City of San Antonio, Texas

Department of Planning and Development Services

August 19, 2010

Brian Parker, P.E.
Kimley-Horn and Associates, Inc.
45 NE Loop 410, Ste 890
San Antonio, TX 78216

RE: Master Development Plan - MDP 043A-06 Hills of Castle Rock Amentment application status

Dear Mr. Parker:

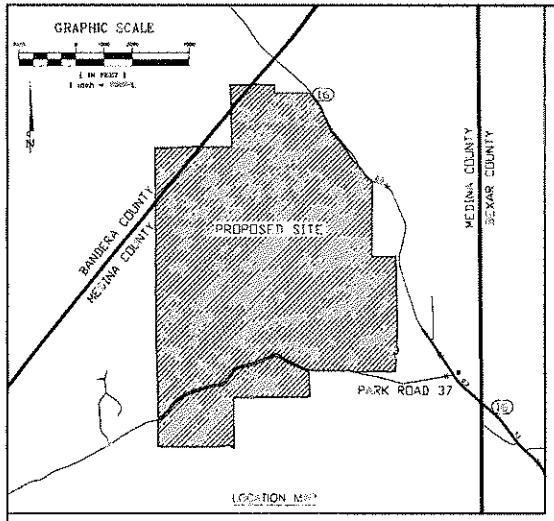
We have reviewed your MDP application that was submitted on March 20, 2009. Based on the Texas Local Government Code 245.002 (e) *Uniformity of Requirements* the following is our official finding:

Planning and Development Services Department deemed your MDP technical application invalid. The applicant has failed to provide documents or other information necessary to comply with the City's technical requirements since the City's last request on May 9, 2009. The MDP permit application has expired. Should you care to develop your property in the future by phases then a new MDP application and fees will need to be submitted.

If you have any further questions please contact Robert Lombrano at 207-5014 or Robert.Lombrano@sanantonio.gov.

Sincerely,

Christopher Looney, AICP
Interim Assistant Director,
Land Development Division

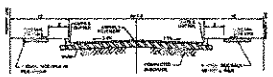


APPROXIMATE AREA SUMMARY

RESIDENTIAL	=	770 ACRES
COMMERCIAL	=	11.8 ACRES
SCHOOL	=	16.30 ACRES
AMENITY CENTER	=	9.0 ACRES
AMENITY	=	3.3 ACRES
FLOOD PLAIN	=	40.24 ACRES
GREEN SPACE/ DRAINAGE/DETENTION	=	258.81 ACRES
PARK/OPEN SPACE	=	39.53 ACRES
ARTERIAL ROAD R.O.W.	=	16.32 ACRES
COLLECTOR ROAD R.O.W.	=	25.20 ACRES
TOTAL AREA	=	1,192.56 ACRES
PARK AREA REQUIRED: (2,115 LOTS) X (1 ACRE OF PARK / 70 LOTS)	=	30.21 ACRES

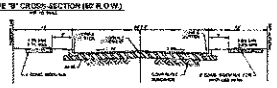
APPROXIMATE UNIT SCHEDULE:

UNIT	ACRES	RES. ACRES	LOTS	DENSITY (LOTS/ACRES)	PHASE
1	±20	0	0	0	1
2	±220	±140	±230	1.64	1
3	±90	±50	±165	3.30	1
4	±170	±122	±355	2.91	1
5	±250	±180	±625	3.47	1
6	±251	±160	±460	2.87	1
7	±170	±115	±280	2.37	1
8A	±10	0	0	0	2
8B	±7	0	0	0	2
TOTAL	±1,183	±770	±2,115	2.75	

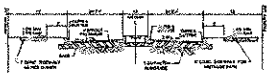


LOCAL TYPE "B" CROSS-SECTION (60' R.O.W.)

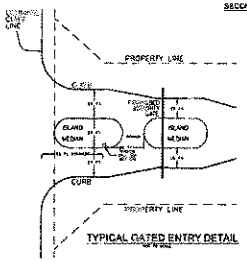
NOTE:
FINAL ROADWAY CROSS SECTIONS WILL BE DETERMINED AFTER DEVELOPMENT PLANS ARE PREPARED FOR PAVEMENT DESIGN



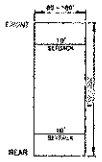
COLLECTOR CROSS-SECTION (70' R.O.W.)



SECONDARY ARTERIAL INTERSECTION CROSS-SECTION (86' R.O.W.)

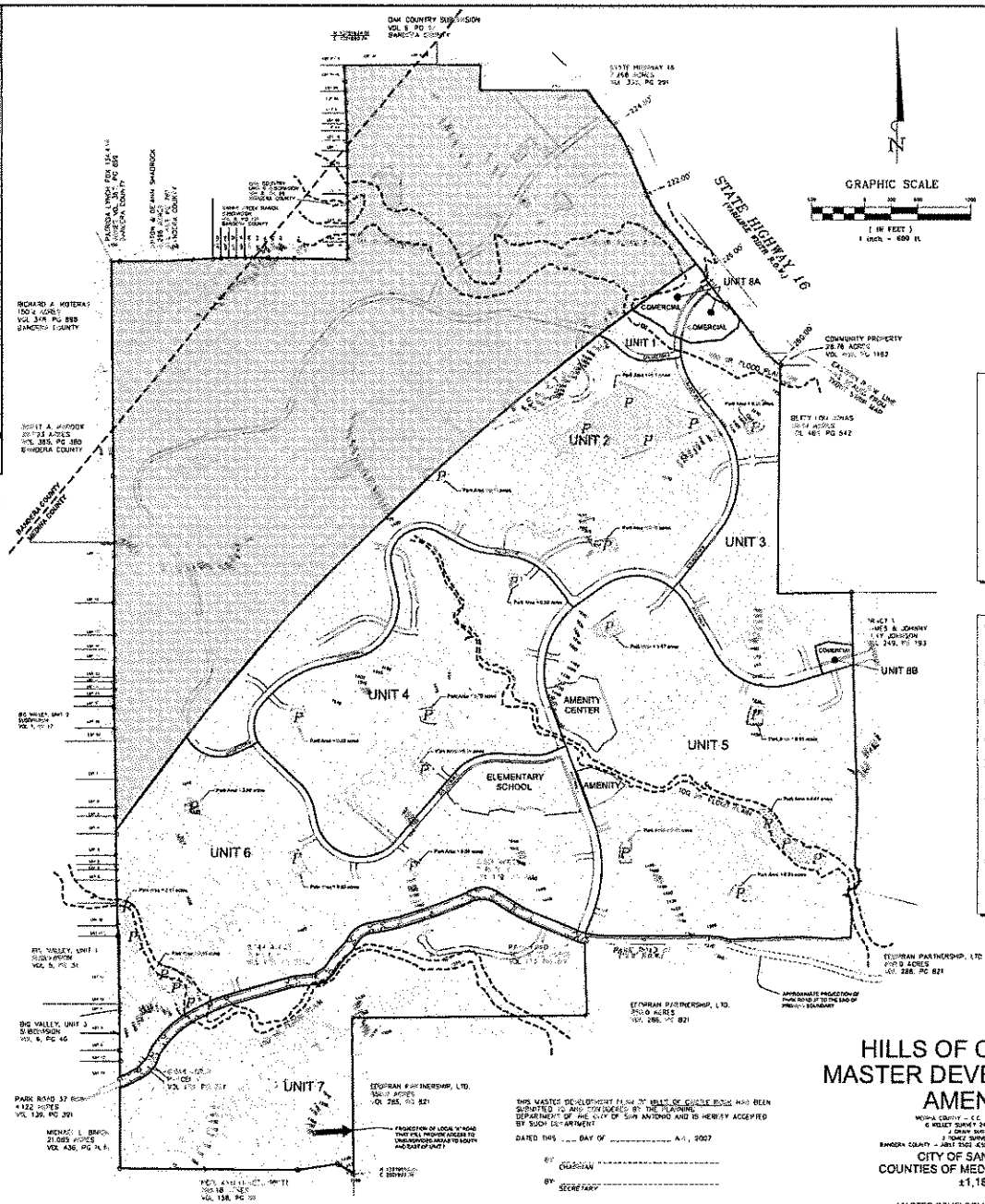


TYPICAL GATED ENTRY DETAIL



ACTUAL LOT SIZE MAY VARY BASED ON MARKET DEMAND

TYPICAL LOT SIZE



LEGEND

- BOUNDARY LINE / LIMITS OF MDP
- 100-YR FEMA FLOODPLAIN LINE
- R.O.W. LINE
- CENTERLINE
- UNIT LINE
- FOUND 1/2" IRON PIN WITH ORANGE CAPS
- FENCE POST
- SET 1/2" IRON PIN
- FOUND TxDOT CONC MONUMENT
- PARK AREAS
- UNITS OUTSIDE CITY OF SAN ANTONIO ETJ
- LOCAL "B" STREETS

ENGINEER:

KIMLEY-HORN & ASSOCIATES, INC.
BRIAN PARKER, P.E.
45 N.E. LOOP 410, SUITE 890
SAN ANTONIO, TEXAS 78216

OWNER / DEVELOPER:

BP 1706 SAN ANTONIO, LTD.
8235 DOUGLAS AVENUE
SUITE 770
DALLAS, TEXAS 75225

UTILITIES:

WATER: PUBLIC - ON-SITE WELLS
SEWER: ON-SITE SEWER COLLECTION SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T

GENERAL NOTES:

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.

2. A ONE FOOT VEHICLE NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARETERIAL OR COLLECTOR STREET.

3. PROPERTY IS LOCATED OUTSIDE SAN ANTONIO CITY LIMITS.

4. SIDEWALKS WILL BE INSTALLED IN PUBLIC R.O.W. PER U.D.C. (2005) ARTICLE 5, DIVISION 2, 35-506-0.

5. 100-YR FLOOD PLAIN BASED ON FEMA FIRM MAP 480472-0025 B. EFFECTIVE DATE: AUGUST 15, 1980

6. 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.

7. ALL PROPOSED SUBDIVISIONS ARE PLANNED TO BE DESIGNATED AS ENCLAVES.

HILLS OF CASTLE ROCK
MASTER DEVELOPMENT PLAN AMENDMENT

MEDINA COUNTY – C.C. BK 16 SURVEY 125 (640 AC)
6 MILES SURVEY 245 (3 AC AND 218.65 AC)
J. DRAW SURVEY 17 (640 AC)
J. TONEY SURVEY 126 (587.3 AC)
BANDERA COUNTY – ABST 2301 A.S.D.N. SURVEY 126 (1.1649 AC IN MEDINA)

CITY OF SAN ANTONIO E.T.J.
COUNTIES OF MEDINA & BANDERA, TEXAS
±1,183 ACRES

MASTER DEVELOPMENT PLAN ID 049 - 06

THIS MASTER DEVELOPMENT PLAN OF HILLS OF CASTLE ROCK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING DEPARTMENT OF THE CITY OF SAN ANTONIO AND IS HEREBY ACCEPTED BY SUCH DEPARTMENT

DATED THIS ____ DAY OF _____, A.D., 2007

BY: _____ CHAIRMAN

BY: _____ SECRETARY

Kimley-Horn and Associates, Inc.
45 NE Loop 410, Suite 890
San Antonio, Texas 78216
Tel. No. 210 541 9166
Fax No. 210 541 8699

Hills of Castle Rock
MEDINA & BANDERA COUNTIES, TEXAS

MASTER DEVELOPMENT PLAN AMENDMENT

Scale: 1" = 600'
Designed by: SWS
Drawn by: NFH
Checked by: BJP
Date: MARCH 2009
Project No. 069101020

SHEET 1 OF 1

File #: 0434-06

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

Applicant Contact Information:

Project Name: Hills of Castle Rock amending
Owner/Agent: BP 1766 San Antonio Ltd / Shaul Baruch E-mail: shaul@baruchproperties.com
Address: 5953 Dallas Pkwy, Ste 200B, Plano, TX Zip code: 75093 Phone: 972.781.2800
Contact Person Name: Brian Parker, P.E. E-mail: brian.parker@kimley-horn.com
Company: Kimley-Horn and Associates, Inc. Relationship to Owner: Engineer
Address: 45 NE Loop 410, Ste 890, San Antonio, TX Zip code: 78216 Phone: 210.541.9166

Plan Proposal:

Total number of lots: 2,115 lots within E.T.J. Total acreage: 1,766 (+/- 1,183 acres within E.T.J.)
Existing zoning: OCL Proposed zoning: N/A
Density (dwelling units per acre): 2.75 Typical residential lot size: N/A
Number of dwelling units per phase:

Phase: 1	Dwelling units: 2,115	Phase:	Dwelling units:
Phase: 2	Dwelling units: 0	Phase:	Dwelling units:
Phase:	Dwelling units:	Phase:	Dwelling units:
Phase:	Dwelling units:	Phase:	Dwelling units:

Complete this subsection for PUD Plans only:

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

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

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

Construction start date: _____

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

For City Use Only

Intake Date: 3/20/09 ***Intake By:*** Robert Sanchez

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

File #: _____

Site Description:

Jurisdiction: ☐ San Antonio City Limits ☒ San Antonio ETJ ☐ Outside ETJ

City Council District: N/A

School District: Northside

Ferguson map grid: 476 A6

USGS Grid: _____

Existing land use(s): Agriculture

Description of plan boundaries:

See Attached Exhibit

Existing legal description:

Medina County - C.C. Irr Co Survey 125 (640 ac); G Kelley Survey 245 (1 ac and 246.968 ac); J Grain Survey 127 (160 ac); J Gomez Survey 126 (6018.209 ac)

Bandera County - Abst 2502 Jesus Gomez Svy 126 Tr 1 (1649.1 a in Medina)

Property Features:

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

Watershed(s): San Geronimo Creek

Generalized slope of site: 10%

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

Heritage and Significant Trees

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: Hills of Castle Rock File #: 043.06 Date accepted: March 21, 2007

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: _____

List all associated Plats for this site whether approved or pending approval?

Name: _____ Plat #: _____

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,

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

File #: _____

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 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: Brian Parker, P.E. Signature: _____

Date: March 20, 2009 Phone: 210.541.9166 Fax: 210.541.8699

E-mail: brian.parker@kimley-horn.com

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

Melissa Ramirez
Senior Management Analyst
(210) 207-7038
Melissa.Ramirez@sanantonio.gov

Elizabeth Carol
Senior Management Analyst
(210) 207-7893
Elizabeth.Carol@sanantonio.gov

Richard Carrizales
Planner
(210) 207-8050
Richard.Carrizales@sanantonio.gov

Elizabeth Adams
Planner
(210) 207-7912
Elizabeth.Adams@sanantonio.gov

Robert Lombrano
Planner
(210) 207-5014
Robert.Lombrano@sanantonio.gov

Luz Gonzales
Planner
(210)207-7898
Luz.Gonzales@sanantonio.gov

Larry Odis
Planner
(210) 207-0210
Larry.Odis@sanantonio.gov

Donna Schueling
Planner
(210) 207-5016
Donna.Schueling@sanantonio.gov

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, Amendments, 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;

N/A Certificate of agency or power of attorney if other than owner;

☒ Signature blocks for the chairperson and secretary (Development Services Director or assignee).

☒ Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications);

☒ Topographic contour lines no greater than ten (10) feet (PUD applications require two feet intervals);

☒ Location of property lines, existing easements, cemeteries and/or historic graves, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

☒ Two points identified by Texas Planes Coordinates;

☒ Basis of bearings used and a north point;

☒ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;

☒ Date of preparation;

☒ Graphic and written scale and north arrow;

☒ A location map at a scale not less than 1"= 2,000' indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;

☒ All existing easements or right-of-way with street names impacting the development area, their nature and width.

TRAFFIC AND CIRCULATION:

☒ The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;

☒ The schematic (typical section) of all existing and proposed streets, as well as proposed access points;

☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);

☒ Traffic Impact Analysis (UDC §35-502). **SEE ATTACHED WORKSHEET**

LOTS, PHASING AND USES:

N/A The location and dimensions of all proposed or existing lots;

N/A 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;

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

☒ 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.

☒ 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' 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 (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, archaelogical 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 Alternative 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;

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

- ☐ The name of the developer;
- ☐ The name of the record owner of the land involved;
- ☐ The legal description of the land being developed, with an identification number assigned to each manufactured home site;
- ☐ The tract boundary lines;
- ☐ The scale; north arrow and date;
- ☐ The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;
- ☐ 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 or 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.