



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**

November 19, 2012

Stephanie S. Castillo  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, Texas, 78216

**Re: American Lotus – Major Amendment**

**MDP # 046B-06**

Dear Ms. Castillo,

The Development Review Committee has evaluated the **American Lotus** Master Development Plan Major Amendment, or **MDP # 046B-06**. 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.

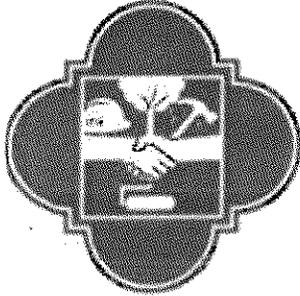
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School Districts, so they can plan 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 Richard Carrizales, Planner at (210) 207-8050.

Sincerely,

A handwritten signature in black ink, appearing to read 'JP Jacks', is written over a faint, circular stamp.

John P. Jacks  
Assistant Director



CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT

October 30, 2012

Cara C. Tackett  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, Texas 78216

**RE: Rights Determination- RD 12-03-046R, American Lotus Unit 3 & Unit 4(Revised)**

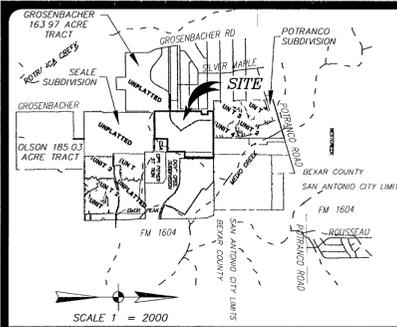
Dear Ms. Tackett:

The Development Services Department reviewed and evaluated Rights Determination Application No. RD 12-03-046R, including the resubmitted information provided by the Applicant, and the application is approved. Statutory rights are recognized as of July 24, 1985 based on the Lackland City Water Contract. Statutory rights are recognized for a residential project on a 19.03 acre tract of land, consisting of 112 single family residential lots. The project is identified as Unit 3 and Unit 4 within MDP 046B-06 American Lotus Subdivision.

All appeals and resubmitted information must be in writing and filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the decision or action taken under these requirements. Appeals and re-submittals made after fifteen (15) calendar days will not be accepted. If you have further questions please contact Melissa Ramirez, Planning Manager at (210) 207-7038.

Sincerely,

John P. Jacks  
Assistant Director



LINE TABLE		
NO	BEARING	LENGTH
L1	N 00°23'37" W	202.89
L2	N 00°08'08" E	75.04
L3	N 00°08'27" E	4.30
L4	S 89°51'33" E	150.00
L5	N 89°49'05" W	150.00
L6	N 00°10'55" E	5.18

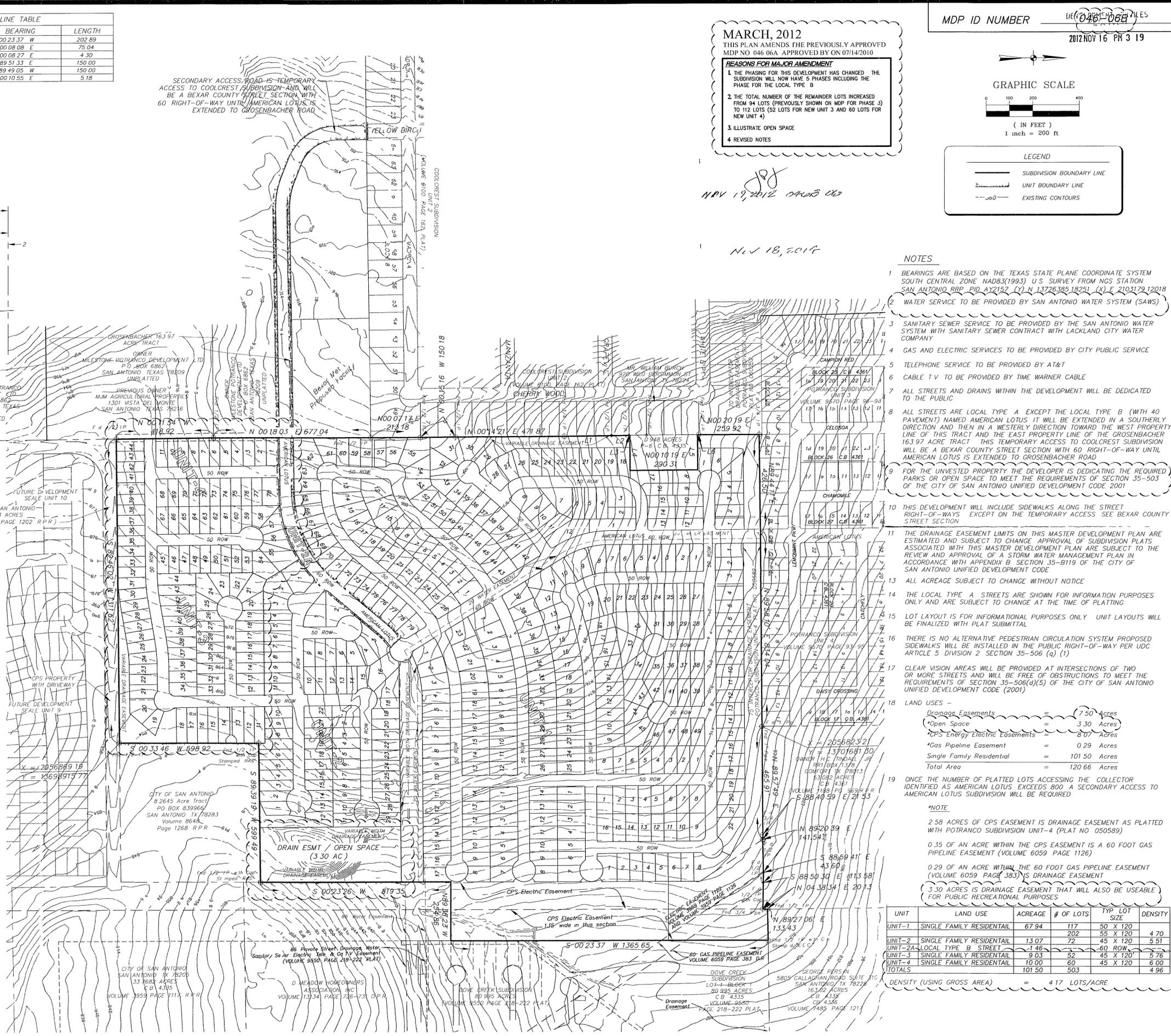
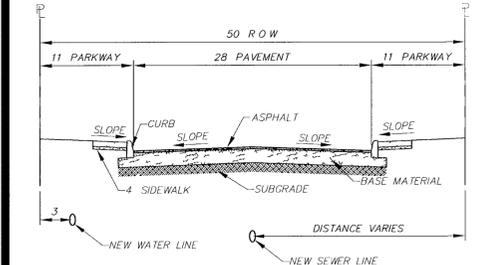
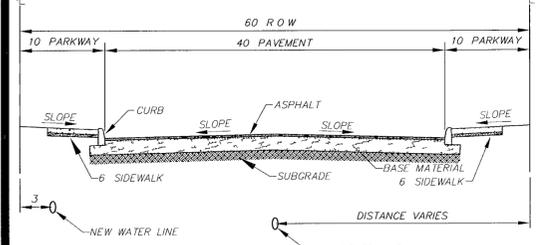
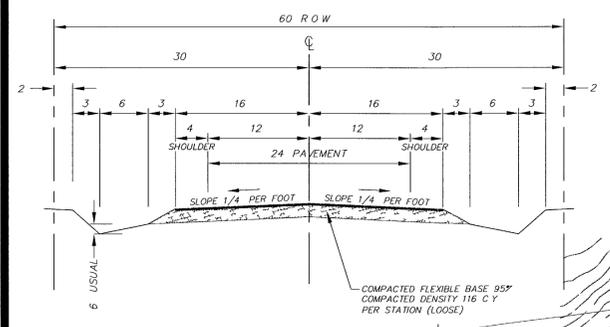
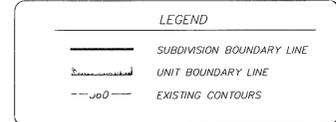
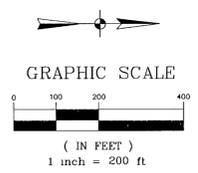
SECONDARY ACCESS ROAD IS TEMPORARY ACCESS TO COOLCREST SUBDIVISION AND WILL BE A BEXAR COUNTY STREET SECTION WITH 60 RIGHT-OF-WAY UNTIL AMERICAN LOTUS IS EXTENDED TO GROSEBACHER ROAD

**MARCH, 2012**  
 THIS PLAN AMENDS THE PREVIOUSLY APPROVED MDP NO. 046.06A APPROVED BY ON 07/14/2010

**REASONS FOR MAJOR AMENDMENT**

1. THE PHASING FOR THIS DEVELOPMENT HAS CHANGED. THE SUBDIVISION WILL NOW HAVE 5 PHASES INCLUDING THE PHASE FOR THE LOCAL TYPE B
2. THE TOTAL NUMBER OF THE REMAINDER LOTS INCREASED FROM 94 LOTS (PREVIOUSLY SHOWN ON MDP FOR PHASE 3) TO 112 LOTS (52 LOTS FOR NEW UNIT 3 AND 60 LOTS FOR NEW UNIT 4)
3. ILLUSTRATE OPEN SPACE
4. REVISED NOTES

MDP ID NUMBER **046.06B** N.E.S.  
 2012 NOV 16 PM 3 19



*Handwritten notes:*  
 NOV 19, 2012 DAWB CD  
 NOV 18, 2014

- NOTES**
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD83(1983) U.S. SURVEY FROM NGS STATION SAN ANTONIO RRP PID AY2157 (Y) N 13726385 18251 (X) E 2103129 12018
  2. WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS)
  3. SANITARY SEWER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM WITH SANITARY SEWER CONTRACT WITH LACKLAND CITY WATER COMPANY
  4. GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CITY PUBLIC SERVICE
  5. TELEPHONE SERVICE TO BE PROVIDED BY AT&T
  6. CABLE TV TO BE PROVIDED BY TIME WARNER CABLE
  7. ALL STREETS AND DRAINS WITHIN THE DEVELOPMENT WILL BE DEDICATED TO THE PUBLIC
  8. ALL STREETS ARE LOCAL TYPE A EXCEPT THE LOCAL TYPE B (WITH 40 PAVEMENT) NAMED AMERICAN LOTUS IT WILL BE EXTENDED IN A SOUTHERLY DIRECTION AND THEN IN A WESTERLY DIRECTION TOWARD THE WEST PROPERTY LINE OF THIS TRACT AND THE EAST PROPERTY LINE OF THE GROSEBACHER 163.97 ACRE TRACT THIS TEMPORARY ACCESS TO COOLCREST SUBDIVISION WILL BE A BEXAR COUNTY STREET SECTION WITH 60 RIGHT-OF-WAY UNTIL AMERICAN LOTUS IS EXTENDED TO GROSEBACHER ROAD
  9. FOR THE UNVESTED PROPERTY THE DEVELOPER IS DEDICATING THE REQUIRED PARKS OR OPEN SPACE TO MEET THE REQUIREMENTS OF SECTION 35-503 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE 2001
  10. THIS DEVELOPMENT WILL INCLUDE SIDEWALKS ALONG THE STREET RIGHT-OF-WAYS EXCEPT ON THE TEMPORARY ACCESS SEE BEXAR COUNTY STREET SECTION
  11. THE DRAINAGE EASEMENT LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE
  12. ALL ACRESAGE SUBJECT TO CHANGE WITHOUT NOTICE
  13. THE LOCAL TYPE A STREETS ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE TIME OF PLATTING
  14. LOT LAYOUT IS FOR INFORMATIONAL PURPOSES ONLY UNIT LAYOUTS WILL BE FINALIZED WITH PLAT SUBMITTAL
  15. THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5 DIVISION 2 SECTION 35-506 (a) (1)
  16. CLEAR VISION AREAS WILL BE PROVIDED AT INTERSECTIONS OF TWO OR MORE STREETS AND WILL BE FREE OF OBSTRUCTIONS TO MEET THE REQUIREMENTS OF SECTION 35-506(a)(5) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (2001)
  17. LAND USES -  
 Drainage Easements = 7.50 Acres  
 Open Space = 3.30 Acres  
 CPS Energy Electric Easements = 8.07 Acres  
 Gas Pipeline Easement = 0.29 Acres  
 Single Family Residential = 101.50 Acres  
 Total Area = 120.66 Acres
  18. ONCE THE NUMBER OF PLATTED LOTS EXCEEDS THE COLLECTOR IDENTIFIED AS AMERICAN LOTUS ACCESSING 800 A SECONDARY ACCESS TO AMERICAN LOTUS SUBDIVISION WILL BE REQUIRED

**\*NOTE**

2.58 ACRES OF CPS EASEMENT IS DRAINAGE EASEMENT AS PLATTED WITH POTRANCO SUBDIVISION UNIT-4 (PLAT NO. 050589)

0.35 OF AN ACRE WITHIN THE CPS EASEMENT IS A 60 FOOT GAS PIPELINE EASEMENT (VOLUME 6059 PAGE 1126)

0.29 OF AN ACRE WITHIN THE 60 FOOT GAS PIPELINE EASEMENT (VOLUME 6059 PAGE 383)'S DRAINAGE EASEMENT

3.30 ACRES IS DRAINAGE EASEMENT THAT WILL ALSO BE USEABLE FOR PUBLIC RECREATIONAL PURPOSES

UNIT	LAND USE	ACREAGE	# OF LOTS	TYP LOT SIZE	DENSITY
UNIT-1	SINGLE FAMILY RESIDENTIAL	67.94	117	50 X 120	4.70
UNIT-2	SINGLE FAMILY RESIDENTIAL	13.07	72	45 X 120	5.51
UNIT-2A	LOCAL TYPE B STREET	1.46	-	60 ROW	-
UNIT-3	SINGLE FAMILY RESIDENTIAL	9.03	52	45 X 120	5.76
UNIT-4	SINGLE FAMILY RESIDENTIAL	10.00	60	45 X 120	6.00
TOTALS		101.50	503		4.96

DENSITY (USING GROSS AREA) = 4.17 LOTS/ACRE

**Owner** Milestone Potranco Development Ltd  
 Attn Chesley I Swann  
 P O Box 6862  
 San Antonio, Texas 78209

**Developer** Milestone Properties, Inc  
 A Texas Corporation, Its General Partner  
 Attn Chesley I Swann  
 P O Box 6862  
 San Antonio Texas 78209

**Engineer** Pape-Dawson Engineers Inc  
 555 E Ramsey  
 San Antonio, TX 78216

**PAPE-DAWSON ENGINEERS**  
 555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210.375.9000  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION # 270

**American Lotus Subdivision**  
 Master Development Plan  
 120.66 AC.

JOB NO. 7570-00  
 DATE JUNE, 2010  
 DESIGNER JB  
 CHECKED CCT DRAWN BP  
 SHEET 1 OF 1

DATE: Nov. 16, 2010 11:10am User: ID: 100000000  
 FILE: P:\2512012\Drawings\Comm\MDP\120713-140P-REV.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



# City of San Antonio

Development Services

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## APPLICATION



LAND DEVELOPMENT  
SERVICES DIVISION

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 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 checked="" type="checkbox"/> Major <input 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)

### Applicant Contact Information:

Project Name: <u>American Lotus Subdivision MDP Amendment</u>		
Owner/Agent: <u>Milestone Potranco Development, Ltd.</u>	E-mail: <u>ciswann@sbcglobal.net</u>	
Address: <u>3355 Cherry Ridge Dr., Suite 100</u>	Zip code: <u>78209</u>	Phone: <u>(210) 541-1413</u>
Contact Person Name: <u>Juan Brizuela, P.E.</u>	E-mail: <u>jbrizuela@pape-dawson.com</u>	
Company: <u>Pape-Dawson Engineers, Inc.</u>	Relationship to Owner: <u>Engineer</u>	
Address: <u>555 E. Ramsey, San Antonio, TX</u>	Zip code: <u>78216</u>	Phone: <u>(210) 375-9000</u>

### Plan Proposal:

Total number of lots: <u>503</u>	Total acreage: <u>120.66</u>
Existing zoning: <u>N/A (OCL)</u>	Proposed zoning: <u>N/A (OCL)</u>
Density (dwelling units per acre): <u>4.17</u>	Typical residential lot size: <u>45'x120' &amp; 55'x120'</u>
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>319</u>	Phase: <u>3</u> Dwelling units: <u>52</u>
Phase: <u>2</u> Dwelling units: <u>72</u>	Phase: <u>4</u> Dwelling units: <u>60</u>
Phase: <u>2A</u> Dwelling units: <u>0</u>	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: _____
--------------------	------------------



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**Owner or Authorized Representative:**

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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: Chesley I. Swann, III

Signature: 

Date: 11-17-11

Phone: (210) 541-1413

Fax: (210) 979-0901

E-mail: ciswann@sbcglobal.net

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

<p>Melissa Ramirez Senior Management Analyst (210) 207-7038 <a href="mailto:Melissa.Ramirez@sanantonio.gov">Melissa.Ramirez@sanantonio.gov</a></p>	<p>Elizabeth Carol Senior Management Analyst (210) 207-7893 <a href="mailto:Elizabeth.Carol@sanantonio.gov">Elizabeth.Carol@sanantonio.gov</a></p>
<p>Richard Carrizales Planner (210) 207-8050 <a href="mailto:Richard.Carrizales@sanantonio.gov">Richard.Carrizales@sanantonio.gov</a></p>	<p>Larry Odis Planner (210) 207-0210 <a href="mailto:Larry.Odis@sanantonio.gov">Larry.Odis@sanantonio.gov</a></p>
<p>Donna Schueling Planner (210) 207-5016 <a href="mailto:Donna.Schueling@sanantonio.gov">Donna.Schueling@sanantonio.gov</a></p>	<p>Luz Gonzales Planner (210)207-7898 <a href="mailto:Luz.Gonzales@sanantonio.gov">Luz.Gonzales@sanantonio.gov</a></p>

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**APPENDIX A: APPLICATION CHECKLIST**

**Submittal Requirements:**

LAND DEVELOPMENT

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; N/A
- 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); **VESTED**
- Topographic contour lines no greater than ten (10) feet (PUD applications require two foot 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); N/A
- 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; N/A
- 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; N/A
- 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; N/A
- 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;

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- (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.

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SERVICES DIVISION

- Location and size in acres of school sites, as applicable; N/A
- 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;

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- 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.

LAND DEVELOPMENT  
SERVICES DIVISION

*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;

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- 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.

- Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF) do not email.



# City of San Antonio Planning & Development Services Master Development Plan Completeness Review



**Project Name:** American Lotus Subdivision MDP Amendment #046-06B  
**Project Engineers/Surveyors or Firm Name:** Pape-Dawson Engineers, Inc.  
**Address:** 555 E. Ramsey, San Antonio, TX 78216  
**Contact Person Name:** Stephanie S. Castillo  
**Phone:** (210) 375-9000 **Fax:** (210) 375-9010 **E-mail:** ssc Castillo@pape-dawson.com

LAND DEVELOPMENT  
SERVICES DIVISION

**Master Plan Application Type (check one):**

- |  |   |
|--|---|
| <input 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 checked="" type="checkbox"/> Major <input 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)          |

**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 checked="" type="checkbox"/> | Completed and signed Application Form   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Plan Review Fee   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Digital information in xxx.DWG or xxx.DXF   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 8 1/2 "x 11" Reduced Copy   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Storm Water Management Plan (2 copies) <b>Memo</b>  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Traffic Impact Analysis (TIA) (4 copies) – FEE Received <input type="checkbox"/>  |
|                                     |                                     | Indicate type: <input checked="" type="checkbox"/> Worksheet <input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Parks Review Fee — <i>Not submitted please provide evidence of fee.</i>   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF), do not email.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 20 copies (folded) with Land Entitlements Office, 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 checked="" type="checkbox"/> | Master Development Plan/ Major Thoroughfare   |
|                                     | <input checked="" type="checkbox"/> | Historic  |
|                                     | <input checked="" type="checkbox"/> | Disability Access (Sidewalks)   |
|                                     | <input type="checkbox"/>            | Zoning  |
|                                     | <input type="checkbox"/>            | SAWS Aquifer  |
|                                     | <input checked="" type="checkbox"/> | Bexar County Public Works   |
|                                     | <input checked="" type="checkbox"/> | Storm Water Engineering   |
|                                     | <input checked="" type="checkbox"/> | Traffic & Streets   |
|                                     | <input checked="" type="checkbox"/> | Trees Preservation  |
|                                     | <input checked="" type="checkbox"/> | Parks   |
|                                     | <input checked="" type="checkbox"/> | Bicycle Mobility  |
|                                     | <input type="checkbox"/>            | Other:  |

**For Staff Use Only**

Completeness Review By: [Signature]       Complete       Incomplete      Date: 5/21/10