



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

January 5, 2009

Jeffrey McKinnie, P.E., Project Manger  
Pate Engineers  
8200 IH 10 West, Suite 440  
San Antonio, TX 78230

RE: Verano North/ South Boulevard Plat # 080489

Dear Mr. McKinnie,

In response to your letter of 12/16/08, we acknowledge that the meeting was held on 12/12/08 and that we discussed the items listed in my letter dated 12/11/08. It was our intent to discuss the items that represented a summary and a "must do list" from the longer list of items included in the letters from Miguel Barrera, P.E. and from Christina De La Cruz, P.E., Public Works Traffic Engineers. Although, my letter was not intended to speak on Mr. Barrera's and Ms. De La Cruz's behalf, Planning and Development Service Department was making an attempt to compromise and request that at the very least those items listed should be addressed.

In the meeting, we did not come to a compromise. The development's representatives did not agree to the staff recommendations and wished to leave the plans as is. Although our position and recommendations were not being addressed, we agreed that this development being a Form Based Zoning District is not intended to meet the conventional transportation standards and therefore required another type of design standards. The fact that those standards are not available and the design concept for this development is based on Form Based Development, we have no other option, but to allow it to be designed and constructed as shown on the plans. However, we requested that in the future if and only if, the intent of the design does not work as desired and the traffic problems arise, then the developer shall make the necessary modifications to resolve the potential issues that we have addressed in our previous letters.

If you have any questions or would like to request a meeting, please call me at 207-0113.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas L. Carrasco", written over a horizontal line.

Thomas L. Carrasco, P.E.  
Planning and Development Services Engineer

Cc: Fernando DeLeon, P.E., Assistant Director  
Christina De La Cruz, P.E., Public Works Traffic Engineer  
Miguel A. Barrera, P.E., PTOE  
Melissa Ramirez, Land Entitlements Supervisor



# City of San Antonio

Department of Planning and Development Services

October 28, 2008

Mr. Chris Lindhorst, P.E.  
Verano Land Group, LP  
3611 Paesano's Parkway, Suite 201  
San Antonio, TX 78231

Re: **Verano**

**MDPP # 011-08**

Dear Mr. Lindhorst,

The Consolidated Review Committee has reviewed **Verano** Master Development Pattern Plan **MDPP # 011-08**. Please find enclosed a signed copy for your files. Your plan was accepted 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 615-5814.

**VIA Metropolitan Transit** approves with the following conditions:

- The proposed transit route has been identified as a one-way circulator route,
- Travel lanes accommodating the transit function are required to be of an 11' width, and
- The effective turning radius generated by on-street parking, will be required for most transit turning movements through the development.

Additionally, please note that, in an effort to accommodate the intent of the plan, each section of the proposed transit was reviewed for its adjacent street condition, e.g., on-street parallel parking, parkland, etc., and therefore, some sections on the transit route have been proposed/approved at 10'. There are additional recommendations for reducing the adjacent parking lanes from 8' to 7' for the specific areas where the transit route is proposed.

If, in the future, it is desired to have a bi-directional transit route, the plan will need to be reviewed at that time, to identify any conflicts at specific route sections where two, 10' opposing travel lanes are proposed, without adjacent space to accommodate transit vehicles.

If you have any further questions, please contact Christine Vifia at (210) 362-2515.

**San Antonio Fire Department** approves with the following conditions:

- The code states that narrower lane widths may be allowed upon review by the Fire Department and finding that additional access roads are provided. It should be noted however, that the Fire Department reserves the right to judge the appropriate or inappropriate nature of such access roads and that merely placing an additional alley in a plan may not meet the intent of the Form Based Development Zoning District in the UDC.
- The proposed use of narrow streets is also difficult to assess without a plan for the types and heights of structures served by such streets. Street widths must accommodate aerial ladder operations when structures extend 30' or more. As a result, the use of narrower streets will limit the heights of buildings adjacent to them and this must be considered during review.
- It is especially difficult to decide when the review of these street assemblies should take place. We want the developers to be aware of all foreseeable issues as soon as possible in order to avoid confusion and cost for future development submittals.

If you have any further questions, please contact Doug Hatton at (210) 394-2118.

**Public Works Department, Storm Water Engineering** approves with the following conditions:

- At this time, storm water retention is required for portions of this development that drain toward Mitchell Lake. This requirement is under review and may be removed and/or reduced prior to development. Any storm water retention and/or detention facility design shall be provided with individual subdivision plats. Any associated revisions to this MDPP shall also be required at that time.

If you have any further questions, please contact Robert Browning at (210) 207-5890.

**Public Works Department, Traffic Engineering** approves with the following conditions:

- Because this review is based on the Form Based Development Code, a Traffic Study is not a requirement. However, should the applicant choose to voluntarily do a Traffic Study mitigation measures will not be required for Level of Service indicators reported in the Traffic Study as per UDC § 35-209 (a)(5)(3). Therefore, levels of service not traditionally accepted may be experienced in this development. It is our recommendation that at the time of platting the Traffic Study be revised to reflect the proposed geometric design of the plans being submitted.
- Intersection design will be reviewed in concurrence with the construction documents submitted at the time of platting. All Traffic control devices and pavement markings recommended will have to be justified and meet the MUTCD latest edition.

If you have any questions, please contact Christina De La Cruz at (210) 207-7732.

**Planning and Development Services Department, TIA/ Streets Engineering** approves with the following conditions:

- Because this review is based on the Form Based Development Code it may not meet some of the Traffic Impact Analysis requirements of the UDC, as required in UDC § 35-209 (a)(2)(B).
- At the time of the issuance of this acceptance, only the construction design drawings for North/South Boulevard from Loop 410 to the proposed East/West Arterial have been reviewed.

If you have any further questions, please contact Nicolas Fernandez at (210) 207-5507.

**Planning and Development Services Department, Land Entitlements** approves with the following conditions:

- At the time of platting, street connections will be required to existing adjacent to the development, as required in UDC § 35-506(e)(2).

If you have any further questions, please contact Elizabeth Adams at (210) 207-7912.

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

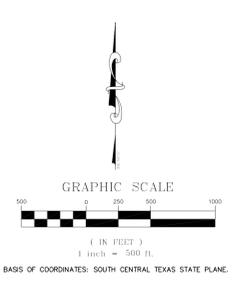
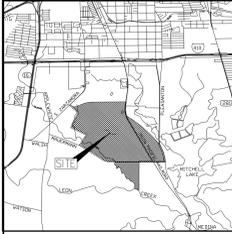
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC § 35-412(h)(1).

Should you need further assistance, please contact Elizabeth Adams at (210) 207-7912.

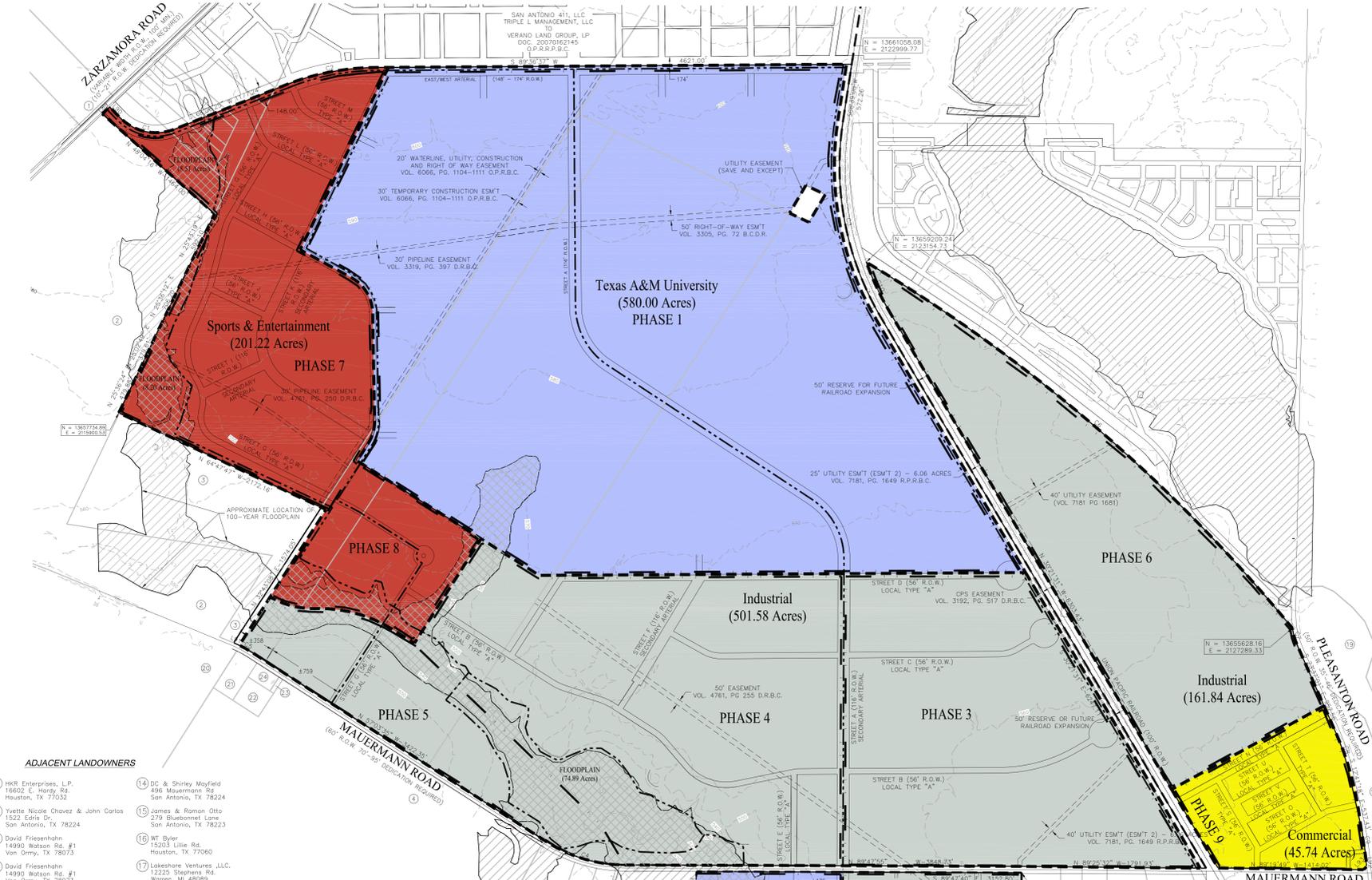
Sincerely,



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



LOCATION MAP  
N.T.S.



- ADJACENT LANDOWNERS**
- 1 HKR Enterprises, L.P.  
16602 E Hardy Rd.  
Houston, TX 77032
  - 2 Yvette Nicole Chavez & John Carlos  
1522 Edris Dr.  
San Antonio, TX 78224
  - 3 David Friesenhahn  
14990 Watson Rd. #1  
Von Ormy, TX 78073
  - 4 David Friesenhahn  
14990 Watson Rd. #1  
Von Ormy, TX 78073
  - 5 San Antonio Water System  
P.O. Box 152793  
San Antonio, TX 78212-5273
  - 6 Lizandra Ramirez Jr.  
203 Anderson St.  
West Monroe, LA 71292
  - 7 City of San Antonio  
P.O. Box 839975  
San Antonio, TX 78283
  - 8 Toyota Motor MFG. TX, Inc.  
1 Lonester Pass  
San Antonio, TX 78264
  - 9 Cook Memorial Trusts  
James W. Collins Trustee  
P.O. Box 1060  
McAllen, TX 78505
  - 10 Clarence & Micoela Eli  
596 Mauermann Rd.  
San Antonio, TX 78224
  - 11 DC & Shirley Mayfield  
496 Mauermann Rd.  
San Antonio, TX 78224
  - 12 Reardo Living Trust  
Ronald and Dana J. Reardo  
Trustees  
498 Mauermann Rd.  
San Antonio, TX 78224
  - 13 DC & Shirley Mayfield  
496 Mauermann Rd.  
San Antonio, TX 78224
  - 14 James & Romon Otto  
279 Bluebonnet Lane  
San Antonio, TX 78223
  - 15 WT Byler  
15203 Lillie Rd.  
Houston, TX 77060
  - 16 Lakeshore Ventures, LLC  
12225 Stephens Rd.  
Warren, MI 48089
  - 17 Toubouze Realty Company  
Hermon G. Gaudin  
6243 H 10 West Ste 930  
San Antonio, TX 78201-2091
  - 18 11.667 Acre Land Trust  
Richard S. Toro, Trustee  
103 Britton Rd. Ste 210  
San Antonio, TX 78213
  - 19 David & Linda Friesenhahn  
14990 Watson Rd. #1  
Von Ormy, TX 78073
  - 20 Narciso Rubio  
1650 Mauermann Rd.  
San Antonio, TX 78224
  - 21 Amador W. Castro  
1640 Mauermann Rd.  
San Antonio, TX 78224
  - 22 Juan A. Vargas  
1670 Mauermann Rd.  
San Antonio, TX 78224
  - 23 Daniel & Maria Negrita  
1680 Mauermann Rd.  
San Antonio, TX 78224

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 72°29'34" W	211.84	L45	N 29°43'56" W	26.72
L2	N 72°29'30" W	140.67	L46	N 27°21'07" W	77.97
L3	N 75°35'07" W	125.73	L47	N 19°03'01" W	121.45
L4	N 63°24'03" W	139.81	L48	N 13°14'22" W	101.39
L5	N 02°31'11" W	152.31	L49	N 21°11'59" W	56.96
L6	N 10°23'04" W	16.20	L50	N 12°29'42" W	68.32
L7	N 05°50'42" E	47.67	L51	N 13°15'18" W	81.37
L8	N 15°38'13" E	63.43	L52	N 29°42'22" W	73.80
L9	N 15°00'01" E	84.69	L53	N 27°47'17" W	41.94
L10	N 08°37'50" W	57.69	L54	S 62°20'21" W	109.03
L11	N 27°19'38" W	125.17	L55	S 54°56'16" W	78.34
L12	N 18°06'41" W	21.78	L56	S 72°21'16" W	56.41
L13	N 28°44'55" W	61.70	L57	N 86°41'03" W	39.47
L14	N 00°08'47" W	15.30	L58	N 34°48'06" W	63.81
L15	N 36°10'37" W	45.59	L59	N 23°06'11" W	53.16
L16	N 25°25'42" W	61.76	L60	N 22°49'56" W	55.81
L17	N 54°52'20" W	15.47	L61	N 20°25'48" W	107.78
L18	N 44°18'54" W	31.85	L62	N 05°24'01" E	71.82
L19	N 53°13'06" W	78.66	L63	N 22°45'54" W	55.29
L20	N 52°03'08" W	26.67	L64	N 14°14'53" W	34.25
L21	N 52°26'26" W	42.32	L65	N 40°24'21" W	26.92
L22	N 53°58'46" W	55.77	L66	N 16°17'20" W	42.71
L23	N 42°38'41" W	42.11	L67	N 11°46'19" W	31.67
L24	N 20°28'14" W	70.46	L68	N 11°35'12" W	65.96
L25	N 80°23'29" W	37.14	L69	N 15°33'52" W	30.93
L26	N 80°24'19" W	43.05	L70	N 04°35'52" W	14.85
L27	N 82°17'18" W	49.81	L71	N 02°43'23" W	30.50
L28	N 61°18'39" W	90.82	L72	N 02°58'18" E	5.21
L29	N 46°58'12" W	38.69	L73	N 31°18'21" W	38.86
L30	N 32°29'04" W	53.93	L74	N 62°56'56" W	19.96
L31	N 05°25'24" W	41.59	L75	N 79°34'10" W	12.15
L32	N 04°34'07" E	50.46	L76	N 83°26'58" W	7.01
L33	N 22°43'42" W	65.48	L77	S 79°45'28" W	23.97
L34	N 30°04'00" W	39.40	L78	N 20°51'07" W	24.08
L35	N 39°38'11" W	23.45	L79	N 26°39'53" W	25.64
L36	S 89°31'33" W	48.40	L80	N 72°29'57" W	19.42
L37	S 81°30'02" W	35.19	L81	N 55°17'30" W	86.41
L38	S 81°18'43" W	68.19	L82	N 27°42'18" W	88.97
L39	N 81°08'12" W	26.61	L83	N 33°30'54" W	23.51
L40	N 68°15'09" W	39.34	L84	N 09°26'32" W	18.04
L41	N 55°44'43" W	86.45	L85	N 11°07'24" W	13.12
L42	N 20°39'19" W	62.63	L86	N 29°17'57" W	45.29
L43	N 38°10'12" W	58.38	L87	N 64°01'18" W	31.05
L44	N 02°33'09" W	95.88	L88	N 77°03'03" W	4.97
L45	N 46°58'12" W	38.69	L89	N 46°04'21" E	97.43
L46	N 32°29'04" W	53.93	L90	S 43°52'27" E	140.50
L47	N 05°25'24" W	41.59	L91	N 62°22'33" W	10.34
L48	N 04°34'07" E	50.46	L92	S 04°48'42" E	69.18
L49	N 22°43'42" W	65.48	L93	S 42°31'04" W	42.51
L50	N 30°04'00" W	39.40			
L51	N 39°38'11" W	23.45			
L52	S 89°31'33" W	48.40			
L53	S 81°30'02" W	35.19			
L54	S 81°18'43" W	68.19			
L55	N 81°08'12" W	26.61			
L56	N 68°15'09" W	39.34			
L57	N 55°44'43" W	86.45			
L58	N 20°39'19" W	62.63			
L59	N 38°10'12" W	58.38			
L60	N 02°33'09" W	95.88			

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD [BS]	CHORD BEARING
C1	581.71	490.00	330.63	86°01'08"	348.14	S77°23'01"W
C2	874.02	2400.21	441.90	20°51'50"	869.20	S79°10'42"W
C3	1981.30	2914.32	1030.64	38°56'40"	1943.36	S102°54'41"E
C4	890.13	1490.69	411.28	12°40'09"	878.23	S72°25'07"E
C5	179.09	985.37	89.79	10°24'49"	178.85	N62°15'08"W
C6	5497.38	15840.00	2776.62	19°53'08"	5469.83	N49°06'12"W
C7	169.79	1612.99	85.44	15°51'11"	169.25	S15°40'54"E
C8	356.63	1870.02	178.86	10°55'37"	356.09	N18°15'20"W
C9	368.33	2824.90	184.43	7°28'14"	368.07	N08°58'46"W
C10	538.28	2814.93	269.96	10°27'43"	537.46	S24°54'20"E

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B19 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PROJECT MANAGER - JEFFREY MCKINNEE P.E. (PATE ENGINEERS)

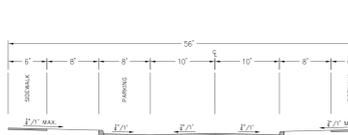
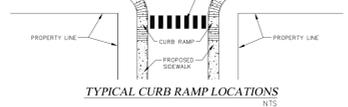
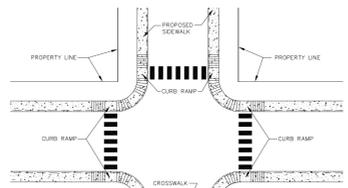
RALPH LAUFMAN - OWNER/DEVELOPER

MDP PLAN NO. \_\_\_\_\_

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_

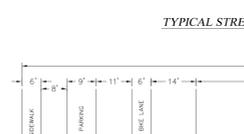
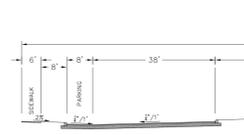
SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_



**LAND USE SUMMARY**

LAND USE	TOTAL
Industrial	684.42
Texas A&M University	684.46
Commercial	45.74
Sports and Entertainment	201.22
Grand Total	1595.84

PROPOSED FLOOR TO AREA RATIO TO BE 25% FOR ALL AREAS



- LEGEND**
- SPORTS AND ENTERTAINMENT (M-1 ZONING)
  - COMMERCIAL (M-1 ZONING)
  - TEXAS A&M CAMPUS (M-1 ZONING)
  - INDUSTRIAL (M-1 ZONING)
  - EXISTING 100-YEAR FLOODPLAIN
  - EXISTING FLOOD PLAIN WITH MDP SITE
  - RIGHT OF WAY
  - LAND USE BOUNDARY
  - PROPOSED BIKE LANE, BIKE PATH, MULTI-USE PATH
  - EXISTING LOT LINES
  - PHASE BOUNDARY

**NOTE:**

- THIS PROJECT IS LOCATED WITHIN THE CITY LIMITS OF SAN ANTONIO AND WITHIN M-1 ZONING.
- GEOTECHNICAL DESIGN WILL BE PROVIDED DURING THE PLATTING AND CONSTRUCTION PHASE.
- THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B19 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

**OWNER/DEVELOPER**  
Verano Land Group, LP  
3157 Rainbow Blvd. Ste 305  
Las Vegas, NV 89108

**Gateway Planning Group**  
101 Summit Ave. Ste 804  
Fort Worth, Texas 76102  
(512) 451-4098  
www.gatewayplanning.com

**O. Robert ANDERSON**  
LANDSCAPE ARCHITECTS

**PATE ENGINEERS**  
6220 IH 10 West, Suite 440 San Antonio, Texas Phone: 210-340-0481



**VERANO SOUTH**  
**MASTER DEVELOPMENT PLAN**  
JUNE 26, 2008



DEVELOPMENT SERVICES  
RECEIVED

# City of San Antonio

Development Services Department 20

## Master Plan Review APPLICATION

File #: 011-08  
MDPP



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 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 checked="" type="checkbox"/> Other: <u>Form Based Development Code</u> <b>MDPP</b>
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**Applicant Contact Information:**

Project Name: <u>Verano</u>	
Owner/Agent: <u>Verano Land Group, LP</u>	E-mail: _____
Address: <u>3611 Paesano's Parkway, Suite 201</u>	Zip code: <u>78231</u> Phone: <u>(210) 889-1568</u>
Contact Person Name: <u>Chris Lindhorst, P.E.</u>	E-mail: <u>chris.lindhorst@kestreldevelopmentsa.com</u>
Company: _____	Relationship to Owner: <u>Agent</u>
Address: _____	Zip code: _____      Phone: _____

**Plan Proposal:**

Total number of lots: <u>n/a</u>	Total acreage: <u>1,056.7ac</u>
Existing zoning: <u>FBDZ</u>	Proposed zoning: <u>n/a</u>
Density (dwelling units per acre): <u>n/a</u>	Typical residential lot size: <u>n/a</u>
Number of dwelling units per phase:	
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____

*Complete this subsection for PUD Plans only:*

Private street(s), linear feet of street: \_\_\_\_\_       Public street(s), linear feet of street: \_\_\_\_\_

**For City Use Only**

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

City of San Antonio  
Development Services Department  
Master Plan Review Application

File #:

011-08  
MSP

DEVELOPMENT SERVICES  
RECEIVED

2008 FEB 19 PM 3:20

Total open space: \_\_\_\_\_

Percent open space (total open space divided by total acreage): 20 %

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: \_\_\_\_\_



MDPP

File #: 011-08

City of San Antonio  
Development Services Department  
Master Plan Review Application

DEVELOPMENT SERVICES  
RECEIVED

2008 FEB 19 11 3 20

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.

**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: CHRISTOPHER LINDHORST Signature: 

Date: 2/18/08 Phone: 889-1568 Fax: \_\_\_\_\_

E-mail: CHRIS.LINDHORST@KESTRELDEVELOPMENTS.A.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](mailto:Melissa.Ramirez@sanantonio.gov)

Elizabeth Carol  
Senior Management Analyst  
(210) 207-7893  
[Elizabeth.Carol@sanantonio.gov](mailto:Elizabeth.Carol@sanantonio.gov)

Richard Carrizales  
Senior Engineering Technician  
(210) 207-8050  
[Richard.Carrizales@sanantonio.gov](mailto:Richard.Carrizales@sanantonio.gov)

Elizabeth Adams  
Planner  
(210) 207-7912  
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City of San Antonio  
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Master Development Plan  
Completeness Review



Project Name: Verano  
Project Engineers/Surveyors or Firm Name: Pate Engineers, Inc.  
Address: 8200 IH-10W, Ste. 440  
Contact Person Name: Jeffrey Mckinnie, P.E.  
Phone: (210) 340-8481 Fax: (210) 340-3964 E-mail: jmckinnie@pateeng.com

*Master Plan Application Type (check one):*

- |   |  |
|---|--|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> Planned Unit Development (PUD)                  |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                 | <input type="checkbox"/> Mixed Used District (MXD)                       |
| <input type="checkbox"/> Alternative Pedestrian Plan (APP)              | <input type="checkbox"/> Traditional Neighborhood Development (TND)      |
| <input type="checkbox"/> Flexible Development Plan (FDP)                | <input type="checkbox"/> Master Planned Community District (MPCD)        |
| <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"/> Military Airport Overlay Zone (MAOZ)            |
|   | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)              |
|   | <input checked="" type="checkbox"/> Other: <b>Form Based Development</b> |

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)? <i>did Bob take one?</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Analysis (TIA) (4 copies)? <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parks Review Fee?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>20 copies (folded) with Development Service Department, 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.</b>
	<input type="checkbox"/>	Master Development Plan/ Major Thoroughfare
	<input type="checkbox"/>	Historic
	<input type="checkbox"/>	Disability Access (Sidewalks)
	<input type="checkbox"/>	Zoning
	<input type="checkbox"/>	SAWS Aquifer
	<input type="checkbox"/>	Bexar County Public Works
	<input type="checkbox"/>	Storm Water Engineering
	<input type="checkbox"/>	Traffic & Streets
	<input type="checkbox"/>	Trees Preservation
	<input type="checkbox"/>	Parks
	<input type="checkbox"/>	Bicycle Mobility
	<input type="checkbox"/>	Other: _____

*For Staff Use Only*

Complete       Incomplete

Completeness Review By: \_\_\_\_\_ Date: \_\_\_\_\_

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**APPENDIX A: APPLICATION CHECKLIST**

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**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;
- 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

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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 waste 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

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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;
- 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;

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- 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.