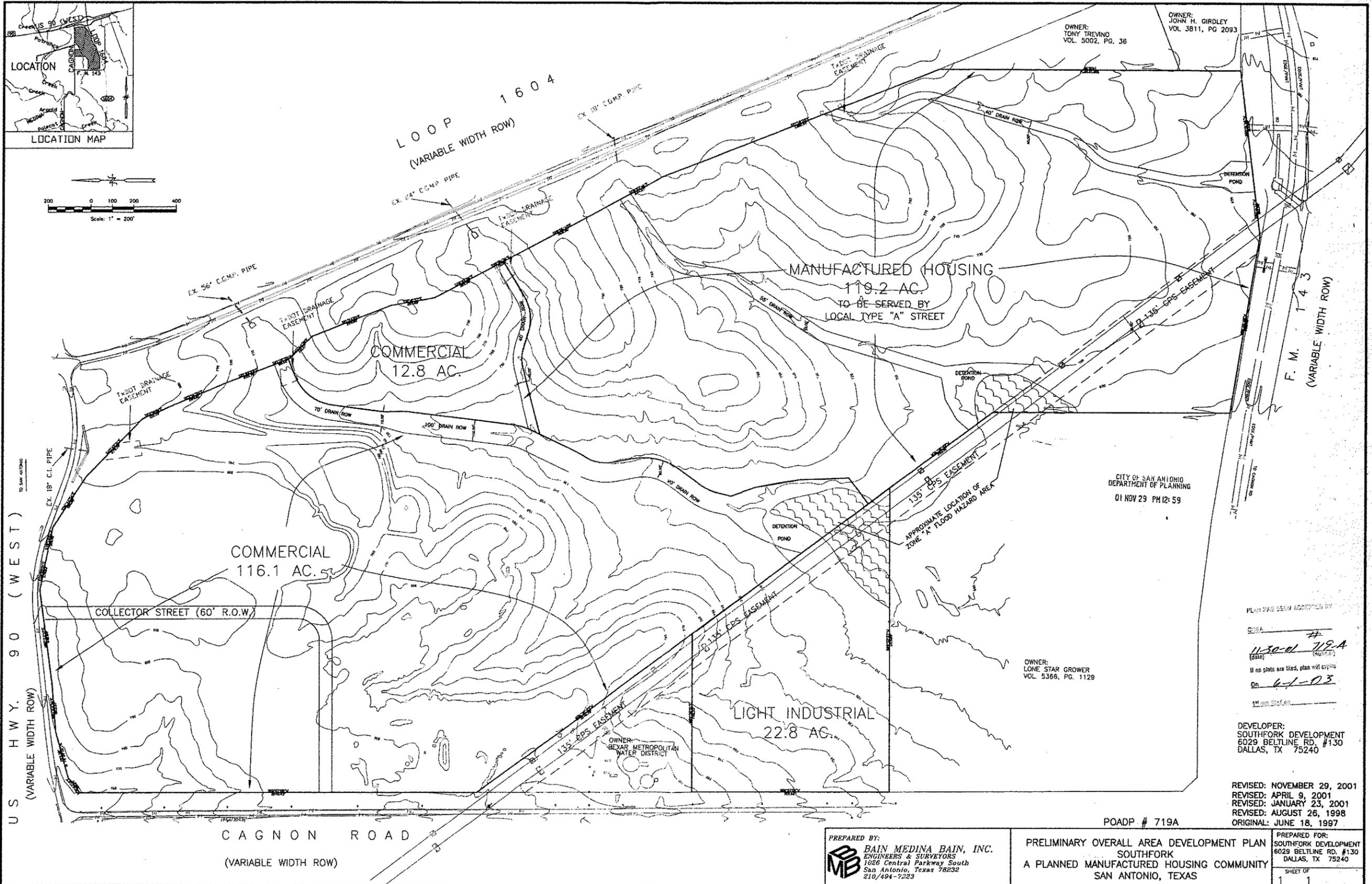
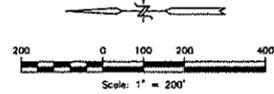
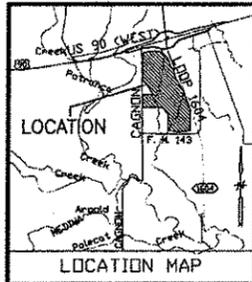
**Owner or Authorized Representative:**

I certify that the CANYON CROSSING MDP Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: F.M. "Butch" ALANIS Signature:   
Date: 12-14-05 Phone: (281) 362-8998 Fax: (281) 250-2601  
E-mail: BALANIS@LBT Homes.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

12-19-05 P02:52 RCVD



OWNER:  
JOHN H. GIRDLEY  
VOL. 3811, PG. 2093

OWNER:  
TONY TREVIÑO  
VOL. 5002, PG. 38

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
01 NOV 29 PM 12:59

OWNER:  
LONE STAR GROWER  
VOL. 5366, PG. 1129

OWNER:  
BEXAR METROPOLITAN  
WATER DISTRICT

PLAN SHALL BECOME ADOPTEED BY  
COSA #  
11-30-01 719A  
(S&P)  
If no plats are filed, plan will expire  
On 6-1-03  
1st plan filed

DEVELOPER:  
SOUTHFORK DEVELOPMENT  
6029 BELTLINE RD. #130  
DALLAS, TX 75240

REVISED: NOVEMBER 29, 2001  
REVISED: APRIL 9, 2001  
REVISED: JANUARY 23, 2001  
REVISED: AUGUST 26, 1998  
ORIGINAL: JUNE 18, 1997

POADP # 719A

PREPARED BY:  
**MB** BAIN MEDINA BAIN, INC.  
ENGINEERS & SURVEYORS  
1026 Central Parkway South  
San Antonio, Texas 78232  
210/494-7223

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
SOUTHFORK  
A PLANNED MANUFACTURED HOUSING COMMUNITY  
SAN ANTONIO, TEXAS

PREPARED FOR:  
SOUTHFORK DEVELOPMENT  
6029 BELTLINE RD. #130  
DALLAS, TX 75240  
SHEET OF  
1 1





**City of San Antonio**  
 Development Services Department  
Master Development Plan



2005 MAY -9 A 10: 06

**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

**Project/Plat I.D. #:** \_\_\_\_\_

**Plat Name:** Canyon Crossing

**Project Engineers/Surveyors or Firm Name:** Pape-Dawson Engineers, Inc., Attn: Brice Moczygamba, P.E.

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

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

Development Services Department

**MDP Division**

**Required Items for Completeness Review**

- Completed and signed Application Form
- Appropriate MDP/PUD Plan Review Fee
- Digital information (MDP's and PUD)
- 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- Storm Water Management Plan (MDP's and PUD)
- Appropriate Parks Review Fee

• (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage         |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks – Open space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                |

Accepted

Rejected

Completeness Review By: DUSTIN FINLEY Date: \_\_\_\_\_