



# City of San Antonio

*Development Services Department*

June 25, 2012

Dense Spain  
Jones & Carter, Inc.  
1000 Central Parkway N. Ste 100  
San Antonio, Texas 78232

**Re: The Canyons at Scenic Loop Phase 4, MDP 014B-07 (Minor Amendment)**

Dear Ms. Spain,

The Development Review Committee has evaluated **The Canyons at Scenic Loop Phase 4** Master Development Plan, or **MDP # 014B-07 (Minor Amendment)**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

**Bexar County Public Works & Development Services Department Traffic Impact Analysis & Streets** approves with the following condition:

- Secondary access must be provided (constructed) before any plat or combination of plats in a single area within the development limits greater than 125 dwelling units will be accepted. Secondary Access for Unit-6 shall be required to be built to Scenic Loop Road or Huntress Lane.

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.

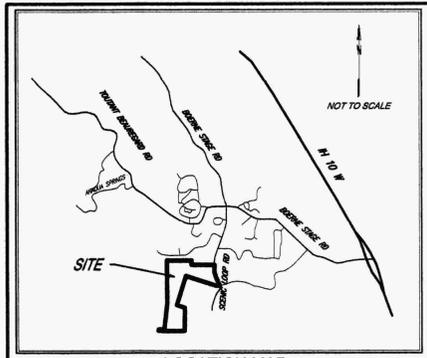
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School District, so they can plan 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 Donna Camacho, Planner at (210) 207-5016.

Sincerely,

A handwritten signature in black ink, appearing to be 'JPJ', written in a cursive style.

John P. Jacks  
Assistant Director



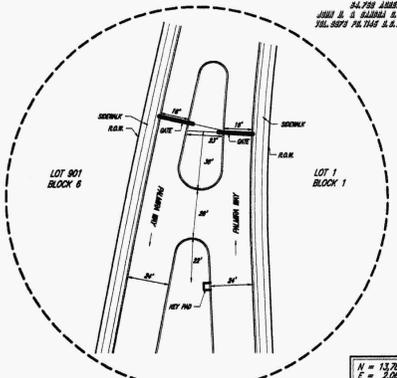
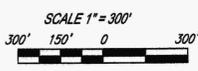
LOCATION MAP

**LINE DATA**

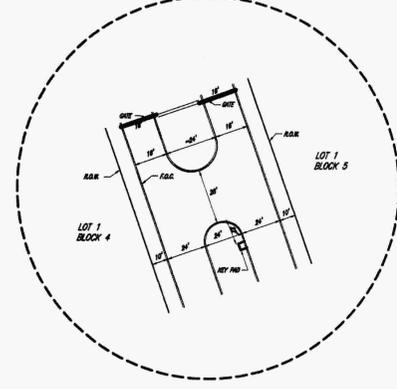
| T. NO. | DIRECTION     | DISTANCE |
|--------|---------------|----------|
| 1      | S 03°20'21" W | 136.25'  |
| 2      | S 09°03'08" E | 88.79'   |
| 3      | S 17°46'42" E | 358.24'  |
| 4      | S 21°31'15" E | 298.56'  |
| 5      | S 18°13'13" E | 37.88'   |
| 6      | N 08°17'54" W | 333.01'  |
| 7      | N 05°14'05" E | 154.16'  |
| 8      | N 07°31'56" W | 181.39'  |
| 9      | S 01°25'10" W | 376.27'  |

**THE CANYONS AT SCENIC LOOP, P.U.D.**

A 335.513 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, CONSISTING OF APPROXIMATELY 101.152 ACRES OUT OF THE G.C. & S.F.R.R. SURVEY NO. 917, ABSTRACT 1201, COUNTY BLOCK 4695; 153.733 ACRES OUT OF THE J.V. TREVIÑO SURVEY NO. 910, ABSTRACT 916, COUNTY BLOCK 4697; AND 80.628 ACRES OUT OF THE LARKIN T. SMITH SURVEY NO. 332, ABSTRACT 1101, COUNTY BLOCK 4702; BEING ALL OF THAT CERTAIN 335.513 ACRE TRACT DESCRIBED IN INSTRUMENT TO PETROS DEVELOPMENT SA, LLC RECORDED IN VOL. 13547, PG. 1851 OF THE BEXAR COUNTY REAL PROPERTY RECORDS; AND BEING ALL OF THAT 335.513 ACRE TRACT DESCRIBED IN INSTRUMENT TO BP 336 SAN ANTONIO, LTD RECORDED IN VOL. 12918, PG. 1212 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



5 GATED ENTRANCE DETAIL 'A'



6 GATED ENTRANCE DETAIL 'B'

**DEVELOPMENT PHASES SCHEDULE**

| RESIDENTIAL UNIT | ACRES   | LOTS                          | DENSITY (UNITS/AC.) |
|------------------|---------|-------------------------------|---------------------|
| 1                | 18.45   | 20                            | 1.03                |
| 1 OPEN SP        | 0.096   | 901 BLK 1 PASSIVE             |                     |
| 1 OPEN SP        | 0.859   | 901 BLK 6 PASSIVE             |                     |
| 1 STREETS        | 2.441   | 999 BLK 6                     |                     |
| 2                | 20.108  | 33                            | 1.64                |
| 2 OPEN SP        | 0.189   | 901 BLK 6 PASSIVE             |                     |
| 2 OPEN SP        | 0.781   | 902 BLK 6 PASSIVE             |                     |
| 2 STREETS        | 2.975   | 999 BLK 6                     |                     |
| 3                | 18.244  | 25                            | 1.54                |
| 3 OPEN SP        | 0.13    | 901 BLK 4 PASSIVE             |                     |
| 3 OPEN SP        | 0.20    | 903 BLK 5 PASSIVE             |                     |
| 3 OPEN SP        | 1.56    | 903 BLK 6 PASSIVE             |                     |
| 3 STREETS        | 2.80    | 999 BLK 6                     |                     |
| 4                | 22.07   | 30                            | 1.36                |
| 4 OPEN SP        | 0.169   | 904 BLK 1                     |                     |
| 4 OPEN SP        | 0.133   | 902 BLK 1                     |                     |
| 4 OPEN SP        | 0.245   | 903 BLK 1                     |                     |
| 4 STREETS        | 3.08    | 999 BLK 6                     |                     |
| 4B               | .437    | 1                             | 2.29                |
| 4B OPEN SP       | 0.854   | 905 BLK 3 PASSIVE             |                     |
| 4B OPEN SP       | 2.14    | 905 BLK 1 (DRN ESM'T) PASSIVE |                     |
| 4B STREETS       | 2.107   | 999 BLK 6                     |                     |
| 5                | 80.72   | 122                           | 1.51                |
| 5 OPEN SP        | 6.85    | 901 BLK 7 ACTIVE              |                     |
| 5 OPEN SP        | 7.21    | 905 BLK 7 (DRN ESM'T) PASSIVE |                     |
| 5 STREETS        | 9.40    | 999 BLK 6                     |                     |
| 6                | 115.888 | 189                           | 1.63                |
| 6 STREETS        | 15.39   | 999 BLK 6                     |                     |
| TOTAL            | 335.513 | 420                           | 1.25                |

**REVISION NOTES MDP 014B-07:**

- CHANGED PROJECT NAME TO THE CANYONS AT SCENIC LOOP, P.U.D.
- CHANGED DEVELOPER NAME TO SOUTHERLAND PALMIRA, LLC.
- ADDED A PHASING LINE TO SPLIT UNIT 4 INTO UNIT 4 AND UNIT 4B.
- CHANGED LOT CONFIGURATION IN UNIT 4.
- CHANGED 2" PLANTING STRIP TO 3" PLANTING STRIP ON STREET SECTION DETAILS.

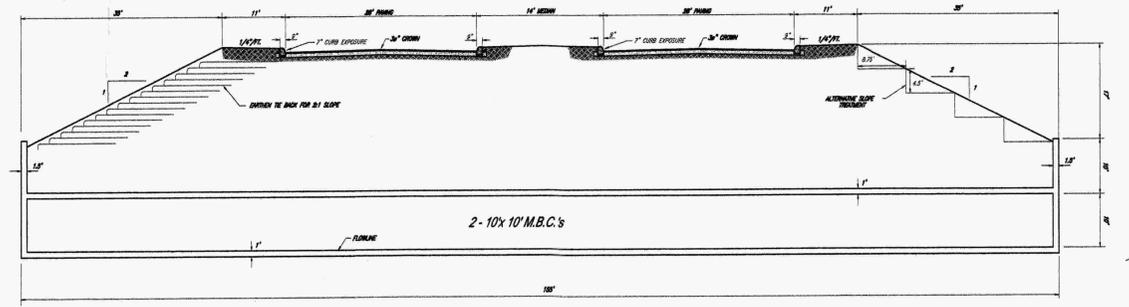
FEMA/FIRMMap: FIRM02200080E & FIRM02200080E  
 DATED: FEBRUARY 16, 1998. Source: <http://msc.fema.gov>  
 CONTOURS BASED ON U.S.G.S MAPS  
 - VAN, RAUB

- MDP NOTES:**
- THIS PROJECT IS LOCATED OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
  - SCENIC LOOP ROAD R.O.W. WIDTH VARIES, APPROXIMATELY 60' TO 67'.
  - EXISTING PAVEMENT WITHIN SCENIC LOOP ROAD IS APPROXIMATELY 31" WIDE.
  - ALL STREETS WITHIN THE PROPOSED PROJECT WILL BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION AS PRIVATE.
  - WATER SERVICE WILL BE PROVIDED BY S.A.W.S.
  - ON-SITE SEPTIC TANKS WILL BE CONSTRUCTED ON THE LOTS FOR SEWER SERVICE.
  - ALL LOTS WILL HAVE A MINIMUM SIZE OF 1/2 ACRE NET OF EASEMENTS.
  - ALL BEARINGS AND DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE (NAD83), AS DETERMINED BY RECORD INFORMATION.
  - ALL GREENSPACE AREAS SHOWN ON THIS PLAN WILL BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION FOR PERPETUAL MAINTENANCE.
  - SIDEWALK INSTALLATION WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN ANTONIO U.D.C. SECTION 35-508.
  - ALL BLOCK LENGTHS WHICH EXCEED 1200 FEET SHALL BE DESIGNED WITH TRAFFIC CALMING DEVICES.
  - ALL PLANNED PARK ACCESS ROUTES MUST BE CONSTRUCTED PER THE COSA UDC PARK AND REC. REQUIREMENTS. ALL PARK ROUTES MUST NOT EXCEED 7% SLOPE.
  - THE FLOODPLAIN LIMITS ON THE P.U.D. PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS P.U.D. PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN.

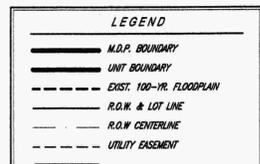
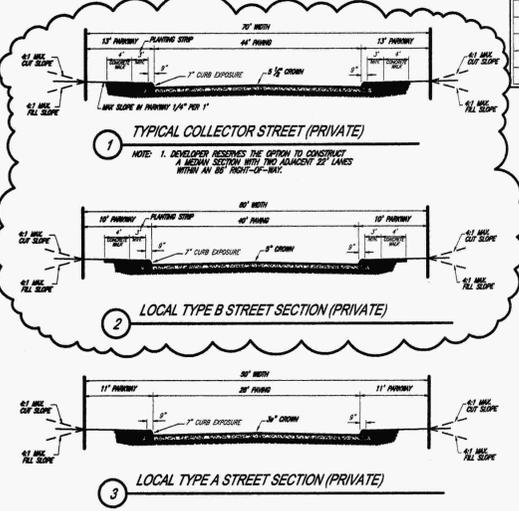
ACKNOWLEDGED BY: ENGINEER: CHARLES GRADY KOEHL, P.E.  
 SOUTHERLAND PALMIRA, LLC  
 A DELAWARE LIMITED LIABILITY COMPANY  
 BY: CHARLES D. PATTERSON, CEO

**ZONING:**  
 ALL OF THIS SITE IS IN BEXAR COUNTY AND THE CITY OF SAN ANTONIO E.T.A. THIS SITE IS NOT ZONED AT THIS TIME.

**ER.Z.D.**  
 THIS PROPERTY IS NOT WITHIN THE EDWARDS RECHARGE ZONE DELINEATION LINE.



SECTION A-A



**ABBREVIATIONS**

|          |   |
|----------|---|
| B.S.L.   | BUILDING SETBACK LINE                       |
| C.A.T.V. | CABLE TELEVISION                            |
| D.E.     | DRAINAGE EASEMENT                           |
| ELEC.    | ELECTRIC                                    |
| EXIST.   | EXISTING                                    |
| EXTN.    | EXTENDING                                   |
| EXTR.    | EXISTING                                    |
| I.C.L.   | INSIDE CITY LIMITS                          |
| O.C.L.   | OUTSIDE CITY LIMITS                         |
| R.O.W.   | RIGHT OF WAY                                |
| S.S.     | SEWER                                       |
| T.E.L.   | TELEPHONE                                   |
| E.G.T.C. | ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION |

**PLAN HAS BEEN ACCEPTED BY**  
 COSA  
 6/25/2012  
 (Date)  
 014B-07  
 (Number)  
 Note: This plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 6/24/2014  
 (Date)

THIS MDP PLAN IS REFERENCED TO THE APPROVED RISING MOON RANCH SUBDIVISION MDP # 014A-07, AND ANY APPROVED AMENDMENTS THERETO.

ENGINEER: JONES & CARTER, INC.  
 J. STEVEN BROWN, P.E.  
 1000 CENTRAL PARKWAY N., S-100  
 SAN ANTONIO, TX 78232  
 (214) 494-5511

DEVELOPER/OWNER: SOUTHERLAND PALMIRA, LLC  
 A DELAWARE LIMITED LIABILITY COMPANY  
 BY: JAY PATTERSON, PRESIDENT  
 110 RIVER CROSSING BLVD.  
 SPRING BRANCH, TEXAS 78070  
 TELEPHONE: (817) 228-2843

REVISIONS

No. \_\_\_\_\_ Date \_\_\_\_\_

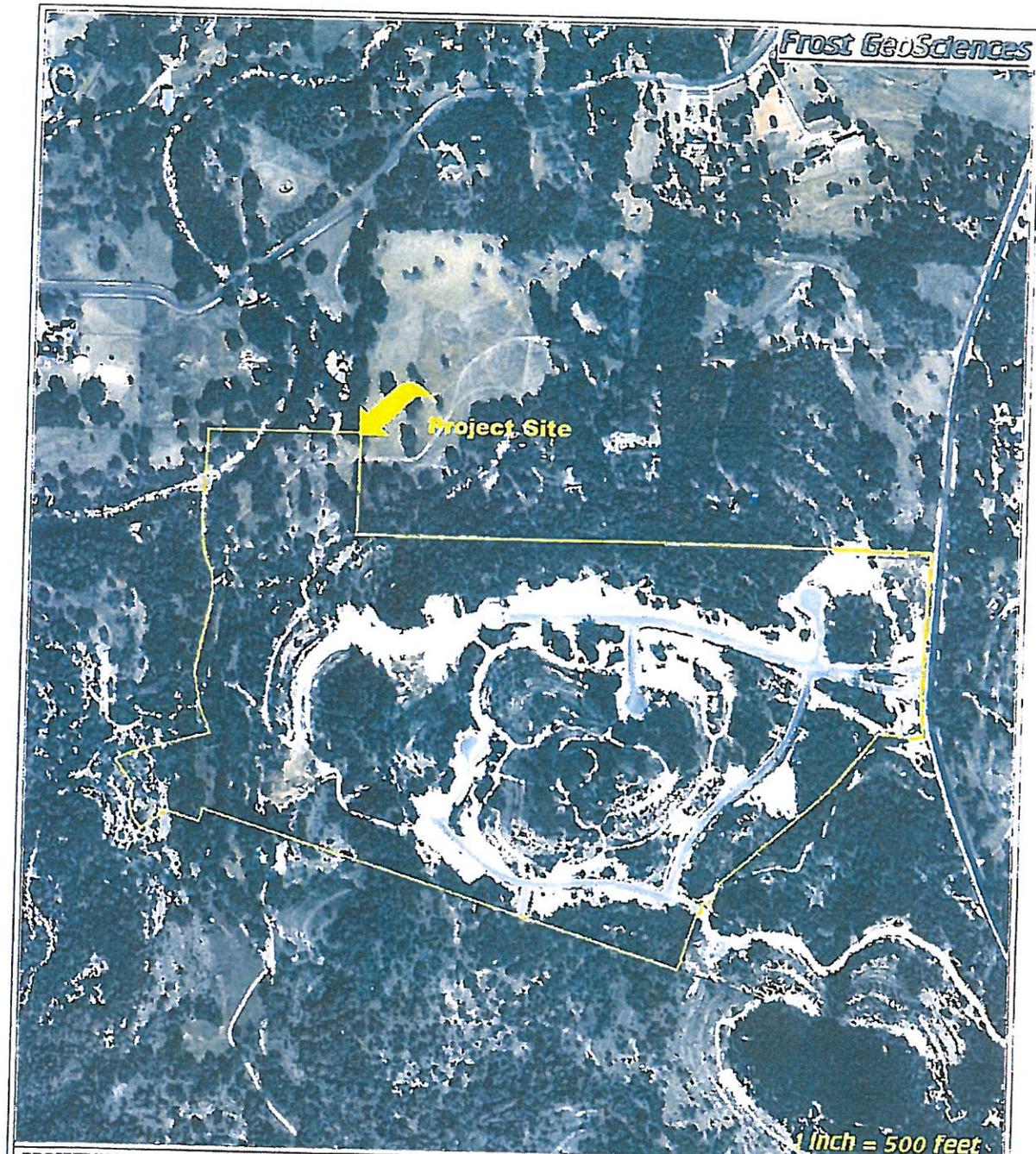
DATE: 01/22/2012

PROJECT: THE CANYONS AT SCENIC LOOP, P.U.D. MDP 014B-07 MINOR AMENDMENT

DESIGNED BY: JONES & CARTER, INC. ENGINEERS - PLANNERS - SURVEYORS

1000 CENTRAL PARKWAY N., S-100  
 SAN ANTONIO, TEXAS 78232  
 PHONE (214) 494-5511  
 WWW.JONESANDCARTER.COM

SHEET NO. 1



**PROJECT NAME:**

Habitat Assessment Report  
The Palmira Subdivision, Units 1, 2, and 4  
Scenic Loop Road  
San Antonio, Texas

2011 Aerial Photograph  
City of San Antonio

**PROJECT NO.:**

FGS-E11243

**DATE:**

January 12, 2012



DEVELOPMENT SERVICES RECEIVED  
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**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 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)<br><input checked="" type="checkbox"/> Master Development Plan Amendment<br><input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor<br><input type="checkbox"/> MDP/ P.U.D. Plan (combination)<br><input type="checkbox"/> Flexible Development Plan (FDP)<br><input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR)<br><input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1)<br><input type="checkbox"/> Mixed Heavy Industrial (MI-2)<br><input type="checkbox"/> Form Based Zone District (FBZD) | <input type="checkbox"/> Planned Unit Development (PUD)<br><input type="checkbox"/> Planned Unit Development Amendment<br><input type="checkbox"/> Major <input type="checkbox"/> Minor<br><input type="checkbox"/> Mixed Use District (MXD)<br><input type="checkbox"/> Traditional Neighborhood Development (TND)<br><input type="checkbox"/> Master Planned Community District (MPCD)<br><input type="checkbox"/> Military Airport Overlay Zone (MAOZ)<br><input type="checkbox"/> Manufactured Home Park Plan (MHPP)<br><input type="checkbox"/> Alternative Pedestrian Plan (APP) |
|--|--|

**Applicant Contact Information:**

|  |   |
|--|---|
| Project Name: <u>The Canyons at Scenic Loop P.U.D. (Amend Unit 4 only)</u> |   |
| Owner/Agent: <u>Southerland Palmira, LLC</u>                               | E-mail: _____                                     |
| Address: <u>110 River Crossing Blvd., #1, Spring Branch, TX</u>            | Zip code: <u>78070</u> Phone: <u>830-228-5263</u> |
| Contact Person Name: <u>Denise Spain, Steve Brown, P.E.</u>                | E-mail: <u>dspain@jonescarter.com</u>             |
| Company: <u>Jones &amp; Carter, Inc.</u>                                   | Relationship to Owner: <u>Engineer</u>            |
| Address: <u>1000 Central Parkway N., #100, SA, TX</u>                      | Zip code: <u>78232</u> Phone: <u>210-494-5511</u> |

**Plan Proposal:**

|  |  |
|--|--|
| Total number of lots: <u>420</u>               | Total acreage: <u>335.513</u>                    |
| Existing zoning: <u>N/A</u>                    | Proposed zoning: <u>N/A</u>                      |
| Density (dwelling units per acre): <u>1.25</u> | Typical residential lot size: <u>0.5 Ac. Net</u> |
| Number of dwelling units per phase:            | <b>Phase: <u>4</u> Dwelling units: <u>30</u></b> |
| Phase: <u>1</u> Dwelling units: <u>20</u>      | <b>Phase: <u>4B</u> Dwelling units: <u>1</u></b> |
| Phase: <u>2</u> Dwelling units: <u>33</u>      | Phase: <u>5</u> Dwelling units: <u>122</u>       |
| Phase: <u>3</u> Dwelling units: <u>25</u>      | Phase: <u>6</u> Dwelling units: <u>189</u>       |

*Complete this subsection for PUD Plans only:*

|   |  |
|---|--|
| <input checked="" type="checkbox"/> Private street(s), linear feet of street: <u>30,412</u> | <input type="checkbox"/> Public street(s), linear feet of street: _____                              |
| Total open space: <u>22 acres</u>   | Percent open space (total open space divided by total acreage): <u>6.6</u> %                         |
| <input checked="" type="checkbox"/> Gated <input type="checkbox"/> Un-Gated                 | If gated, type of gate (guard/mag card/key/transmitter/etc.): <u>magnetic card &amp; transmitter</u> |
| Construction start date: <u>August 2012</u>   |  |
| X/Y coordinates at major street entrance(s):    X: <u>13,770,651</u> Y: <u>2,089,110</u>    |  |

**For City Use Only**

|                    |                  |
|--------------------|------------------|
| Intake Date: _____ | Intake By: _____ |
|--------------------|------------------|

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

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

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**Site Description:**

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Jurisdiction:  San Antonio City Limits  San Antonio ETJ  Outside ETJ  
City Council District: N/A School District: NISD  
Ferguson map grid: 478 E2, E3 USGS Grid: \_\_\_\_\_  
Existing land use(s): Single-Family Residential

Description of plan boundaries:

Existing legal description:

Being approx. 25.7 acres out of the 335.5 acres of land situated within the Larkin T. Smith Survey No. 332, Abstract No. 1101, County Block 4702, Bexar County, Texas; Being a portion of that certain 335.792 acre tract described in instrument to Lazy M Ranch Joint Venture recorded in Volume 5503, Page 763, of the Bexar County Real Property Records.

**Property Features:**

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

Watershed(s): Upper Leon Creek

Generalized slope of site: 5% to 30%

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

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

**Related applications:**

Is there a previous MDP (formerly POADP) for this site?  YES  NO

Name: Lazy M Ranch File #: 014-07 Date accepted: 09/25/2007

Name: Rising Moon Subdivision File #: 014A-07 Date accepted: 01/09/2009

Is there a corresponding PUD for this site?  YES  NO

Name: The Palmira Subdivision File #: 09-005 Date approved: 07/08/2009

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: Lazy M Ranch, Rising Moon Ranch, Palmira Subdivision

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

Name: Rising Moon Ranch Unit 1 Plat #: 080303

Name: Rising Moon Ranch Unit 2 Plat #: 080360

Name: The Canyons at Scenic Loop PUD Unit 1 Plat #: 120123

Name: The Canyons at Scenic Loop PUD Unit 2 Plat #: 120124

Name: The Canyons at Scenic Loop PUD Unit 4 Plat #: 120207

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

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

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

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Is this project within the boundaries of the City South Management Authority (CSMA)? **2012 JUN 11 PM 3:40** 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.

**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: Dan Mullins Signature:   
 Southerland Palmira, LLC

Date: June 4, 2012 Phone: 210-494-5511\* Fax: 210-494-5519\*

E-mail Contact: Denise Spain\*, Jones & Carter, Inc., Engineer: [dspain@jonescarter.com](mailto:dspain@jonescarter.com)

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

|  |  |
|--|--|
| Melissa Ramirez<br>Senior Management Analyst<br>(210) 207-7038<br><a href="mailto:Melissa.Ramirez@sanantonio.gov">Melissa.Ramirez@sanantonio.gov</a> | Elizabeth Carol<br>Senior Management Analyst<br>(210) 207-7893<br><a href="mailto:Elizabeth.Carol@sanantonio.gov">Elizabeth.Carol@sanantonio.gov</a> |
| Richard Carrizales<br>Planner<br>(210) 207-8050<br><a href="mailto:Richard.Carrizales@sanantonio.gov">Richard.Carrizales@sanantonio.gov</a>          | Larry Odis<br>Planner<br>(210) 207-0210<br><a href="mailto:Larry.Odis@sanantonio.gov">Larry.Odis@sanantonio.gov</a>                                  |
| Donna Schueling<br>Planner<br>(210) 207-5016<br><a href="mailto:Donna.Schueling@sanantonio.gov">Donna.Schueling@sanantonio.gov</a>                   | Luz Gonzales<br>Planner<br>(210)207-7898<br><a href="mailto:Luz.Gonzales@sanantonio.gov">Luz.Gonzales@sanantonio.gov</a>                             |
| Rudy Munoz<br>Planner<br>(210) 207-5014<br><a href="mailto:Rudy.Munoz@sanantonio.gov">Rudy.Munoz@sanantonio.gov</a>                                  |  |

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

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**APPENDIX A: APPLICATION CHECKLIST**

**Submittal Requirements:**

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

GENERAL:

- Name of the Master Development Plan or PUD and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name(s) of all adjacent property owner(s) as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Development Services Director or assignee).
- 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).

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;

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

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- 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.
- 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;

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- 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 (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;

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- 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;
- 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.**





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**1. Commentary:**

For information on endangered species habitat within Bexar County as may be established, see 2008 Draft Recovery Plan for Bexar County Karst Invertebrates, available on US Fish and Wildlife Service's website, and Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes by Texas Parks and Wildlife Department available on their website.

**2. Applicant Contact Information:**

|                      |   |                        |                            |
|----------------------|---|------------------------|----------------------------|
| Project Name:        | The Canyons at Scenic Loop PUD Unit 4                   |                        |                            |
| Property Owner:      | Southerland Palmira, LLC                                | E-mail:                | dmullins@southlp.com       |
| Address:             | 110 River Crossing Blvd., Suite 1, Spring Branch, Texas | Zip code:              | 78070 Phone: (830)228-5263 |
| Agent:               |   | E-mail:                |                            |
| Address:             |   | Zip code:              | Phone:                     |
| Contact Person Name: | J. Steven Brown, P.E.                                   | E-mail:                | dspain@jonescarter.com     |
| Company:             | Jones & Carter, Inc.                                    | Relationship to Owner: | Engineer                   |
| Address:             | 1000 Central Parkway North, Suite 100, San Antonio, TX  | Zip code:              | 78232 Phone: (210)494-5511 |

**3. Property Location:**

Property address or nearest street intersection if address not available: Off Scenic Loop Road, Southwest of Boerne Stage Road  
Acres: 24.65 Ferguson map grid: 478-E3 USGS Grid: Van Raub  
*In addition to this form, please submit an aerial map designating property boundaries based on the most recently available imagery. Maps can be obtained from www.sanantonio.gov/dsd and saved into a PDF format.*

**4. Application Type (check one):**

|   |  |
|---|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> Tree Permit                         |
| <input type="checkbox"/> Major Plat                               | <input type="checkbox"/> Planned Unit Development (PUD) Plan |
| <input type="checkbox"/> Development Plat                         | <input type="checkbox"/> Minor Plat                          |

**5. Endangered Species Act Coverage (check one):**

|  |
|--|
| <input type="checkbox"/> The activity subject to the application to the City of San Antonio is covered under an existing Section 10(a) permit or a Section 7 Biological Opinion analyzing the activity as proposed, and the activity is identical or very similar to the activity proposed in permit and located in the same geographic location. <i>Skip to section 7, no affidavit required.</i> |
| <input type="checkbox"/> The activity subject to the application to the City of San Antonio is covered by participation in an approved Regional Habitat Conservation Plan. <i>Skip to section 7, no affidavit required.</i>  |
| <input checked="" type="checkbox"/> The activity subject to the application to the City of San Antonio is not covered by an existing Section 10(a) permit or a Section 7 Biological Opinion nor participation in an approved Regional Habitat Conservation Plan. <i>(Complete sections 6, 7 and 8 (if applicable) below)</i>   |



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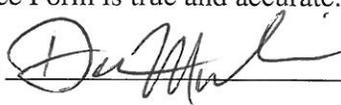
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**6. Description for Activities Without Coverage (check one box for both sections A and B):**

|  |   |
|--|---|
| <p><b>A. Golden-cheeked Warbler Endangered Species</b> <input type="checkbox"/></p> <p>Note: The Habitat Assessment Report prepared for The Palmira Subdivision Units 1, 2 and 4 dated 1/12/2012 was submitted to the USFWS on 1/16/2012 by Frost Geosciences, T.G. Bey, TE #20166A-0.</p> | <p>There is no requirement for coverage of this listed species because no part of the tract subject to the application to the City of San Antonio contains habitat types that may be used by Golden-cheeked Warblers as set forth in <i>Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes, Texas Parks and Wildlife Department, available on their website</i>. While this requirement applies throughout the jurisdiction of the City of San Antonio, based on the U.S. Fish &amp; Wildlife Service Recovery Plan maps for Golden-cheeked Warblers, there is a rebuttable presumption that areas located inside of Loop 1604 that are within the jurisdiction of the City of San Antonio, as well as areas located to the south of U.S. Highway 90 and east of Interstate Highway 35, do not contain habitat.</p> <p><input checked="" type="checkbox"/> The tract subject to the application to the City of San Antonio is within a presumptive habitat areas and an Endangered Species Survey has been completed within the last 3 years by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: Attention Christina Williams, U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758-4460</p> <p><input type="checkbox"/> The tract subject to the application to the City of San Antonio is within a presumptive habitat area and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. <i>(Selecting this box requires the applicant to complete the Habitat Compliance Affidavit in Section 8 below.)</i></p> |
| <p><b>B. Karst Invertebrate Endangered Species</b> <input checked="" type="checkbox"/></p>   | <p>There is no requirement for coverage of these listed species because no part of this tract subject to the application to the City of San Antonio is located within karst zone 1 or 2 of the areas in Bexar County identified as karst zones in the USFWS 2008 Draft Bexar County Karst Invertebrates Recovery Plan.</p> <p><input type="checkbox"/> The tract or portions of the tract subject to the application to the City of San Antonio is located within Karst Zone 1 or 2 as identified in the U.S. Fish &amp; Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and an Endangered Species Survey has been completed by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: Attention Christina Williams, U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758-4460</p> <p><input type="checkbox"/> The tract or portions of the tract subject to the application to the City of San Antonio is located within Karst Zone 1 or 2 as identified in the U.S. Fish &amp; Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. <i>(Selecting this box requires the applicant to complete the Habitat Compliance Affidavit in Section 8 below.)</i></p>  |

**7. Owner or Authorized Representative (form is considered incomplete without this section):**

I certify that the information provided in this Habitat Compliance Form is true and accurate.

Print Name: Dan Mullins Signature:  June 4, 2012  
Southerland Palmira, LLC

Address: 110 River Crossing Blvd., Suite 1 City: Spring Branch State Texas ZipCode 78070

E-mail: dmullins@southlp.com



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*8. Affidavit of Compliance (required for properties in karst 1 or 2 or located in the area identified as potential habitat as set forth in Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes, Texas Parks and Wildlife Department, available on their website when there is no Section 10(a) permit, Section 7 biological opinion, Regional Habitat Conservation Plan, nor endangered species survey submitted to US Fish and Wildlife) :*

**Affidavit of Compliance**

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_  
 ("Affiant") who, being first duly sworn, upon his/her oath states:

My name is \_\_\_\_\_ and I am the owner of the property that is the  
 subject of this application to the City of San Antonio.

\_\_\_\_\_ A habitat assessment/survey was not conducted.

\_\_\_\_\_ A habitat assessment/survey was conducted by a biologist permitted by U.S. Fish &  
 Wildlife Service, \_\_\_\_\_ (name of individual and firm) #TE \_\_\_\_\_ (number),  
 and concluded that no species will be impacted by the activity subject to the application to the City  
 of San Antonio and I am relying on that assessment/survey.

Signed this \_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Signature: \_\_\_\_\_ Not required.

STATE OF TEXAS           §

§

COUNTY OF BEXAR       §

Sworn to and subscribed to before me on \_\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_  
 Notary Public, State of Texas