City of San Antonio

Development Services Department

July 16, 2012

Blaine Lopez
KFW Engineers
7400 Blanco Road
San Antonio, Texas, 78216

Re: **Sinclair Tract - Minor Amendment** **MDP # 032-06A**

Dear Mr. Lopez,

The Development Review Committee has evaluated the **Sinclair Tract** Master Development Plan Minor Amendment, or **MDP # 032-06A**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

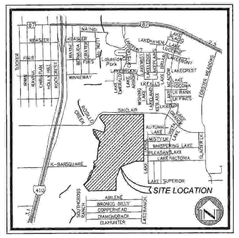
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment or support for the provision of drainage, 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 Districts, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Luz M. Gonzales, Planner at (210) 207-7898.

Sincerely,

John P. Jacks
Assistant Director



LOCATION MAP
NOT TO SCALE

SCALE : 1"=200'

0' 200' 600'

400'

LEGEND

= BOUNDARY

= PHASING LIMITS

= FEMA DFIRM LIMITS

= EXISTING 10' CONTOURS

= ACCESS POINT

UTILITIES

WATER: S.A.W.S.

SEWER: S.A.W.S.

ELECTRIC: CITY PUBLIC SERVICE

TELEPHONE: A.T.&T.

CABLE: TIME WARNER CABLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.31'	N54°03'11"E
L2	96.62'	N06°49'24"E
L3	117.27'	N27°31'14"E
L4	89.20'	N13°10'08"W
L5	21.15'	N55°01'22"W
L6	44.88'	N07°57'57"W
L7	56.87'	N67°36'56"E
L8	25.91'	S60°57'55"E
L9	65.19'	N57°10'33"E
L10	30.33'	N10°01'11"E
L11	46.22'	N67°48'27"W
L12	47.46'	N08°27'32"E
L13	18.84'	N70°02'03"W
L14	83.20'	N58°44'29"E
L15	36.10'	S13°49'15"W
L16	22.07'	S35°16'52"E
L17	24.43'	N84°13'07"E
L18	38.71'	S53°03'12"E
L19	39.15'	N86°20'36"E
L20	69.89'	N37°45'08"E
L21	30.29'	N56°29'28"E
L22	43.02'	N05°55'04"E
L23	78.46'	N49°14'57"W
L24	118.32'	N39°31'43"W
L25	37.99'	N08°08'10"E
L26	37.25'	N44°45'10"E
L27	35.93'	N86°18'07"E
L28	29.36'	N39°58'18"E
L29	101.00'	N42°52'07"E
L30	154.72'	N07°50'08"E
L31	60.00'	N07°34'49"E
L32	39.72'	N07°02'26"E
L33	182.52'	N04°47'24"E
L34	50.31'	N57°16'49"W
L35	72.61'	N33°36'35"E
L36	69.73'	N44°36'17"E
L37	36.40'	N24°38'34"E
L38	24.67'	N26°23'53"W
L39	32.55'	N23°33'24"E
L40	62.76'	N51°12'52"E
L41	32.25'	N26°11'01"E
L42	56.77'	N04°23'56"W
L43	27.51'	N08°56'43"W
L44	20.06'	N77°48'55"W
L45	27.52'	S60°09'37"W
L46	16.21'	S70°27'35"W
L47	18.97'	N64°17'31"W
L48	22.36'	N50°37'09"W
L49	45.35'	N14°29'37"W
L50	12.46'	N36°27'55"W
L51	70.23'	N23°38'24"W
L52	29.22'	N54°20'00"W
L53	13.95'	N82°16'10"W
L54	72.76'	N70°15'54"W
L55	21.60'	N47°14'00"W
L56	40.79'	N29°41'40"W
L57	64.41'	N37°04'56"W
L58	41.43'	N01°48'27"W
L59	38.94'	N11°26'41"E
L60	21.12'	N20°56'05"W
L61	10.30'	N23°29'44"W
L62	17.33'	N64°45'18"W
L63	29.05'	N37°57'34"W
L64	39.46'	N28°11'56"W
L65	216.57'	N56°46'50"E
L66	322.42'	N33°13'10"W
L67	344.45'	N89°24'34"E
L68	10.01'	N00°40'06"W
L69	41.51'	N89°24'51"E
L70	107.80'	S01°14'34"E
L71	110.14'	S00°23'32"E
L72	285.00'	S00°23'23"E

NOTES:

1. BEARING REFERENCE SOURCE IS THE PLAT OF CRESCENT PLACE SUBDIVISION RECORDED IN VOLUME 9550, PAGE 20-23, D.P.R.
2. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
3. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
4. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
5. PROPERTY IS INSIDE CITY LIMITS.
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q.) AND/OR WITHIN SIDEWALK EASEMENTS.
7. THIS DEVELOPMENT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT.
8. IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO AND SHPO NOTIFIED.
9. HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN PARK AREA.
10. STORM WATER DETENTION WILL NOT BE PROVIDED ON THIS DEVELOPMENT.
11. OPEN PLAY AREA WILL BE BUILT TO SATISFY PARK DEDICATION REQUIREMENTS.
12. THE COORDINATES SHOWN HEREON ARE GRID. TO CONVERT TO SURFACE, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00017.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	122.08'	1215.00'	61.09'	5°45'25"	122.03'	S81°54'47"W
C2	144.95'	785.00'	72.68'	10°34'47"	144.75'	N84°19'29"E

C

- 535 RESIDENTIAL LOTS
- TOTAL ACREAGE 123 ACRES
- PROPERTY ZONED R-4

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS	DENSITY
1	23	110	4.8
2	25	146	4.4
3	22	69	4.8
4	19	100	5.3
5	34	110	3.2
TOTAL	123	535	4.3 (DWELLING UNITS PER ACRE)

E

PARK DEDICATION TABLE

PARK SPACE DEDICATION	1.7 ACRES
GREEN SPACE DEDICATION	1.5 ACRES
OPEN PLAY AREA (CREDIT)	1.0 ACRE
NATURAL AREA DEDICATION (14.9 AC. ACTUAL)	3.8 ACRES (MAX)
TOTAL	8.0 ACRES

PARK DEDICATION CALCULATION:
535 (LOTS) ÷ 70 LOTS/ACRE (PARK DEDICATION RATIO) = 7.6 AC. PARK

REASON FOR MINOR AMENDMENT: (PER UDC 35-412 (h)(2)

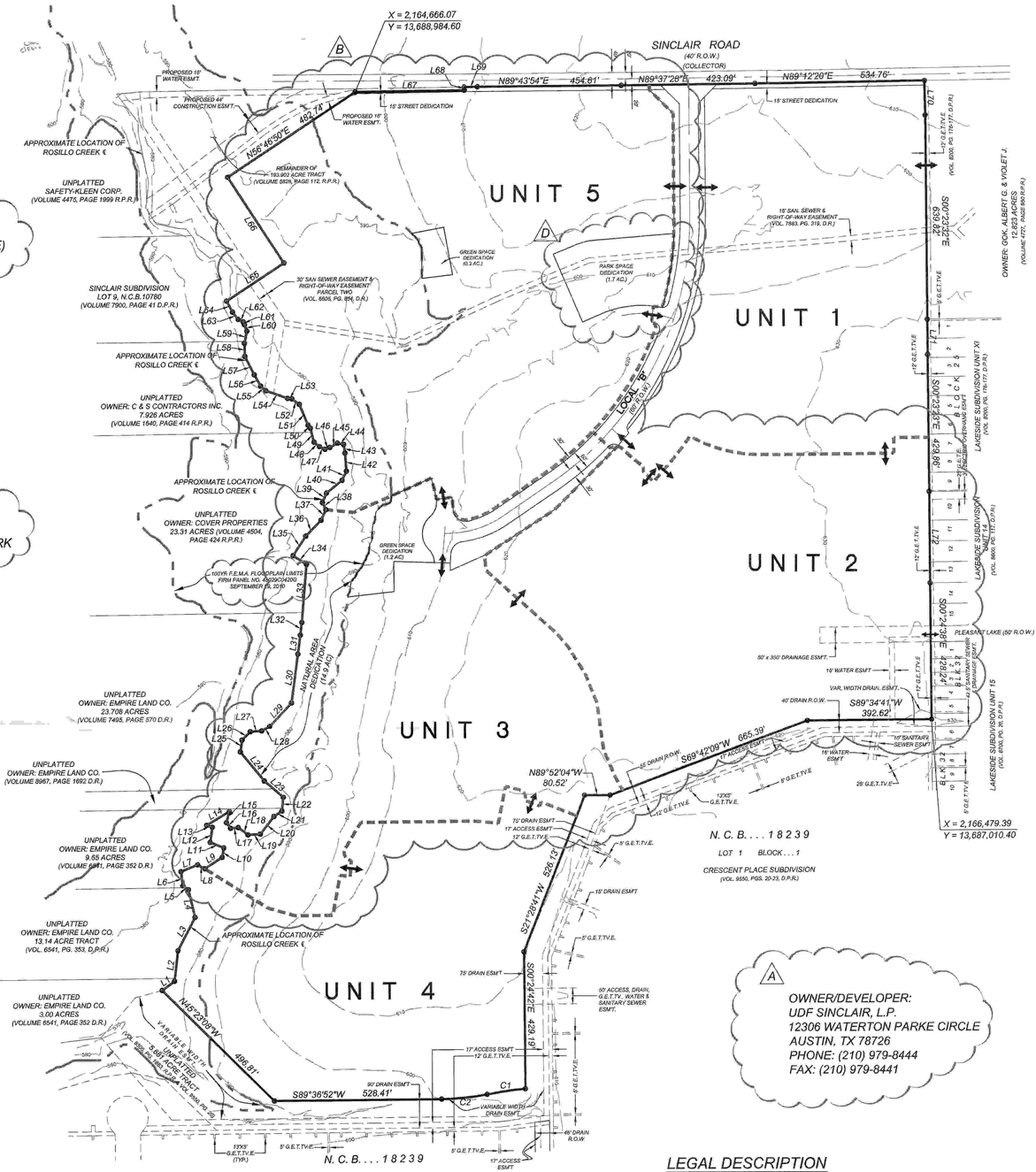
A. UPDATED THE OWNER AND CONSULTANT INFORMATION.

B. ADJUSTED THE UNIT BOUNDARIES FOR UNITS 2, 3, & 5 WITHIN THE TRACT ADJOINING THE OUTER BOUNDARIES OF THE MASTER DEVELOPMENT PLAN. THE USE AND OVERALL GEOGRAPHIC LAND REMAINS THE SAME.

C. REVISE APPROXIMATE UNIT SCHEDULE.

D. CONSOLIDATED AND RELOCATED 1.70 ACRES OF PARK SPACE DEDICATION WITHIN UNIT 5. THE PARK SPACE WILL BE PLATTED WITH UNIT 2.

E. UPDATED THE NATURAL AREA DEDICATION AND THE EFFECTIVE F.E.M.A. FLOODPLAIN PER FIRM PANEL NO. 48029C0420G, DATED SEPTEMBER 29, 2010.

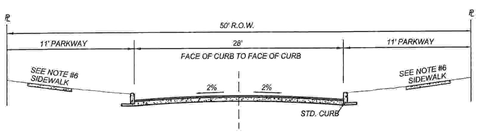


A

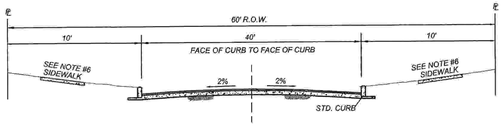
OWNER/DEVELOPER:
UDF SINCLAIR, L.P.
12306 WATERTON PARKE CIRCLE
AUSTIN, TX 78726
PHONE: (210) 979-8444
FAX: (210) 979-8441

LEGAL DESCRIPTION

BEING 122.949 ACRES OF LAND OUT OF A REMAINING 193.902 ACRE TRACT OF LAND RECORDED IN VOLUME 5828, PAGE 112, R.P.R. OUT OF THE NEPOMO MONTOYA SURVEY NO. 21, ABSTRACT NO. 469, COUNTY BLOCK 5132, N.C.B. 18239, SAN ANTONIO, BEXAR COUNTY, TEXAS.



50' R.O.W. STREET SECTION – LOCAL "A"
NOT TO SCALE



60' R.O.W. STREET SECTION – LOCAL TYPE "B"
NOT TO SCALE

THE ROSILLO CREEK FLOODPLAIN SHOWN ON THIS MASTER DEVELOPMENT PLAN IS BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP PANEL 48029C0420G, EFFECTIVE DATE SEPTEMBER 29, 2010. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ENGINEER

OWNER

PLAN HAS BEEN ACCEPTED BY
COSA
July 16, 2012 (Date)
032-06A (Number)
Note: this plan will have to comply with Section 35-412, (i) Scope of approval for validation or plan will expire on
July 15, 2014
Date

KFW ENGINEERS & SURVEYING
7400 BLANCO, SUITE 250
SAN ANTONIO, TEXAS 78216
PHONE (210) 979-8444
FAX (210) 979-8441
FIRM# 9513

ISSUE DATE	REVISIONS
01/26/2007	MDP #032-06
05/29/2012	MDP #032-06A

RECEIVED
2012 JUL 13 PM 4:30
PERMIT CENTER SERVICES

MINOR AMENDMENT TO SINCLAIR TRACT MASTER DEVELOPMENT PLAN #032-06A

JOB NO. 205-01-01
DATE: APRIL 2012
DRAWN: JA CHECKED: BL

SHEET NUMBER:
1 OF 1

Date: Jun 25, 2012, 5:34pm User ID: JVillafana
File: P:\251\01\01\Design\Exhibits\MDP_251o101.dwg

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File #: _____

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2012 JUN 12 PM 1:49

City of San Antonio
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 ½ 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):

☐ Master Development Plan (MDP)	☐ Planned Unit Development (PUD)
☑ Master Development Plan Amendment	☐ Planned Unit Development Amendment
☐ Major ☑ Minor	☐ Major ☐ Minor
☐ MDP/ P.U.D. Plan (combination)	☐ Mixed Use District (MXD)
☐ Flexible Development Plan (FDP)	☐ Traditional Neighborhood Development (TND)
☐ Urban Development (UD) ☐ Farm and Ranch (FR)	☐ Master Planned Community District (MPCD)
☐ Rural Development (RD) ☐ Mixed Light Industrial (MI-1)	☐ Military Airport Overlay Zone (MAOZ)
☐ Mixed Heavy Industrial (MI-2)	☐ Manufactured Home Park Plan (MHPP)
☐ Form Based Zone District (FBZD)	☐ Alternative Pedestrian Plan (APP)

Applicant Contact Information:

Project Name: Minor Amendment to Sinclair Tract MDP #032-06A

Owner/Agent: UDF Sinclair L.P. E-mail: _____

Address: 12306 Waterton Parke Circle, Austin, TX Zip code: 78726 Phone: 512-657-6420

Contact Person Name: Blaine Lopez, PE E-mail: blopez@kfwengineers.com

Company: KFW Engineers Relationship to Owner: Consultant

Address: 7400 Blanco Road, San Antonio, TX Zip code: 78216 Phone: 210-979-8444

Plan Proposal:

Total number of lots: 535 Total acreage: 123 acres

Existing zoning: R-4 Proposed zoning: R-4

Density (dwelling units per acre): 4.3 Typical residential lot size: 5,000 SF

Number of dwelling units per phase:

Phase: 1	Dwelling units: 110	Phase: 4	Dwelling units: 100
Phase: 2	Dwelling units: 146	Phase: 5	Dwelling units: 110
Phase: 3	Dwelling units: 69	Phase: _____	Dwelling units: _____

Complete this subsection for PUD Plans only:

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

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

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

Construction start date: _____

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

For City Use Only

Intake Date: _____ ***Intake By:*** _____

City of San Antonio
Development Services
Master Plan Review Application

File #: 032-06A

Site Description:

Jurisdiction: ☑ San Antonio City Limits ☐ San Antonio ETJ ☐ Outside ETJ
City Council District: 2 School District: East Central ISD
Ferguson map grid: Page: 653 Grid:A-3 USGS Grid: San Antonio East
Existing land use(s): Single Family Residential

Description of plan boundaries:
123 acres located in the City of San Antonio SW of the intersection of Sinclair Road with Lakeland, intersection of Sinclair Rd & Rosillo Creek, N of Southcross Ranch Rd & Allen Chase, NW of Lou Ct & Brenden Dr, and E of Lake Tahoe & Lake Victoria

Existing legal description:
Being 122.949 acres of land out of a remaining 193.902 acre tract of land recorded in volume 5828, page 112, R.P.R. out of the Nepomo Montoya Survey No. 21, Abstract No. 469, County Block 5132, N.C.B. 18239, San Antonio, Bexar County, Texas.

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): ☐ Contributing ☐ Recharge ☐ Transition ☐ Artesian

Watershed(s): Lower Salado Creek

Generalized slope of site: 1%-5% slope

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:
N/A

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
N/A

Related applications:

Is there a previous MDP (*formerly POADP*) for this site? ☑ YES ☐ NO
Name: Sinclair Tract File #: 032-06 Date accepted: 1/26/07

Is there a corresponding PUD for this site? ☐ YES ☑ NO
Name: File #: Date approved:

Are there any Rights Determinations associated with this site? ☐ YES ☑ NO
Name: File #: Date approved:

Is there another name for this project or another name commonly used to describe this site?
Name: Rancho Rosillo / Riposa Vita

List all associated Plats for this site whether approved or pending approval?
Name: Rancho Rosillo Unit 1 Plat #: 070525
Name: Plat #:
Name: Plat #:
Name: Plat #:
Name: Plat #:

Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application? ☐ YES ☑ NO

Is this project within the boundaries of the City South Management Authority (CSMA)? ☐ YES ☑ NO

If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

DEVELOPMENT SERVICES

City of San Antonio
Development Services
Master Plan Review Application

File #

2012 JUN 12 PM 2:19

please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the 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: Mehrdad Moayedi Signature:

Date: 6/7/12 Phone: 512-657-6420 Fax: 210-979-8441

E-mail: saathoff@texas.net

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

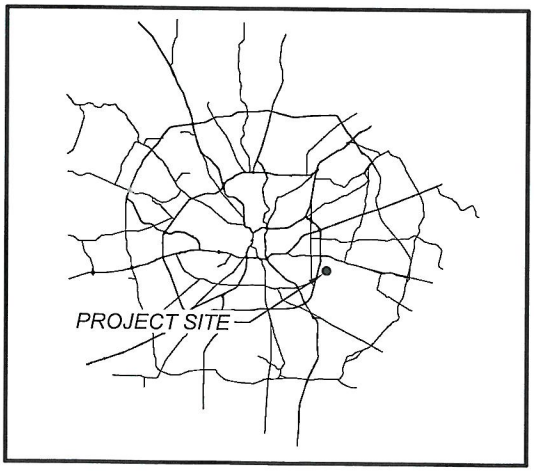
Melissa Ramirez Planning Manager (210) 207-7038 Melissa.Ramirez@sanantonio.gov	Elizabeth Carol Senior Management Analyst (210) 207-7893 Elizabeth.Carol@sanantonio.gov
Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov	Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov
Donna Camacho Planner (210) 207-5016 Donna.Camacho@sanantonio.gov	Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov
Rudy Munoz Planner (210) 207-5014 Rudy.Munoz@sanantonio.gov	

DEVELOPMENT SERVICES
RECEIVED
2012 JUL 13 PM 4:30

SCALE : 1"=600'

0' 600' 1800'

1200'



LOCATION MAP
(N.T.S.)

KFW ENGINEERS & SURVEYING
Firm# 9513
7400 BLANCO, SUITE 260,
SAN ANTONIO, TEXAS 78216
PHONE (210) 979-8444
FAX (210) 979-8441

MINOR AMENDMENT TO SINCLAIR TRACT #032-06A AERIAL & LOCATION MAP

REVISIONS:	ISSUE DATE:

JOB NO. 251-01-01
DATE: JANUARY, 2012 DESIGNER: N.F.
DRAWN: S.G. CHECKED: C.F.

SHEET: EX - 1

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