



City of San Antonio, Texas

Department of Planning and Development Services

November 3, 2009

Mr. James B. Griffin
Brown & Ortiz, P.C.
112 E. Pecan Street, Suite 1360
San Antonio, TX 78205

RE: Schneider Tract MDP# 007-08

Dear Mr. Griffin:

Thank you for your letter dated October 30, 2009. Based on the information submitted staff can support the validity of MDP # 007-08 which is in compliance with **Section 35-412 (h) (1) (A)**. **Scope of Approval of the Unified Development Code (UDC):**

The master development plan shall expire unless a final plat is approved within twenty-four (24) months from the approval of the master development plan that plats at least twenty (20) acres or eight (8) percent of the net area of the master development plan area or that requires at least five hundred thousand dollars (\$500,000.00) in infrastructure expenses if the master development plan is one thousand (1,000) acres or less...

At this time the MDP has been deemed valid and will remain valid so long as **Sec. 35-412 (h) (1) (B)** of the UDC has been met.

If you have any questions regarding this matter, contact Robert Lombrano (210) 207-5014.

Sincerely,

A handwritten signature in blue ink, appearing to read "F. De León".

Fernando J. De León, P.E.
Assistant Director,
Land Development Division
Planning and Development Services Department



City of San Antonio

Department of Development Services

March 31, 2008

Paul W. Denham
Denham-Ramones Engineering
12961 Park Central, Suite 1390
San Antonio, TX 78216

Re: **Schneider Tract**

MDP # 007-08

Dear Mr. Denham

The City Staff Development Review Committee has reviewed the **Schneider Tract** Master Development Plan **M.D.P. # 007-08**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance. However, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at (210) 615-5814.

Tree Preservation approves with the following conditions:

- A Master Tree Permit (AP 1431820) has been approved for this project. Any changes to the approved plan require a new submittal of plan and a \$75.00 review fee.
- A \$75.00 review fee is required for each plat submittal stage and a Tree Canopy fee (\$15/lot) is required prior to recordation of each plat.

If you have any further questions, please call Joan Miller at (210) 207-8265.

Bexar County approves with the following conditions:

The following improvements must be provided by the developer prior to completion of the Schneider Tract development:

- Traffic controls shall be placed according to the standards of the Texas Manual on Uniform Traffic Control Devices.
- Coordination of design/construction for turn lanes on Galm Road with Bexar County Public Works Capital Project if applicable.

If you have any further questions, please call Adam Chavarria at (210) 335-3840.

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

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this permit shall expire within twenty-four months from the date of approval unless eight percent of the net area of the project or twenty acres is approved with a final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412(h)(1).

Should you need further assistance, please contact Luz Gonzales at (210) 207-7898.

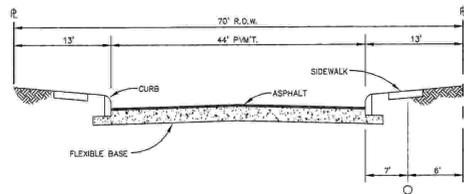
Sincerely,

A handwritten signature in black ink, appearing to read 'F. De León', written in a cursive style.

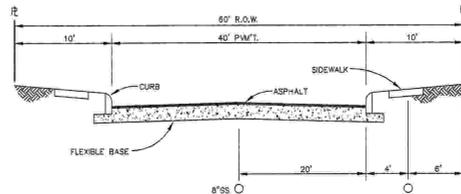
Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division



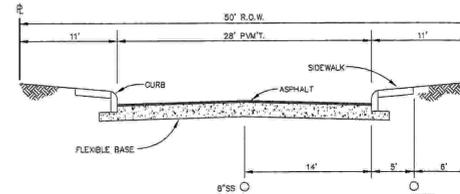
LOCATION MAP
NOT TO SCALE



COLLECTOR
NOT TO SCALE



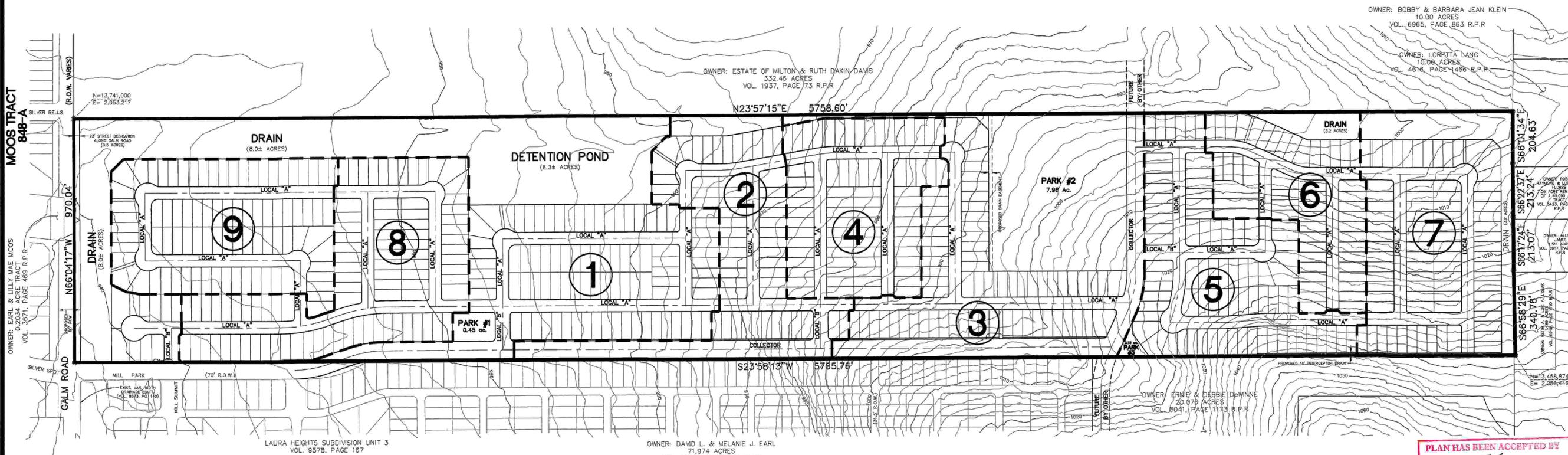
LOCAL "B"
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LOCAL "A"
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2008 MAR 27 FH 3

REVISED: 2/25/08 PARKS DEPT. COMMENTS
2/25/08 MASTER PLAN & MAJOR THROUGHFARE COMMENTS
2/25/08 REVISED COLLECTOR RD. FOR BEXAR COUNTY & TA



MOOS TRACT 848-A

OWNER: EARL & LILLY MAE MOOS
0.2034 ACRE TRACT
VOL. 2071, PAGE 469 R.P.R.

GALM ROAD
SILVER SPOT

LAURA HEIGHTS SUBDIVISION UNIT 3
VOL. 957B, PAGE 167

OWNER: DAVID L. & MELANIE J. EARL
71.974 ACRES
VOL. 10799, PAGE 421 R.P.R.

OWNER: ERNIE & DEBBIE DEWINNE
20.976 ACRES
VOL. 8041, PAGE 1173 R.P.R.

OWNER: BOBBY & BARBARA JEAN KLEIN
10.00 ACRES
VOL. 6965, PAGE 863 R.P.R.

OWNER: LORETTA LANG
10.00 ACRES
VOL. 4616, PAGE 1486 R.P.R.

OWNER: ROBERT JAMES FLORES
10.00 ACRES
VOL. 6423, PAGE 1569 R.P.R.

OWNER: ALLEN L. JAMES
11.10 ACRES
VOL. 8171, PAGE 2011 R.P.R.

OWNER: ERNIE & DEBBIE DEWINNE
20.976 ACRES
VOL. 8041, PAGE 1173 R.P.R.

NOTES:

- WATER SERVICE TO BE PROVIDED BY FOREST GLEN UTILITY
- SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
- GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
- TELEPHONE SERVICE TO BE PROVIDED BY AT&T TELEPHONE/TIME WARNER
- CABLE T.V. SERVICE TO BE PROVIDED BY TIME WARNER CABLE
- ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
- INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLATS
- THIS DEVELOPMENT WILL BE COMPLETED IN 9 PHASES
- THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
- DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS
- DEVELOPER WILL COMPLY WITH UDC ARTICLE V.VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
- BEARING REFERENCE SOURCE IS N23°57'15"E SHOWN FOR THE WEST LINE OF AN UNRECORDED BOUNDARY SURVEY OF 209.92 AC. CONDUCTED BY M. W. CLUDE ENGINEERS, L.L.C. DATED JULY 9, 2004 BETWEEN MONUMENTS SHOWN THEREON.
- SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(a).
- ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO EXTRA TERRITORIAL JURISDICTION (ETJ).
- TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
- THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS, DATUM IS NAD 83 S.A. 1xDOT CORS, TEXAS STATE PLANE COORDINATE SYSTEM--SOUTH CENTRAL ZONE. ROTATION GRID TO PLAT IS 00°00'03".
- ALL INTERSECTIONS WILL MEET MINIMUM SIGHT DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

APPROXIMATE ACREAGE & LOT SUMMARY

PHASE #	DU/LOTS	MIN. LOT SIZE	ACRES	DENSITY
PHASE 1	97	40'x110'	30.23	3.21
PHASE 2	54	40'x110'	10.70	5.05
PHASE 3	66	40'x110'	20.91	3.16
PHASE 4	72	40'x110'	9.48	7.59
PHASE 5	78	40'x110'	11.64	6.70
PHASE 6	52	40'x110'	8.26	6.30
PHASE 7	79	40'x110'	13.39	5.90
PHASE 8	90	40'x110'	12.51	7.19
PHASE 9	84	40'x110'	11.27	7.45
TOTAL	672 RESIDENTIAL		128.39	
	5.23 UNITS PER ACRE			

PARK SUMMARY	
PARK #1 - OPEN PLAY AREA	0.45 ac.
PARK #2	1.00 ac. Imp.v. credit
PARK #3	7.97 ac.
PARK #4	0.15 ac.
TOTAL	9.60 ac.
REQUIRED 872/70	9.60 ac.

PARK DATA

BASED ON 872 SINGLE FAMILY LOTS THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 9.60 ACRES. REQUIREMENTS WILL BE MET WITH 8.60 ACRES OF LAND DEDICATION ALONG WITH 1.00 ACRES OF IMPROVEMENT CREDIT (SEE CHART). THE REQUIRED DEDICATION WILL OCCUR AT A MINIMUM WITH TABLE 503-3 WHICH DEFINES TIMETABLE FOR TIMING OF IMPROVEMENTS AND DEDICATION. PRIVATE PARK FACILITIES AND/OR OPEN SPACE RECREATIONAL IMPROVEMENTS WILL MEET THE REQUIREMENTS AND SHALL CONFORM TO THE ELEMENTS OF TABLE 503-4. THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE DEDICATED PARKS PER 35-509(f)(2).

CONNECTIVITY INDEX

57 LINKS
40 NODES
57/40 = 1.43 CONNECTIVITY RATIO

LEGEND

- LIMITS OF MDP
- - - PHASE BOUNDARY
- ② PHASE NUMBER
- EXISTING CONTOUR



GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

128.39 TOTAL ACRES

THIS MDP WAS PREPARED ON MARCH 11th, 2008

PLAN HAS BEEN ACCEPTED BY
COSA
3/3/08 007-08
(Date) (Project #)
Note: this plan will have to comply with Section 35-11.1 (1) Approval of approval for validation or plan will expire on 3/3/10
Date

Denham-Fiamones Engineering and Associates, Inc.



(210) 485-3100 Office
(210) 485-3122 Fax

12991 Park Central, Suite 1390
San Antonio, TX 78216

MASTER DEVELOPMENT PLAN
for
SCHNEIDER TRACT
#007-08

JOB # 070041.00

DWG FILE:

DATE: 1/2/08

DESIGN: L.R.

DRAWN: N.R.

CHECKED:

SHEET 1 OF 1





City of San Antonio
 Development Services Department
Master Plan Review
APPLICATION



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 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, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

<input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) <input type="checkbox"/> MDP/ P.U.D. Plan (combination) <input type="checkbox"/> Pedestrian Plan (PP) <input type="checkbox"/> Flexible Development Plan (FDP) <input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR) <input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1) <input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Mixed Used District (MXD) <input type="checkbox"/> Traditional Neighborhood Development (TND) <input type="checkbox"/> Master Planned Community District (MPCD) <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) <input type="checkbox"/> Manufactured Home Park Plan (MHPP) <input type="checkbox"/> Other: _____
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Applicant Contact Information:

Project Name: <u>SCHNEIDER TRACT</u>	
Owner/Agent: <u>CENTEX HCMES (SEE ATTACHMENT)</u>	E-mail: <u>TSMARSH@CENTEXHCMES.COM</u>
Address: <u>1354 N. LOOP 1604E, SUITE 108</u>	Zip code: <u>78232</u> Phone: <u>496-1785</u>
Contact Person Name: <u>GARY BALBAUGH</u>	E-mail: <u>BALBAUGH@SATX.RR.COM</u>
Company: <u>DENHAM - RAMONES ENG.</u>	Relationship to Owner: <u>ENGINEER</u>
Address: <u>12961 PARK CENTRAL, SUITE 1390</u>	Zip code: <u>78216</u> Phone: <u>495-3100</u>

Plan Proposal:

Total number of lots: <u>680</u>	Total acreage: <u>128.39</u>
Existing zoning: <u>N/A OCL</u>	Proposed zoning: <u>N/A OCL</u>
Density (dwelling units per acre): <u>5.30</u>	Typical residential lot size: <u>40' X 110'</u>
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>77</u>	Phase: <u>5</u> Dwelling units: <u>80</u>
Phase: <u>2</u> Dwelling units: <u>58</u>	Phase: <u>6</u> Dwelling units: <u>80</u>
Phase: <u>3</u> Dwelling units: <u>73</u>	Phase: <u>7</u> Dwelling units: <u>78</u>
Phase: <u>4</u> Dwelling units: <u>80</u>	Phase: <u>8</u> Dwelling units: <u>86</u>
	<u>9</u> <u>68</u>

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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Development Services Department
Master Plan Review Application

File #: _____

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Site Description:

Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
City Council District: N/A School District: NISD
Ferguson map grid: 545-E-544 USGS Grid: _____
Existing land use(s): AGRICULTURE

LAND DEVELOPMENT
SERVICES DIVISION

Description of plan boundaries:

DIRECTLY WEST OF LAURA HEIGHTS MDP WITH GULM
ROAD FRONTAGE

Existing legal description:

128.390 acres of land being the same Real Property designated as 128.394 acres of land described by instrument recorded in Volume 4102, Pages 1564-1571, being all of a certain 125 acre tract of land as described by instrument recorded in Volume 11201, Page 1694, both being of the Official Public Records of Bexar County, Texas and out of the M.M. Musquiz Survey No. 80, Section 5, Abstract No. 467, County Block 4450, Bexar County, Texas;

Property Features:

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

Watershed(s): CULEBRA CREEK

Generalized slope of site: MILD

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

LIMITED HERITAGE TREES (SEE TREE PLAN)

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: _____ File #: _____ Date accepted: _____

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 #: _____

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

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

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

007-08

City of San Antonio
Development Services Department
Master Plan Review Application

File # _____

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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: PAUL W. DENHAM Signature: 

Date: 1/9/08 Phone: 495-3100 Fax: 495-3122

E-mail: DENHAM@SATX.RR.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
Senior Engineering Technician
(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

Jasmin Moore
Planner
(210) 207-0142
Jasmin.Moore@sanantonio.gov

Rebecca Paskos
Planner
(210) 207-0042
Rebecca.Paskos@sanantonio.gov

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

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APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements:

LAND DEVELOPMENT
SERVICES DIVISION

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;
- 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;

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LAND DEVELOPMENT
SERVICES DIVISION

- (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 foot radius. Fee in lieu of map may be provided in accordance with Appendix C;

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Development Services Department
Master Plan Review Application

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LAND DEVELOPMENT
SERVICES DIVISION

- 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;
- 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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Development Services Department
Master Plan Review Application

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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.



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LAND DEVELOPMENT
 SERVICES DIVISION

This completeness review is applicable to the following: Master Development Plan (MDP), Master Planned Community District (MPCD), Planned Unit Development (PUD), MDP/PUD Plan (combination), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Urban Development (UD), Rural Development (RD), Farm and Ranch (FR), Mixed Light Industrial (MI-1), Mixed Heavy Industrial (MI-2), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: 007-08 MDP
 Plat Name: SCHNEIDER TRACT MDP
 Project Engineers/Surveyors or Firm Name: DENHAM - RAMONES ENG.
 Address: 12961 PARK CENTRAL, SUITE 1390 SATX 78216
 Phone # 495-3100 Fax #: 495-3122 E-mail: BALBAUGH@SATX.PR.COM

Required Items for Completeness Review

- Completed and signed Application Form
- Appropriate MDP/PUD Plan Review Fee
- Digital information (MDP and PUD) in xxx.DWG or xxx.DXF
- 8 1/2 "x 11" Reduced Copy (MDP and PUD)
- Storm Water Management Plan (MDP and PUD) (2 copies)
- Traffic Impact Analysis (TIA) (MDP and PUD) (4 copies)
- Appropriate Parks Review Fee

• (Master Development Plans and PUD Plans): 20 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies. If it is an MDP/PUD combination, it will need two sets of everything.

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Building Inspection – Trees |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Parks – Open space |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Bicycle Plan |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

Accepted

Rejected

Completeness Review By: _____ Date: _____