



City of San Antonio

Department of Development Services

July 11, 2008

John LaRo
Macina, Bose, Copeland and Associates, Inc.
1035 Central Parkway North
San Antonio, TX 78232

Re: **Rialto Village**

MDP # 026A-06/ PUD # 06-019A

Dear Mr. LaRo,

The Development Review Committee has reviewed **Rialto Village** Master Development Plan **MDP # 026A-06/ PUD # 06-019A**. Please find enclosed an accepted and signed copy for your files.

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations of the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so they can plan accordingly.

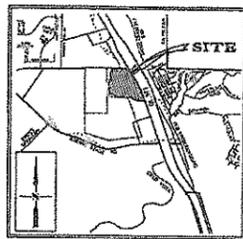
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1).

Should you need further assistance, please contact Elizabeth Adams at (210) 207-7912.

Sincerely,

A handwritten signature in black ink, appearing to read 'F. De Leon'.

Fernando J. De Leon, P. E.
Assistant Director Development Services Department
Land Development Division



LOCATION MAP
NOT TO SCALE

PARKLAND REQUIREMENTS

PUD-MF-25 GC-1 ZONING

REQUIRED-

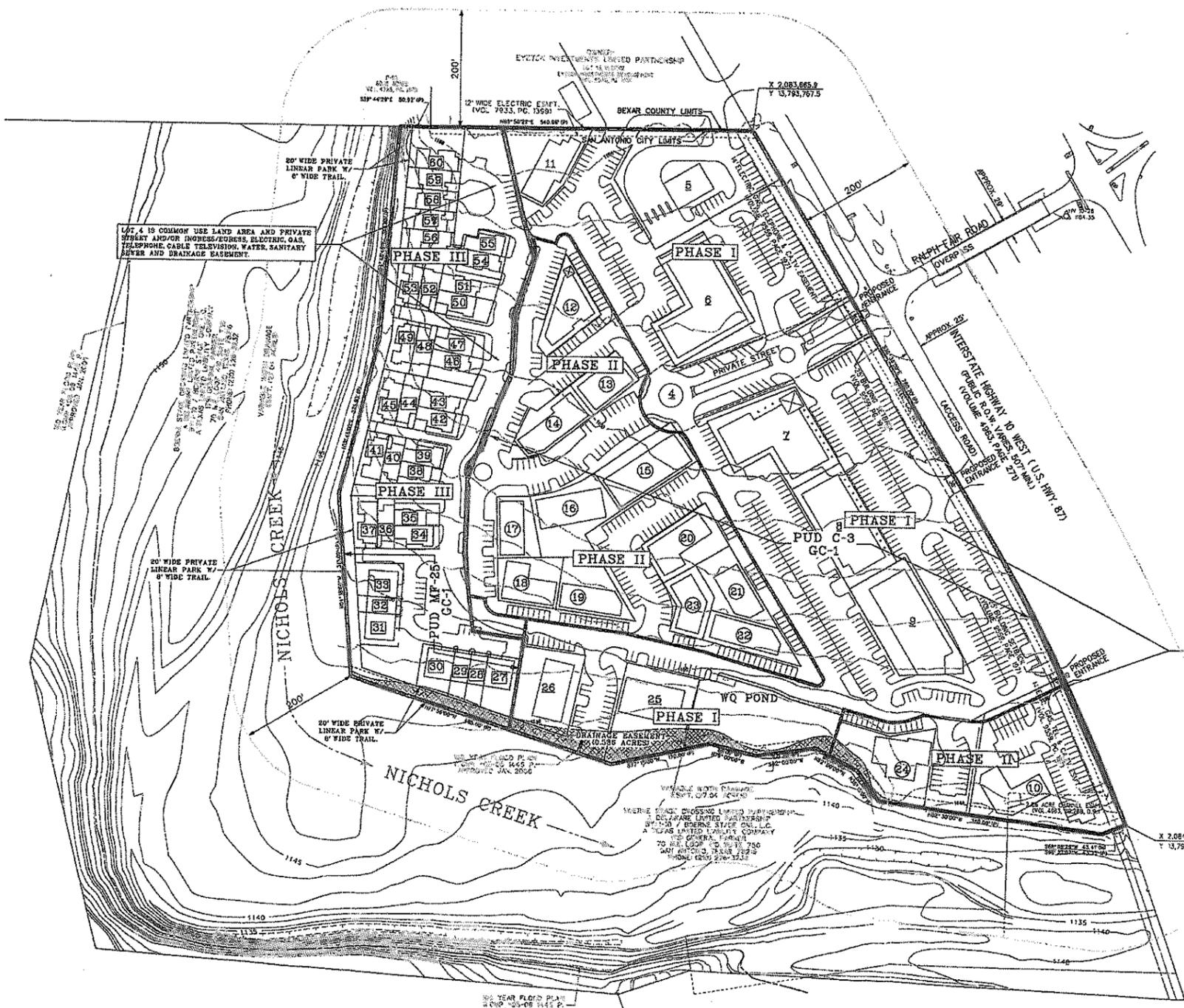
$$\frac{1 \text{ ACRE}}{114 \text{ UNITS}} \times 132 \text{ UNITS} = 1.16 \text{ OF AN ACRE REQUIRED}$$

PROVIDED-

0.27 MILES OF LINEAR PARK
FIRST 0.25 MILES = 1.5 ACRES PROVIDED

Phase	Use	Code	Area (sq ft)	Personnel (per use)	Density	No. of Units	Phase	Open Space (acres)	Estimated Cost	Remarks
Phase 1	Commercial	PUD-C3	8	71,407	11.33	238	3.55	30%	2008	Fall includes: a. clearing of all access easements, b. clearing and installation of utilities for Phases 1, 2 & 3. c. construction of water quality pond & construction of bridge and park in phase 1.
	Other	PUD-C3	1	NA	0.50					
	Residential	PUD-MF-25	0	NA						
Ph-1 Total			9	71,407	11.83	238				
Phase 2	Commercial	PUD-C3	14	57,202	8.84	190	2.06	30%	Summer 2008	includes: a. construction of bridge and park in phase 2.
	Residential	PUD-MF-25	0	NA						
	Other	PUD-C3	14	57,202	8.84	190				
Ph-2 Total			28	114,404	17.68	380				
Phase 3	Commercial	PUD-C3	0	NA			1.96	30%	Fall 2008	includes: a. construction of bridge and park in phase 3.
	Residential	PUD-MF-25	34	NA	5.19	28				
	Other	PUD-C3	34	NA	5.19	28				
Ph-3 Total			34	NA	5.19	28				
Ultimate	Commercial	PUD-C3	22	128,809	18.17	428	7.17	30%		See note # 2
	Residential	PUD-MF-25	34	NA	5.19	28				
	Other	PUD-C3	1	NA	0.50					
Ultimate Total			57	287,218	23.86	496				

Notes:
 1. Minimum Particular area ratio for PUD-C3
 2. 1/3 Unit Area is max density for PUD-MF-25
 3. 1/3 Garage parking spaces per unit area
 4. Lot # 18 for common land use including ingress/egress and utility easements. Also, Water Quality Pond.



LOT 4 IS COMMON USE LAND AREA AND PRIVATE STREET AND/OR INGRESS/EGRESS, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SANITARY SEWER AND DRAINAGE EASEMENT.

LOT 4 IS COMMON USE LAND AREA AND PRIVATE STREET AND/OR INGRESS/EGRESS, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SANITARY SEWER AND DRAINAGE EASEMENT.

LEGEND:

Phase Boundary:

Zoning Boundary:

Lot Numbering:

Phase I:

Phase II:

Phase III:

NOTE: ALL LOTS SHOWN ARE BLOCK 3, N.C.B. 16390

SCALE: 1" = 100'

0' 50' 100' 200' 300'

NORTH

- UTILITY PROVIDERS:**
- WATER - SAN ANTONIO WATER SYSTEM
 - SEWER - SAN ANTONIO WATER SYSTEM
 - GAS - GREY FOREST
 - ELECTRIC - CPS ENERGY
 - TELEPHONE - AT&T

ERZD NOTE:
 THIS TRACT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

EXISTING LEGAL DESCRIPTION
 LOT 2, BLOCK 3, N.C.B. 16390
 VOLUME 9559, PAGE 197
 23.91 ACRES

OWNER:
 DALE SCHUPARRA, MANAGER
 RIALTO VILLAGE, L.L.C.
 GENERAL PARTNER OF
 FAIR PROSPECTS MANAGEMENT, L.L.C.
 25111 I.H. 10 WEST
 SAN ANTONIO, TX 78257
 TEL. NO. (210) 491 - 4466
 FAX NO. (253) 679 - 1338

ENGINEER / SURVEYOR:
 MBC & ASSOCIATES, INC.
 1035 CENTRAL PARKWAY NORTH
 SAN ANTONIO, TX 78232

PLAN HAS BEEN ACCEPTED BY
 COMMISSIONER
 7/10/10
 COBA-06/06/07A
 (Signature)
 Note: this plan will have to comply with Section 50-02.2, (a) Section 50-02.2 approval for validation or plan will expire on 7/10/10

APPROVED PLANNED UNIT DEVELOPMENT

PLANNING COMMISSION
 CITY OF SAN ANTONIO

Chairman: _____ Date: _____
 Secretary: *[Signature]* Date: 7/24/08

MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1035 Central Parkway North, San Antonio, Texas 78232
 Tel. No. (210) 545-1122 Fax No. (210) 545-5302 www.mbceng.com

mbc
 ENGINEERS

RIALTO VILLAGE
 MASTER DEVELOPMENT PLAN/PLANNED UNIT DEVELOPMENT
 MDP # 026A-06 PUD # 06-019A

REVISIONS	DATE	DESCRIPTION

PLAT ID# _____
 A/P# _____
 DESIGN: DMR
 DRAWN: BMD/DAC
 CHECKED: _____
 DATE: 05-12-08
 JOB NO. 23081-0879
 SHEET: 1 of 1

Case Manager:
Liz Adams

City of San Antonio
Development Services Department
Master Plan Review

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APPLICATION



LAND DEVELOPMENT
SERVICES DIVISION

<i>For City Use Only:</i>		
Intake Date: _____		Intake By: _____
Case Managers: Robert Lombrano (Even File number) (210) 207-5014, Robert.lombrano@sanantonio.gov Larry Odis (Odd file Number) (210) 207-0210, Larry.odis@sanantonio.gov Richard Carrizales (210) 207- 8050, Richard.carrizales@sanantonio.gov	Admin. Assistant: Michaela Gauthier (210) 207-0220 Michaela.gauthier@sanantonio.gov	File Number: PUD 06-019A

Master Plan Application Type (check one):

- | | |
|-------------------------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> Planned Unit Development (PUD) |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Planned 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 Plan (FDP) | <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"/> Mixed Light Industrial (MI-1) |
| <input type="checkbox"/> Mixed Heavy Industrial (MI-2) | <input type="checkbox"/> Other: _____ |

Master Plan Submittals: Completeness Review Form and 20 copies (folded) with Development Services MDP Section Request, for Review form (attached) for respective departments or agencies

City of San Antonio
Development Services Department
Master Plan Review Application

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Applicant Contact Information:

LAND DEVELOPMENT
SERVICES DIVISION

Project Name: Rialto Village M.D.P./P.U.D.-Minor revision
Owner/Agent: Rialto Village, L.L.C. Phone: 210.491.4466 Fax: 253.679.13363
Address: 25111 I.H. - 10 West, San Antonio, Texas Zip Code: 78257
Engineer/Surveyor: MBC Engineers & Assoc., Inc Phone: 210.545.1122 Fax: 210.545.9302
Address: 1035 Central Parkway North, San Antonio, Texas Zip Code: 78232
Applicant Contact Person Name: John LaRo Email: jlaro@mbcengineers.com
Applicant relationship to Owner: Civil Engineer

Site Description:

Description of plan boundaries:
Rialto Village MDP # 026-06, PUD # 06-019

Existing legal description:
Lot 2, Block 3, New City Block 16390

Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
City Council District: 8 School District: N.I.S.D. Ferguson Map Grid: 447, E-8 USGS Grid: _____

Existing land use(s): Undeveloped

Plan Proposal:

Existing zoning: MF25/C3, PUD, GC-1 Proposed zoning: _____

Projected number of phases: 3

Number of dwelling units (single family lots) by phases: 0 single family lots

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Development Services Department
Master Plan Review Application

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If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Services Department at (210) 207-7881. For CSMA requirements call 207-4028.

Is there a previous Master Development Plan (formerly POADP) for this site?

Name: Rialto Village No.: 026-06 Date: 06/27/2007

Is there another name for this Master Development plan or another name commonly used to describe this site?

Name: Previous P.O.A.D.P. – Boerne Stage Road (# 665)

Is there a corresponding PUD for this site? Name: Rialto Village No.: 06-019

Plats associated with this Master Development Plan (formerly POADP) for this site?

Name: _____	No.: _____

Submittal requirements

The following are required for FDP, MDP, MAT, MPCD, PUD and TND applications (35-207, -310.15,-345, -B101, -B109, -B113):

GENERAL:

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number - if applicable;
- 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).

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

City of San Antonio
Development Services Department
Master Plan Review Application

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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 (section 35-502).

LOTS, PHASING AND USES:

- The location and dimensions of all proposed or existing lots;
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas;
- A delineation of EARZ, wetlands and floodplains;
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable;
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) Total number of lots;
 - (b) Total area of open space;
 - (c) Total number of dwelling units, by development phase;
 - (d) Residential density and units per acre;
 - (e) Total area of property.
- Location and size in acres of school sites, as applicable;
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines. If the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

STORMWATER MANAGEMENT:

City of San Antonio
Development Services Department
Master Plan Review Application

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LAND DEVELOPMENT

The following additional items are required for FDP, MDP, MPCD, MXD and TND applications (35-207, -310.15, -345, -B101, -B109):

- Tree stand delineation (section 35-B125);
- Topographic contour lines no greater than ten (10) feet;
- The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio);
- 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 and 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 be shown as historic preservation areas or lots.

The following additional items are required for PUD Plan and FDP applications only (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 nonresidential 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 loadin^B 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;

City of San Antonio
Development Services Department
Master Plan Review Application

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LAND DEVELOPMENT
SERVICES DIVISION

calculations used to determine the required percentages;

- Staging plan if PUD is to be developed in more than one phase;
- Utilities plan;
- Lots numbered as approved by the City;
- Perimeter setbacks as required;
- Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;
- Delineation of woodlands;
- List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;
- Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;
- Provisions for maintenance funding.

MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (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, archeological or cultural resources to be credited as conservation areas.

Applications for MPCD also require (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 (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

City of San Antonio
Development Services Department
Master Plan Review Application

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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.

LAND DEVELOPMENT
SERVICES DIVISION

Applications for Pedestrian Plan require (35-506):

- Location and arrangement of all-weather walkways;
- Phasing or time schedule for the construction of walkways.

Applications for MAOZ require (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 (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 land 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;

City of San Antonio
Development Services Department
Master Plan Review Application

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- 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.

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 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: Dale A. Shuparra Signature: 
Date: 26 February Phone: 210-491-4466 Fax: 617-236-1910
E-mail: das@shuparraproperties.com

If you have any questions please call Special Projects Coordinator at 207-7038



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A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

LAND DEVELOPMENT
SERVICES DIVISION

TO: Dawn Robinson, P.E

DATE: 6/27/2007

Address: M.B.C. and Assoc., Inc.
1035 Central Parkway N., Ste. 301
San Antonio, Texas 78232

FROM: Robert L. Lombrano, Panner II

COPIES TO: File

SUBJECT: # 06-019

Name: Rialto Village PUD

The plat or plan referenced above was heard by the Planning Commission

Director of Development Services, COSA

on the date shown.

The following action was taken:

APPROVED
 DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Robert L.Lombrano @ 207-5014

Approved with the following Conditions:

CONDITIONS:

Historic Preservation states the following: The Texas Sites Atlas indicates that archaeological sites have been previously identified within or nearby the above referenced

property. Also, the property may contain historical architectural sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org. The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Any part of the property investigated since June 1, 2006 may be omitted and the report for the previous study may be submitted for that area. Law allows both the HPO and SHPO 30 days from receipt for reviews.

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

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain shown and buffering (If applicable)
- Significant recharge features and buffering (If applicable)
- Category letter for all site specific plats (If Category 2 or 3, an Aquifer Protection Plan is required (If applicable))
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

For additional information please contact Kirk Nixon at 210-233-3523.

Parks and Recreation Department approves with the following conditions:
Rialto Village is a proposed subdivision with 132 multi-family residential units. UDC Section 35-503, Table 503-1 states that multi-family development is required to provide 1 acre of park/open space per every 114 dwelling units. The requirement for this development is 1.2 acres. This subdivision provides 1.5 credit acres of parkland dedication by providing a minimum 1/4 mile walking trail per UDC Section 35-503(h) *Credit for Park Facilities*.

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC sections 35-503(e) *Designation of Parkland*.
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC sections 35-503(e) *Designation of Parkland*.

- Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing*.

For additional information please contact David Clear at 210-207-9091.

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LAND DEVELOPMENT
REGULATIONS

Copy of Original Application
for MDP #026-06/PUD # 06-019

City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: May 7, 2007

Case Manager: 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	File Number:
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------

****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)

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

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: Rialto Village

Owner/Agent: Dale Schuparra Phone: (617) 236-1910 Fax: (617) 236-1933

Address: 229 Berkeley Street, Suite 301, Houston Texas Zip code: 02116-3734

Engineer/Surveyor: Macina, Bose, Copeland and Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302

Address: 1035 Central Parkway North, San Antonio, Texas Zip code: 78232

Contact Person Name: Dawn Mills, P.E. Email: dmills@mbcengineers.com

May 12, 2006

City of San Antonio
Development Services Department
Master Development Plan Section

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APPLICATION

(Continued)

LAND DEVELOPMENT
SERVICES DIVISION

Existing legal Description:

Lot 2, Boerne Stage Crossing, Volume 9559, Page 197, Plat I.D. No. 010110

Existing zoning: C2

Proposed zoning: PUD C2, PUD O-2 and PUD RM4

Projected # of Phases: 3

Number of dwelling units (lots) by Phases: _____
See Attached Table

Total Number of lots: _____ divided by acreage: 23.91 = Density: _____

(PUD Only) Linear feet of street 9590 Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Total open space: _____ divided by total acreage: 23.9 = Open space _____ %

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

(PUD Only) Construction start date: 9/06

(PUD Only) X/Y coordinates at major street entrance: X: 2083665 Y: 13793767

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Council District: 8 School District: NISD Ferguson map grid: 447 E8

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? Yes

Name Boerne Stage Road Tract No. 665

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Boerne Stage Crossing No. 010110 Book 9559 Page 197

Name Stage Run Subdivision, Unit-1 No. 010146 Book 9553 Page 104

Name _____ No. _____

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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;
- 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;
- (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;
- (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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LAND DEVELOPMENT
 DIVISION

(Continued)

- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (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.
- (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.

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LAND DEVELOPMENT
SERVICES DIVISION

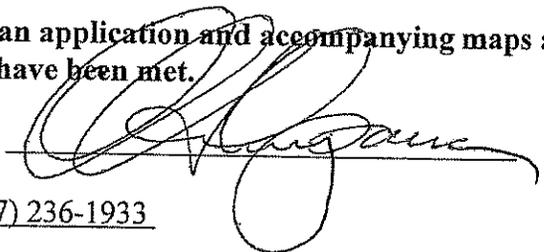
City of San Antonio
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Master Development Plan Section
Technical Review

(Continued)

- Traffic Impact Analysis (section 35-502).
- (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.
- (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks as required.
- 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 Rialto Village MDP/PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Dale Schuparra Signature: 

Date: May 11, 2006 Phone (617) 236-1910 Fax: (617) 236-1933

E-mail: das@schuparraproperties.com

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

May 12, 2006



City of San Antonio
 Development Services Department
Master Development Plan
Completeness Review

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File #: _____

Project Name: Rialto Village
Project Engineers/Surveyors or Firm Name: MBC Engineers
Address: 1035 Central Parkway North
Contact Person Name: John LaRo
Phone: 210.545.1122 **Fax:** 210.545.9302 **E-mail:** jlaro@mbcengineers.com

Master Plan Application Type (check one):

<input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)	<input type="checkbox"/> Planned Unit Development (PUD)
<input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination)	<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Alternative Pedestrian Plan (APP)	<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Flexible Development Plan (FDP)	<input type="checkbox"/> Master Planned Community District (MPCD)
<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"/> Military Airport Overlay Zone (MAOZ)
	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
	<input type="checkbox"/> Other: _____

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

Required Items for Completeness Review

Items Submitted	Staff Inventory	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Completed and signed Application Form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Review Fee
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Digital information in xxx.DWG or xxx.DXF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8 1/2 "x 11" Reduced Copy
<input type="checkbox"/>	<input type="checkbox"/>	Storm Water Management Plan (2 copies)
<input type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Analysis (TIA) (4 copies)
<input type="checkbox"/>	<input type="checkbox"/>	Parks Review Fee
<input type="checkbox"/>	<input type="checkbox"/>	20 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies. If project is an MDP/PUD combination, two sets of everything is required.
	<input type="checkbox"/>	<input type="checkbox"/> Master Development Plan/ Major Thoroughfare
	<input type="checkbox"/>	<input type="checkbox"/> Historic
	<input type="checkbox"/>	<input type="checkbox"/> Disability Access (Sidewalks)
	<input type="checkbox"/>	<input type="checkbox"/> Zoning
	<input type="checkbox"/>	<input type="checkbox"/> SAWS Aquifer
	<input type="checkbox"/>	<input type="checkbox"/> Bexar County Public Works
	<input type="checkbox"/>	<input type="checkbox"/> Storm Water Engineering
	<input type="checkbox"/>	<input type="checkbox"/> Traffic & Streets
	<input type="checkbox"/>	<input type="checkbox"/> Trees Preservation
	<input type="checkbox"/>	<input type="checkbox"/> Parks
	<input type="checkbox"/>	<input type="checkbox"/> Bicycle Mobility
	<input type="checkbox"/>	<input type="checkbox"/> Other: _____

For Staff Use Only

Complete Incomplete

Completeness Review By: _____ Date: _____