



# City of San Antonio

Department of Planning and Development Services

July 23, 2009

Mr. Edward Campos

Wilkie Surveying  
10615 Perrin Beitel Ste 206  
San Antonio, TX 78217

Re: **Palo Alto Trails, TIF (Minor Amendment)**

**MDP/UD # 005A-06**

Dear Mr. Campos,

The Development Review Committee has reviewed **Palo Alto Trails** Master Development Plan **MDP/UD # 005A-06** and the associated Land Use Plan. Please find enclosed a signed copy for your files. However, please note the following conditions:

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

**Historic** approves with the following conditions:

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is adjacent to Leon Creek and there is a high 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. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant may 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 and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If you have any further questions, please call Kay Hinds at (210) 207-7306.

**Planning and Development Services** approves with the following condition:

The Palo Alto Trails Master Development Plan/Urban Development Plan (UD) and associated Land Use Plan, is subject to the UD standards of the Unified Development Code section 35-310.15. The block lengths shown on the plan are in compliance of the UD requirements. The building setbacks shall meet the requirements of the Unified Development Code Section 35-310, Table 310-1. The compliancy of the UD requirements will be reviewed at every stage of the development process.

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), 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.

Due to the minor amendment of MDP 005A-06, the validity for this project shall correspond with the acceptance date of MDP 005-06, in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Larry Odis at (210) 207-0210.

Sincerely,

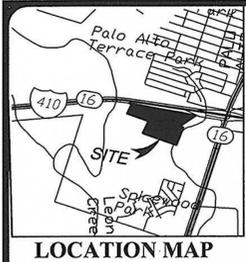


Fernando J. De León, P.E.  
Assistant Director  
Planning and Development Services Department  
Land Development Division

"THIS PROJECT IS THE SUBJECT OF A TIF APPLICATION"  
 This project is the subject of an application for tax increment financing for the creation of tax increment reinvestment zone. Please contact the Neighborhood Action Department at (210)-207-7881

APPROVED \_\_\_\_\_  
 Neighborhood Action Department  
 City of San Antonio  
 Date \_\_\_\_\_

APPROVED \_\_\_\_\_  
 Assistant Director of  
 Development Services  
 City of San Antonio  
 Date \_\_\_\_\_



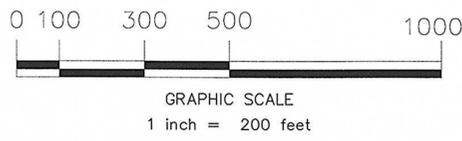
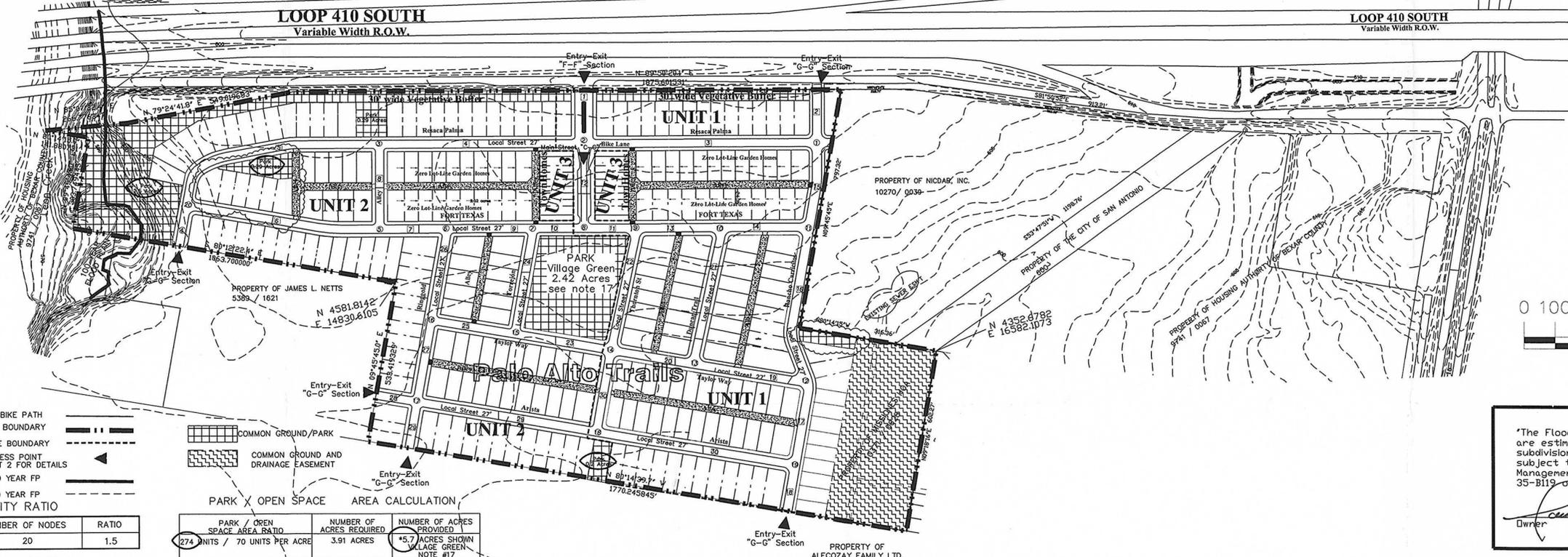
# PALO ALTO TRAILS

MASTER DEVELOPMENT PLAN  
 SAN ANTONIO, TEXAS

A TRACT OF LAND BEING PART OF THE ANGEL NAVARRO SURVEY NUMBER 5, ABSTRACT NUMBER 12, COUNTY BLOCK 4295, SAN ANTONIO, BEXAR COUNTY, TEXAS

PLAN HAS BEEN ACCEPTED BY  
 COSA *Roh...*  
 7/23/09 005A-06  
 (Date) (Number)  
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on  
 12/4/2010  
 Date

RECEIVED  
 09 JUL 13 PM 4:29  
 LAND DEVELOPMENT  
 SERVICES DIVISION



BIKE PATH  
 MDP BOUNDARY  
 PHASE BOUNDARY  
 ACCESS POINT  
 SEE SHEET 2 FOR DETAILS  
 100 YEAR FP  
 500 YEAR FP  
 CONNECTIVITY RATIO

NUMBER OF LINKS	NUMBER OF NODES	RATIO
30	20	1.5

4 Link 2 Node

COMMON GROUND/PARK  
 COMMON GROUND AND DRAINAGE EASEMENT  
 PARK X OPEN SPACE  
 AREA CALCULATION

PARK / OPEN SPACE AREA RATIO	NUMBER OF ACRES REQUIRED	NUMBER OF ACRES PROVIDED
274 UNITS / 70 UNITS PER ACRE	3.91 ACRES	5.7 ACRES SHOWN VILLAGE GREEN NOTE #17

## GENERAL SITE INFORMATION

- OWNER OF PROPERTY AND SUBDIVIDER:  
 JAMRO LTD.  
 1616 CALLE DEL NORTE, ND. 48  
 LAREDO, TEXAS 78041
- LAND PLANNING:  
 DOMUS GROUP LTD. LAND DEVELOPMENT SERVICE  
 40 N.E. Loop 410, Suite 415 16845 BLANCO RD. #204  
 SAN ANTONIO, TEXAS 78216 SAN ANTONIO, TEXAS 78232
- DEVELOPMENT:  
 PALO ALTO TRAILS
- PROPOSED LAND USE:  
 THE PROPOSED LAND USE WILL BE SINGLE-FAMILY RESIDENTIAL
- FLOOD PLAIN:  
 THIS PROPERTY DOES CONTAIN AREAS WITHIN A FLOODPLAIN.
- E.A.R.Z.:  
 THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- STREETS:  
 THE STREETS WILL BE PUBLIC RIGHT-OF-WAYS.
- PROPERTY ZONING:  
 THE PROPERTY HAS UD ZONING
- NUMBER OF PHASES:  
 THIS DEVELOPMENT WILL CONSIST OF Three (3) PHASES.
- RESIDENTIAL UNIT SQUARE FOOTAGE: MIN REQUIRED OR GREATER
- NO LOTS ARE TO HAVE DIRECT ACCESS TO 410 SERVICE ROAD.
- 10' UTILITY EASEMENTS WILL BE REQUIRED PARALLEL AND ADJACENT TO ALL STREET RIGHT-OF-WAYS, SIDE LOT EASEMENTS 5' TO 10'
- MAINTENANCE OF MEDIAN AND PARK SPACE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- MAINTENANCE OF WALKING PATH SPACE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- BASIS OF BEARING-THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.
- Handicapped ramps will be provided at street intersection and any other required location as per code.
- Streetscape tree planting  
 Large trees (per UDC) to be planted every 50' along the main street.  
 Species of trees to be determined by Developer's Landscaper which are to conform to the streetscape planting standards.  
 Developer to provide irrigation on planted street trees for a minimum of three years.
- All landscaping shall comply with the clear vision areas defined by the latest version of AASHTO's "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREET."  
 Types of trees and spacing based on underground electric service. If overhead service is required by CPS, plan will be revised to reflect changes in size, type, and spacing of trees, per UDC.
- Park improvements for VILLAGE GREEN include a basket ball court, park lighting and play area.
- All Alleys shall be full access in addition lots abutting an alley shall be access from said alleys
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT OF WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q)
- MINIMUM SETBACK IS 10'
- STREETS WILL BE BUILT IN PHASES TO MATCH UNIT BOUNDARIES.

DEVELOPMENT INFORMATION							
TYPE/PHASE	ZONING	APPROXIMATE ACREAGE	DWELLING UNITS	DENSITIES	PASSIVE OPEN SPACE	ACTIVE OPEN SPACE	OFF STREET PARKING
RESIDENTIAL	UD	58.1 ACRES	274	4.65/AC.			2 PER LOT
Palo Alto Trails Unit 1	UD	26.6 ACRES	124	4.85/AC.			
Palo Alto Trails Unit 2	UD	30.4 ACRES	134	4.3 /AC.	3.6 AC.	2.42 AC.	
Palo Alto Trails Unit 3	UD	1.1 ACRES	16	14.5 /AC.			
PARK = 274 / 70 = 3.91 AC.		TOTAL PARK SHOWN = 5.7 AC.			3.3 AC.	2.4 AC	
ADDITIONAL CREDIT FOR PLAYGROUND ON VILLAGE GREEN 1 1/2 AC							

"All bicycle facilities will be designed and constructed in compliance with the Texas MUTCD and AASHTO guidelines for bicycle facilities, including crosswalk and signage requirements".

- REQUIRE TxDOT NOTES
- For residential development directly adjacent to State right of way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
  - Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right of way.
  - Maximum access points to State highway from this property will be regulated as directed by Regulations For Access Driveways To State Highways. This property is eligible for a maximum combined total of 1 access point(s), based on the overall platted highway frontage of 2,690 ft.
  - If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right of way. Locations of sidewalks within State right of way shall be as directed by TxDOT.

CHANGES TO THIS PLAN ARE:  
 1. REMOVED THE MULTIFAMILY FROM DEVELOPMENT INFORMATION.  
 2. CHANGED UNDER DWELLING UNITS 276 LOTS TO 274 LOTS, 125 TO 124 AND 135 TO 134.  
 3. CHANGED LOTS BACKING UP TO MISSIONES HOA PROPERTY ON MOST WESTER SIDE.  
 4. CHANGE 270 TO 274 IN PARK CALCULATIONS AND PARK REQUIRED FROM 3.9 TO 3.91  
 5. ADDED LABEL TO EXISTING SEWER EASEMENT IN DRAINAGE EASEMENT  
 6. ADDED NOTE #21

revised per comments from Mr. Odis

REVISION	DESCRIPTION	DATE
1	N.A.D.	03-08-06
2	revised bike lanes	05-05-06
3	revised per comments from NAD meeting	06-30-06
4	revised per comments from DS	01-16-08
5	revised per comments from Planning, Parks, Zoning	06-19-08
Stormwater and Bicycle		
6	New application - changes to total number of lots	03-12-09

**ENGINEER**  
 Gallegos Engineering Inc.  
 101 Fawn Drive  
 Shavano Park, Texas 78231  
 210-641-2037

**SURVEYOR**  
 WILKIE SURVEYING.  
 10615 PERRIN BEITEL #206  
 SAN ANTONIO, TEXAS 78217  
 210-650-9990

**OWNER**  
 JAMRO LTD.  
 1616 CALLE DEL NORTE #48  
 LAREDO, TEXAS 78041  
 956-722-8491

**PROJECT MANAGER**  
 LAND DEVELOPMENT SERVICE  
 16845 BLANCO ROAD  
 CITY OF SAN ANTONIO, TEXAS  
 210-710-2187 FAX 210-764-1359

MDP-#005A-06

JOB NO. 0401299  
 DATE 11-05-2005  
 DESIGNER DG  
 CHECKED DG  
 DRAWN DG

SHEET  
**MP-10a**  
 1/2  
 05/05/2006

# PALO ALTO TRAILS

(c) Zero Lot Line Development

Purpose The purpose of the zero lot line regulations is to provide for single-family attached or detached residential structures with one zero side setback area. The intent is to allow a single family structure to be placed on a side lot line in order to provide a more usable side yard on the other side.

(1) Zero Lot Line Development shall comply with 310-1 of this Article with the exception of the minimum side setbacks in Column (J).

(2) A zero lot line may only be located on an interior side property line.

(3) The zero lot line for each lot shall be denoted on the subdivision plat.

(4) For zero lot line subdivisions, a minimum five (5) foot wide maintenance easement shall be provided through deed restrictions on the lot adjacent to the zero lot line. This easement shall be kept free of permanent obstructions such as tool sheds or fences without a gate. When filing an application for a building permit for a zero lot line development, the subdivider shall provide the city with two (2) copies of deed restrictions establishing the maintenance easements. One (1) copy of these deed restrictions shall be recorded by the applicant prior to issuance of the building permit. Along with the required building permit filing fees, an additional fee shall be provided by the subdivider to cover the recording costs of these deed restrictions.

The following notation shall appear on the plat: 5 foot wide maintenance easements are established within the lots adjacent to all nonattached zero lot lines. Such easements shall extend for the depth of the lot and are included in the deed restrictions for all affected properties.

(5) Dwelling units shall be constructed on the zero lot line on one side of the lot and a side setback shall be provided on the other side of the said lot subject to the following conditions:

- A. The minimum width of the side setback opposite the zero lot line shall be ten (10) feet.
- B. A zero setback shall not be permitted when the zero lot line is on a street frontage.

- NOTES:
1. Alleys are full access alleys.
  2. Utility Easements to be placed in alleys where appropriate.
  3. Streetscape planting shall be in accordance with the "UD" District in Section 35-310.15 of the San Antonio UDC.
  4. Garden Homes shall comply with Section 35-373(c) of the San Antonio UDC concerning zero lot-line development. The zero lot line for each lot affected by this regulation shall be designated on the subdivision plat when the particular phase is developed.
  5. All bicycle facilities will be designed and constructed in compliance with the Texas MUTCD and AASHTO guidelines for bicycle facilities, including crosswalk and signage requirements.

CONNECTIVITY RATIO

NUMBER OF LINKS	NUMBER OF NODES	RATIO
46	24	1.92

- ④ Link
- ② Node

PARK / OPEN SPACE AREA CALCULATION

PARK / OPEN SPACE AREA RATIO	NUMBER OF ACRES REQUIRED	NUMBER OF ACRES PROVIDED
437 UNITS / 70 UNITS PER ACRE	6.2 ACRES	7.8 ACRES



Legend	Land Use	Lot/Land Size	Palo Alto Trails	The Village At Palo Alto Trails	Los Missiones	Totals
[Light Blue]	Single Family	4,000-4,999 SF	99 Units	0 Units	29 Units	128 Units
[Orange]	Single Family	5,000-5,999 SF	67 Units	4 Units	38 Units	109 Units
[Yellow]	Single Family	6,000-10,000 SF	48 Units	6 Units	28 Units	82 Units
[Dark Blue]	Garden Homes (Zero Lot-Line)	45' x 100' Typ.	44 Units	0 Units	3 Units	47 Units
[Purple]	Dwellings Above Commercial	Varies	0 Units	28 Units	0 Units	28 Units
<b>Total Single Family</b>			258 Units	38 Units	98 Units	394 Units
[Blue]	TownHomes	22' x 100' Typ.	16 Units	27 Units	0 Units	43 Units
<b>Total Residential Units</b>			274 Units	65 Units	98 Units	437 Units
[Red]	Retail/Office/Restaurant		0 Units	45,000 SF	0 Units	45,000 SF
[Light Green]	Park		5.7 Acres	1.00 Acres	1.16 Acres	7.8 Acres
[Dark Green]	Greenbelt		0.8 Acres	2.00 Acres	0.00 Acres	2.8 Acres
<b>Land Use Plan Area</b>			57.55 Acres	14.00 Acres	18.00 Acres	89.55 Acres
Street length Unit 1			1.16 Miles			
Street length Unit 2			1.00 Miles			
Street length Total			2.16 Miles	0.48 Miles	0.68 Miles	3.32 Miles
*Streets will constructed in phases to match unit boundaries						

RECEIVED 09 JUL 13 PM 4:29 LAND DEVELOPMENT SERVICES DIVISION



# 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 checked="" 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)

RECEIVED  
09 SEP 15 PM 2:16  
PLANNING & DEVELOPMENT  
SERVICES DEPARTMENT

### Applicant Contact Information:

Project Name: PALO ALTO TRAILS E-mail: \_\_\_\_\_  
 Owner/Agent: JAMRO LTD  
 Address: 1010 CALLE DEL NORTE, LAREDO, TX Zip code: 78041 Phone: 356-722-0491  
 Contact Person Name: JAME ARECHIGA E-mail: \_\_\_\_\_  
 Company: JAMRO LTD. Relationship to Owner: AGENT  
 Address: 1010 CALLE DEL NORTE, LAREDO, TX Zip code: 78041 Phone: 356-722-0491

### Plan Proposal:

Total number of lots: 274 Total acreage: 58.1  
 Existing zoning: UD Proposed zoning: UD  
 Density (dwelling units per acre): 274 Typical residential lot size: VARIES  
 Number of dwelling units per phase:  
 Phase: 1 Dwelling units: 124 Phase: \_\_\_\_\_ Dwelling units: \_\_\_\_\_  
 Phase: 2 Dwelling units: 134 Phase: \_\_\_\_\_ Dwelling units: \_\_\_\_\_  
 Phase: 3 Dwelling units: 10 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: PENDING  
 X/Y coordinates at major street entrance(s): N. 4581, 8142 E. 14830, 0105

### For City Use Only

Intake Date: 7/13/2009 Intake By: \_\_\_\_\_



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

File #: \_\_\_\_\_

**Owner or Authorized Representative:**

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the 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: EDWARD R. CAMERS Signature: Edward R. Camers  
 Date: 07.14.09 Phone: (210) 279-7920 Fax: (210) 764-7739  
 E-mail: CAMERC@SBCGLOBAL.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 <a href="mailto:Melissa.Ramirez@sanantonio.gov">Melissa.Ramirez@sanantonio.gov</a>	Elizabeth Carol Senior Management Analyst (210) 207-7893 <a href="mailto:Elizabeth.Carol@sanantonio.gov">Elizabeth.Carol@sanantonio.gov</a>
Richard Carrizales Planner (210) 207-8050 <a href="mailto:Richard.Carrizales@sanantonio.gov">Richard.Carrizales@sanantonio.gov</a>	Larry Odis Planner (210) 207-0210 <a href="mailto:Larry.Odis@sanantonio.gov">Larry.Odis@sanantonio.gov</a>
Robert Lombrano Planner (210) 207-5014 <a href="mailto:Robert.Lombrano@sanantonio.gov">Robert.Lombrano@sanantonio.gov</a>	Luz Gonzales Planner (210) 207-7898 <a href="mailto:Luz.Gonzales@sanantonio.gov">Luz.Gonzales@sanantonio.gov</a>
	Donna Schueling Planner (210) 207-5016 <a href="mailto:Donna.Schueling@sanantonio.gov">Donna.Schueling@sanantonio.gov</a>

RECEIVED  
 09 JUL 15 PM 2:16  
 PLANNING & 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).
- Free 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);

RECEIVED  
 09 JUL 15 PM 2:16  
 LAND DEVELOPMENT  
 SERVICES DIVISION

**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;

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

- (b) Total area of open space;
- (c) Total number of dwelling units, by development phase;
- (d) Residential density and units per acre;
- (e) Total area of property.
- Location and size in acres of school sites, as applicable;
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines. If the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);

STORM WATER MANAGEMENT:

- Storm water management plan (UDC §35-B119).

*The following additional items are required for PUD Plan and FDP applications only(UDC §35-310.15, -B101, -B113) :*

- 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;

RECEIVED  
 09 JUL 15 PM 2:16  
 LAND DEVELOPMENT  
 SERVICES DIVISION

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

- Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;
- Provisions for maintenance funding.

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

- Delineation of woodlands;
- 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;

RECEIVED  
09 JUL 15 PM 2:15  
LAND DEVELOPMENT  
SERVICES DIVISION

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

- 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;
- 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.

RECEIVED  
09 JUL 15 PM 2:16  
LAND DEVELOPMENT  
SERVICES DIVISION