City of San Antonio

Department of Planning and Development Services

December 23, 2009

Leslie K. Ostrander, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: **Steubing Ranch** **MPCD # 025A-08**

Dear Ms. Ostrander,

The Development Review Committee has reviewed **Steubing Ranch** Master Planned Community District or **MPCD 025A-08.** Enclosed is an accepted and signed copy for your files. However, please note the following conditions:

PDSD Traffic Impact Analysis & Streets approves with the following conditions:

- The City of San Antonio is recommending that the developer upgrade the multi-use path from a width of 6 feet to a minimum of 8 feet but preferably 10 feet. In the event the developer does not wish to upgrade the width then the City will ensure the engineer follows AAHSTO and provides proper measures for a one-way directional use. If the developer wishes not to provide proper measures for a one-way directional path, a variance to the Planning Commission will be required at the time of platting.
- A direct connection to Classen Crest thru R(XIV) will not be allowed. A connection will require a series of turning movements.
- Extend Huebner Road from the north Reagan High School driveway east of Stone Oak Parkway to connect with Redland Road at U.S. Highway 281 as indicated in the Master Development Plan accompanying this TIA.
- Extend Hardy Oak Boulevard to connect the north and south segment of Hardy Oak Boulevard to provide direct access to the Steubing Ranch as indicated in the Master Development Plan accompanying this TIA.
- Perform traffic signalization warrant studies for the proposed Huebner Road extension at major internal intersections, particularly at the intersection with the Encino Rio extension and at the Hardy Oak Boulevard extension and provide and install traffic signal control system at the time the warrant(s) are met.
- Provide infrastructure for future signalization of the intersections described above at the time the warrant(s) are met.
- Perform turning movement analysis and construct turn lanes in accordance with TxDOT.
- Coordinate with TxDOT on proposed access points along U.S. Highway 281.

If you have any further questions, please contact Jesse Muniz at (210) 207-5732.

This plan lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

1. has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;

2. send the survey to USFWS Ecological Services Office in Austin; and

3. complies with the Military Lighting Overlay Zoning District Regulations (MLOD-1) of November 29, 2009 (Ordinance 2009-11-19-0947).

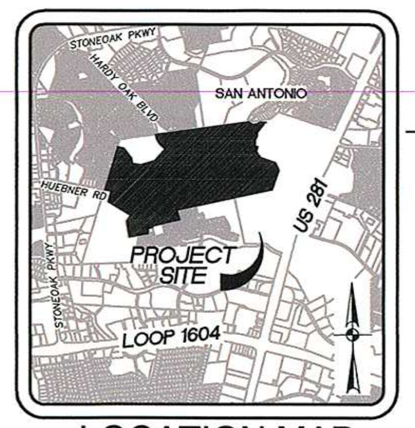
In addition, it will be expected that all of the property depicted in the Master Planned Community District Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major 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 for the provision of 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. 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 please contact TXDOT at (210) 615-5814.

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 Luz M. Gonzales at (210) 207-7898.

Sincerely,

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



LOCATION MAP
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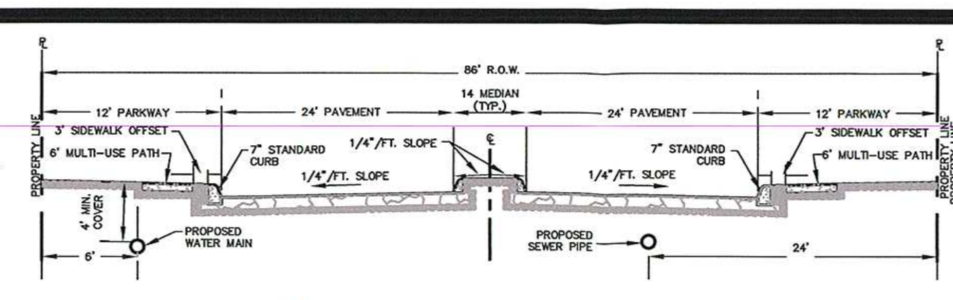
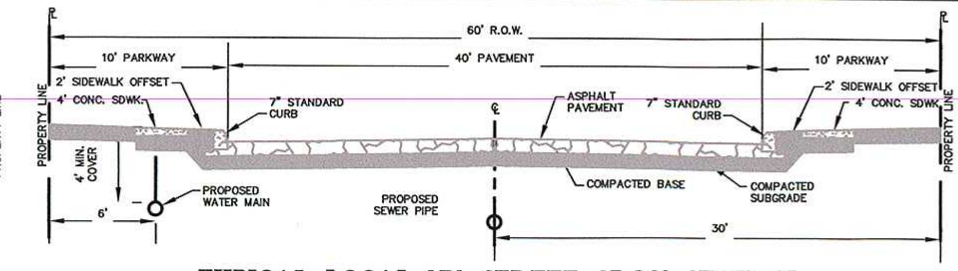
SCALE : 1"=300'



SECONDARY ARTERIAL STREET CROSS-SECTION
SECTION TO BE USED FOR 86' AND 110' R.O.W. SECTIONS
NOT TO SCALE



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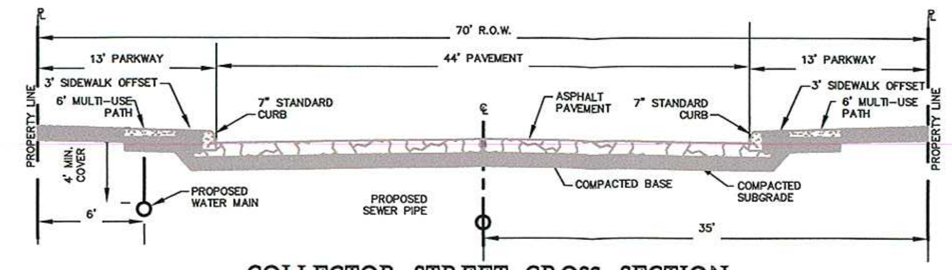

COLLECTOR STREET CROSS-SECTION
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LEGAL DESCRIPTION

385.39 NET ACREAGE BEING A PORTION OF THAT 1200 ACRE TRACT CONVEYED TO LESLIE W. STEUBING BY DEED RECORDED IN VOLUME 3513, PAGE 145, DEED RECORD AND A PORTION OF HELEN STEUBING, ET VIR, BY DEED RECORDED IN VOLUME 1499, PAGE 265 D.R. OUT OF NEW CITY BLOCK 19221, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

EASEMENT INFORMATION:

NOTE:
THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE 200' NOTIFICATION BOUNDARY.

A 30' RIGHT OF WAY EASEMENT (VOL.6037, PG 525 O.P.R.)
B 30' INTERCEPTOR DRAINAGE EASEMENT (VOL.8966, PG. 1373 O.P.R.)
C 50' INGRESS AND EGRESS EASEMENT (VOL.6693, PG. 974 O.P.R.)
D DRAINAGE EASEMENT (VOL.9536, PG. 92 O.P.R.)
E DRAINAGE EASEMENT (VOL.9508, PG. 61 O.P.R.)
F 100' CPS EASEMENT (VOL.2090, PG. 620 O.P.R.)
G SAN ANTONIO RIVER AUTHORITY EASEMENT (VOL.1041, PG. 942 O.P.R.)

LEGEND	LAND USE	AREA	OPEN SPACE WITHIN UNIT	DEVELOPMENT DENSITY (1)	NOT TO EXCEED % (5)
	"R" RESIDENTIAL	R(XII) 33.39 AC	–	RE, R-20, R-6, R-5, RM-4, NP-10, NP-8, NP-15 (SINGLE FAMILY)	–
		R(XIV) 14.73 AC	–		
		R(XV) 11.19 AC	0.34		
			–		
		TOTAL 59.31 AC	0.34		
	"C" COMMERCIAL/RETAIL	C(I) 24.31 AC	1.51	C1, C2, C3, O1, O1.5, MF-25, MF-33, MF-40	C–75%, O–75%
		C(II) 5.39 AC	1.13	C1, C2	–
		C(III) 2.55 AC	0.59		
		C(IV) 6.37 AC	1.78		
		C(V) 33.39 AC	3.80	C1, C2, C3, O1, O1.5, MF-25, MF-33, MF-40	C–75%, O–75%
		C(VI) 5.10 AC	–	C1, C2, C3, MF-25, MF-33, MF-40	–
		C(VII) 42.46 AC	–	O1, O1.5, C1, C2, C3, MF-25, MF-33, MF-40	C–65%, O–65%
		C(XI) 20.36 AC	3.96	O1, MF-25, R-20, R-6, R-5	–
		C(XXVI) 4.07 AC	–	C1, C2, C3, MF-25, MF-33, MF-40	–
		C(XXVII) 4.51 AC	0.06		
		C(XXVIII) 3.71 AC	0.46	C1, C2, O1, O1.5, MF-25, MF-33, MF-40	C–75%, O–75%
		TOTAL 152.22 AC	13.29 AC		
	"RP" OPEN SPACE (2)	RP(XX) 8.86 AC	8.86		
		RP(XXV) 11.41 AC	11.41		
		RP(XXIII) 1.32 AC	1.32		
		RP(XXIV) 130.90 AC	130.90		
		TOTAL 152.49 AC	166.12 AC		
	STREETS	TOTAL 21.37 AC			
	GRAND TOTAL = 385.39 AC				

(1) MINIMUM LOT SIZE FOR SINGLE FAMILY DEVELOPMENT OR MAX# OF UNITS PER ACRE FOR MULTI-FAMILY DEVELOPMENT.

(2) OPEN SPACE AREA PROVIDED MEETS MINIMUM MPCD REQUIREMENTS.

OPEN SPACE AREA PROVIDED INCLUDING FLOODPLAIN: 166.12 ACRES
FLOODPLAIN ACREAGE: 94.96 ACRES X 20% = 18.99 ACRES
NET OPEN SPACE OUTSIDE OF FLOODPLAIN: 71.16 ACRES
OPEN SPACE PROVIDED INCLUDING 20% FLOODPLAIN: 90.15 ACRES

COMMERCIAL ACREAGE = 152.22 ACRES
(CI, CII, CIII, CIV, CV, CVI, CVII, CXI, CXXVI, CXXVII)
COMMERCIAL AREA X 20% REQUIRED OPEN SPACE
152.22 X 20% = 30.44 ACRES

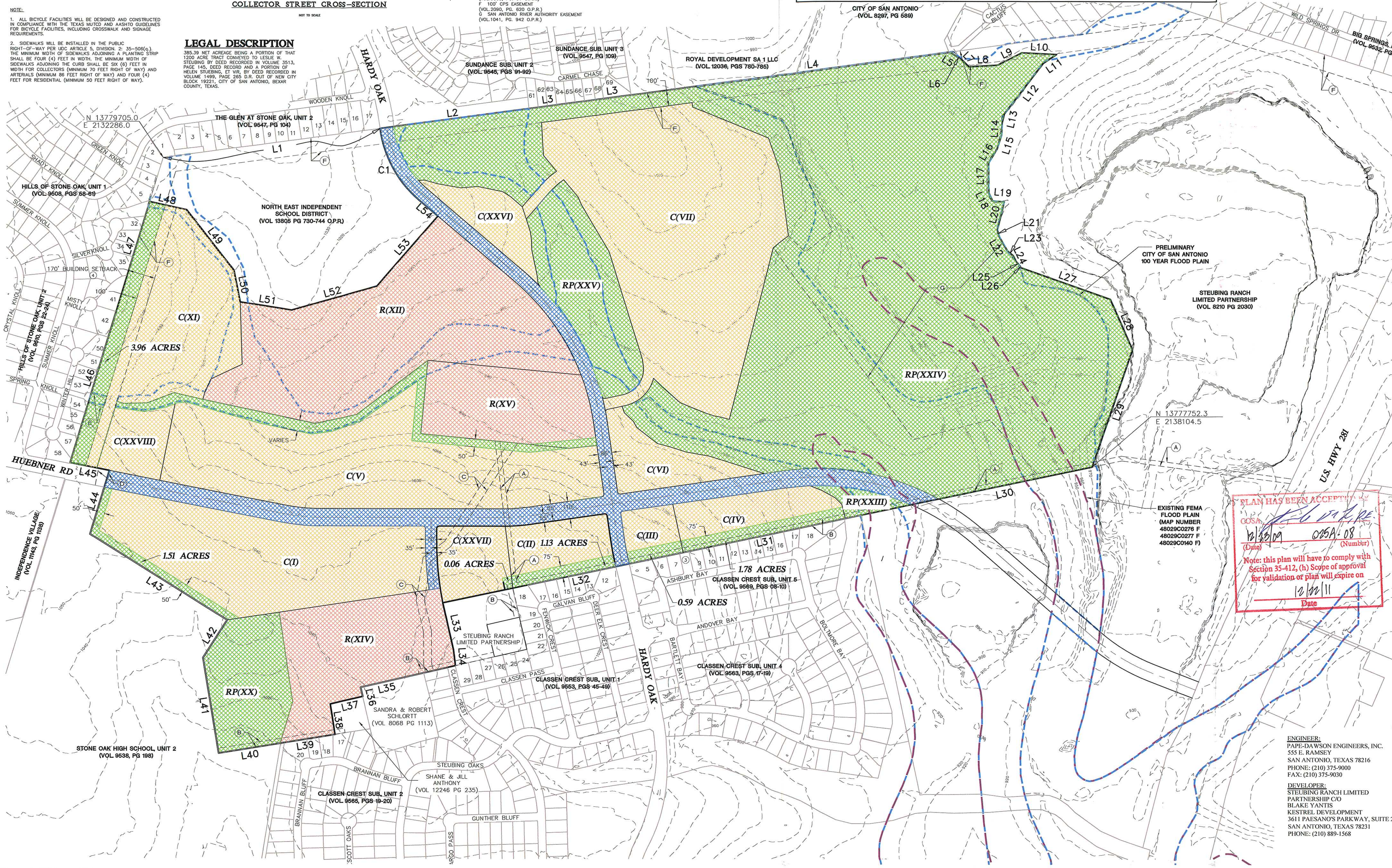
RESIDENTIAL ACREAGE = 59.31 ACRES
(RXII, RXIV, RXV)
RESIDENTIAL AREA X 35% REQUIRED OPEN SPACE
59.31 X 35% = 20.76 ACRES

OPEN SPACE AREA REQUIRED = 51.20 ACRES
EXCESS OPEN SPACE = 38.95 ACRES

(3) DEVELOPER UNDERSTANDS THAT A VARIANCE WILL BE REQUIRED AT TIME OF PLATTING UNLESS THE DEVELOPER OF CLASSEN CREST SUBDIVISION UNIT 5 VACATES THE STREET STUB OUT.

(4) 170' BUILDING SETBACK SHALL APPLY TO AREA C-XI AS ILLUSTRATED ON PLAN.

(5) MIXED-USE BUILDINGS SHALL NOT BE COUNTED WHEN CALCULATING MAXIMUM PERCENTAGES



PLAN HAS BEEN ACCEPTED BY
GOSA [signature]
12/23/09 (Date) 025A-08 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
12/22/11
Date

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

DEVELOPER:
STEUBING RANCH LIMITED PARTNERSHIP C/O
BLAKE YANTIS
KESTREL DEVELOPMENT
3611 PAESANO'S PARKWAY, SUITE 201
SAN ANTONIO, TEXAS 78231
PHONE: (210) 889-1568

LINE TABLE

LINE	BEARING	LENGTH
L1	N 82°12'07" E	1371.12'
L2	N 82°12'45" E	939.89'
L3	N 82°11'45" E	946.05'
L4	N 82°10'34" E	1711.82'
L5	S 57°45'48" E	61.54'
L6	S 90°00'00" E	9.26'
L7	S 45°03'28" E	85.10'
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L10	S 87°12'03" E	216.86'
L11	S 55°52'54" W	100.80'
L12	S 37°08'37" W	402.28'
L13	S 12°53'36" W	56.26'
L14	S 03°16'19" W	78.92'
L15	S 17°06'37" W	91.86'
L16	S 30°58'33" W	105.02'
L17	S 00°23'00" E	186.45'
L18	S 25°28'26" E	58.30'
L19	S 85°04'31" E	72.99'
L20	S 13°33'48" W	181.76'
L21	S 16°59'54" E	47.17'
L22	S 29°08'00" E	99.50'
L23	S 50°09'00" E	48.05'
L24	S 26°09'37" E	41.27'
L25	S 41°04'02" E	36.81'
L26	S 24°45'29" E	13.89'
L27	S 70°23'30" E	593.43'
L28	S 23°28'30" E	348.58'
L29	S 18°36'30" W	784.29'
L30	S 78°03'30" W	1157.94'
L31	S 77°57'01" W	1850.16'
L32	S 77°59'52" W	1146.47'
L33	S 12°43'15" E	305.78'
L34	S 06°59'09" E	100.07'
L35	S 76°52'55" W	608.57'
L36	S 13°29'51" E	59.91'
L37	S 76°43'00" W	210.96'
L38	S 08°58'39" E	194.71'
L39	S 80°40'24" W	348.31'
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L47	N 16°43'23" E	901.71'
L48	S 77°26'53" E	235.79'
L49	S 37°47'11" E	484.65'
L50	S 11°06'44" E	203.88'
L51	S 80°56'39" E	325.21'
L52	N 74°03'55" E	558.36'
L53	N 40°37'26" E	584.88'
L54	N 49°22'34" W	149.87'

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

STEUBING RANCH
#025A-08
MASTER PLANNED COMMUNITY DISTRICT PLAN

JOB NO. 7117-00
DATE DECEMBER 2008
DESIGNER LKO
CHECKED SLW DRAWN RTM
SHEET

Date: Feb 01, 2010, 11:41am User ID: CKutac
File: P:\71\17\00\DESIGN\EXHIBITS\ZONING EXHIBIT.dwg

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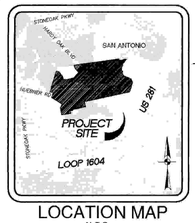

LOCATION MAP
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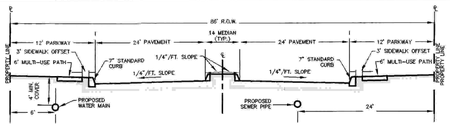

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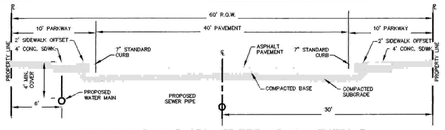

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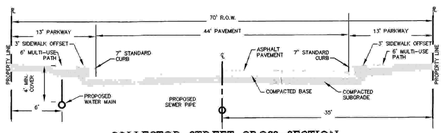

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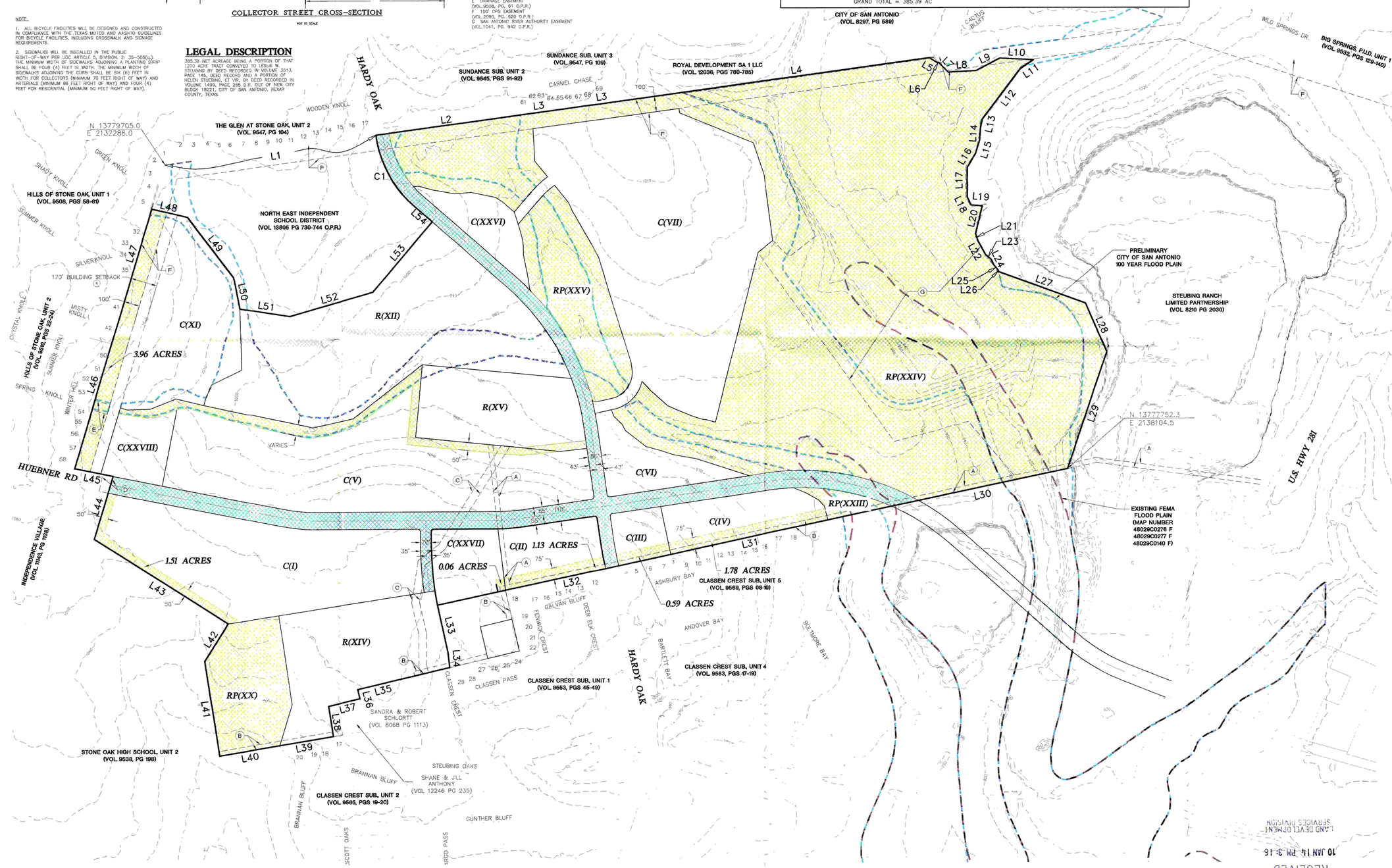

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L45	N 78°39'57" W	251.11'
L46	N 16°42'27" E	826.18'
L47	N 16°43'23" E	901.71'
L48	S 77°26'53" E	235.79'
L49	S 37°47'11" E	484.65'
L50	S 11°06'44" E	203.88'
L51	S 80°56'39" E	325.21'
L52	N 74°03'55" E	558.36'
L53	N 40°37'26" E	584.88'
L54	N 49°22'34" W	149.87'

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

STEUBING RANCH
#025A-08
MASTER PLANNED COMMUNITY DISTRICT PLAN

JOB NO. 7117-00
DATE DECEMBER 2008
DESIGNER LKO
CHECKED SLW DRAWN RTM
SHEET

Date: Jan 13, 2010, 4:41pm User ID: LDalrander
File: P:\71\07\DESIGN\EXHIBITS\ZONING EXHIBIT.dwg

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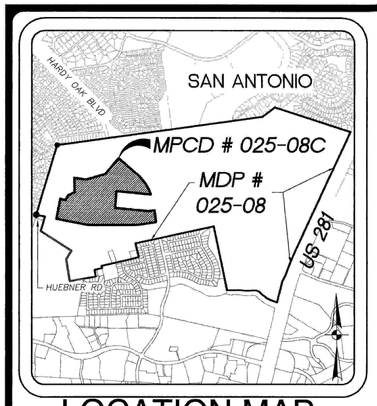
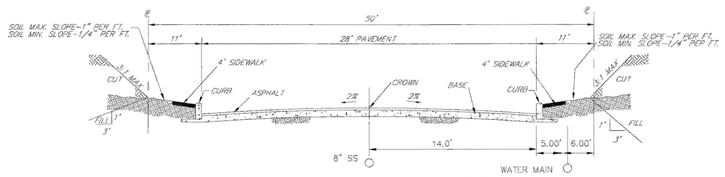


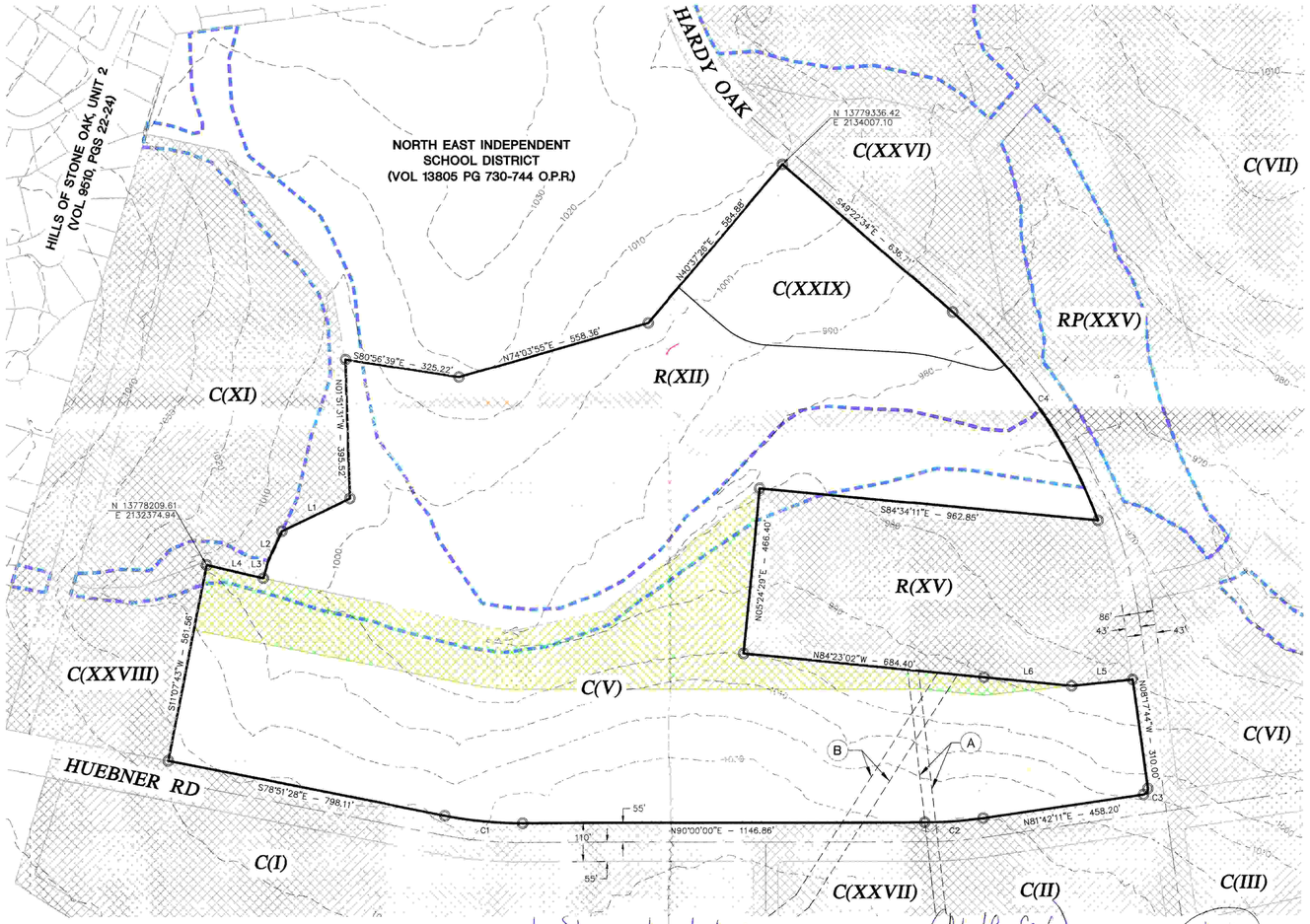
LOCATION MAP
SCALE 1-2000'

LEGEND	LAND USE		AREA	OPEN SPACE WITHIN UNIT	DEVELOPMENT DENSITY (1)	NOT TO EXCEED % (2)
	"R" RESIDENTIAL	R(XII)	27.70 AC	–	RE, R-20, R-6, R-5, RM-4, NP-10, NP-8, NP-15 (SINGLE FAMILY)	–
		TOTAL	27.70 AC	–		
	"C" COMMERCIAL/RETAIL	C(V)	33.39 AC	9.49	~~O1, O2, O3, O1, O1.5, MF-25, MF-33, MF-40~~	C-75%, O-75%
		C(XXIX)	5.69 AC	–	~~C1, C2, C3, O1, O1.5, MF-25, MF-33, MF-40~~	C-75%, O-75%
		TOTAL	39.08 AC	9.49		
GRAND TOTAL = 66.78 AC						

(1) ~~MINIMUM LOT SIZE FOR SINGLE FAMILY DEVELOPMENT OR MAX# OF UNITS PER ACRE FOR MULTI-FAMILY DEVELOPMENT.~~
(2) MIXED-USE BUILDINGS SHALL NOT BE COUNTED WHEN CALCULATING MAXIMUM PERCENTAGES



50' (LOCAL TYPE 'A') STREET SECTION
NOT-TO-SCALE



NOTE:
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

EASEMENT INFORMATION:
NOTE:
A 30' RIGHT OF WAY EASEMENT (VOL.6037, PG 525 O.P.R.)
B 50' INGRESS AND EGRESS EASEMENT (VOL.6693, PG. 974 O.P.R.)

LINE TABLE		
LINE	LENGTH	BEARING
L1	213.85'	S64°16'04"W
L2	90.52'	S25°11'10"W
L3	50.41'	S16°03'57"W
L4	165.35'	N76°48'18"W
L5	173.80'	S84°02'39"W
L6	249.25'	N84°23'02"W

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1145.19'	11°07'43"	S84°26'09"E	222.08'	222.43'
C2	1143.22'	8°18'38"	N85°50'53"E	165.68'	165.82'
C3	15.00'	90°00'00"	N36°42'11"E	21.21'	23.56'
C4	1457.00'	20°20'48"	N39°16'31"W	514.70'	517.41

MPCD MINOR AMENDMENT

AMENDMENTS:
1. COMMERCIAL / RETAIL ZONING REMOVED FROM C(V) AND ADDED AS C(XXIX) WITHIN R(XII)

LEGAL DESCRIPTION

66.78 NET ACREAGE BEING A PORTION OF THAT 1200 ACRE TRACT CONVEYED TO LESLIE W. STUEBING BY DEED RECORDED IN VOLUME 3513, PAGE 145, DEED RECORD AND A PORTION OF HELEN STUEBING, ET VIR, BY DEED RECORDED IN VOLUME 1499, PAGE 265 D.R. OUT OF NEW CITY BLOCK 19221, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9040

DEVELOPER:
DAGUE RANCH LIMITED
PARTNERSHIP C/O
BLAKE YANTIS
KESTREL DEVELOPMENT
3611 PAESANO'S PARKWAY, SUITE 201
SAN ANTONIO, TEXAS 78231
PHONE: (210) 655-3780

REVISIONS:

PAPE-DAWSON ENGINEERS | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
555 EAST RAMSEY | TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

STEUBING RANCH
#025A-08C
MASTER PLANNED COMMUNITY DISTRICT PLAN AMENDMENT

JOB NO. 7748-00
DATE MARCH 2011
DESIGNER LKO
CHECKED SLW DRAWN CAK
SHEET

Date: Apr 04, 2011, 7:59am User ID: taylordawson
File: P:\77\48\100\Design\Civil\Mpcd Amendment.dwg
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City of San Antonio

Planning & Development Services

Master Plan Review

APPLICATION

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In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 ½ by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

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

Applicant Contact Information:

Project Name: Steubing Ranch

Owner/Agent: Kestrel Development c/o Chris Lindhorst E-mail: chris.lindhorst@kestreldevelopmentsa.com

Address: 3611 Paesano's Pkwy, Suite 201, San Antonio, TX Zip code: 78231 Phone: 889-1568

Contact Person Name: Daniel Ortiz E-mail: do@kbrownpc.com

Company: Brown and Ortiz Relationship to Owner: _____

Address: 112 E. Pecan Street, Suite 1490, San Antonio, TX Zip code: 78205 Phone: 299-3704

Plan Proposal:

Total number of lots: 209 residential, 11 commercial Total acreage: 385.39

Existing zoning: NP-10 ERZD Proposed zoning: RE, R-20, R-6, R-5, RM-4, C1, C2, C3, MF-25, MF-33, MF-40, NP-10, NP-8, NP-15, O1, O1.5

Density (dwelling units per acre): 3.50 Typical residential lot size: 0.5 Acre

Number of dwelling units per phase:

Phase: R (XII)	Dwelling units: 117	Phase: _____	Dwelling units: _____
Phase: R (XIV)	Dwelling units: 52	Phase: _____	Dwelling units: _____
Phase: R (XV)	Dwelling units: 40	Phase: _____	Dwelling units: _____
Phase: _____	Dwelling units: _____	Phase: _____	Dwelling units: _____

Complete this subsection for PUD Plans only:

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

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

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

Construction start date: _____

For City Use Only

Intake Date: _____ ***Intake By:*** _____

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

Site Description:

Jurisdiction: ✓ San Antonio City Limits ☐ San Antonio ETJ ☐ Outside ETJ
City Council District: 9 School District: NEISD
Ferguson map grid: 483A8 USGS Grid: 29098-F4-TF-024, 29098-E4-TF-024
Existing land use(s): undeveloped, single-family residential

Description of plan boundaries:
North of Loop 1604 and west of Hwy 281

Existing legal description:
A 385.39 acre tract of land being part of that 1200 acre tract conveyed to Leslie W. Steubing by deed recordation volume 3513, Page 145.

Property Features:

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

Watershed(s): Upper Salado Creek

Generalized slope of site: 1% to 15%

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

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

Related applications:

Is there a previous MDP (*formerly POADP*) for this site? ✓ YES ☐ NO
Name: Steubing Ranch File #: 025-08 Date accepted: May 18, 2009
Is there a corresponding PUD for this site? ☐ YES ✓ NO
Name: _____ File #: _____ Date approved: _____
Are there any Rights Determinations associated with this site? ☐ YES ✓ NO
Name: _____ File #: _____ Date approved: _____
Is there another name for this project or another name commonly used to describe this site?
Name: _____
List all associated Plats for this site whether approved or pending approval?
Name: _____ Plat #: _____
Name: _____ Plat #: _____
Name: _____ Plat #: _____
Name: _____ Plat #: _____
Name: _____ Plat #: _____
Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application? ☐ YES ✓ NO
Is this project within the boundaries of the City South Management Authority (CSMA)? ☐ YES ✓ NO

City of San Antonio
Planning & Development Services
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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 Planning & Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: James Griffin Signature: _____

Date: 3/6/09 Phone: 299-3704 Fax: 299-4731

E-mail: James@Kbrownpc.com

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

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

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

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

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

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

Luz Gonzales
Planner
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Luz.Gonzales@sanantonio.gov

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

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

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APPENDIX A: APPLICATION CHECKLIST

LAND DEVELOPMENT SERVICES DIVISION

Submittal Requirements:

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

GENERAL:

- ☑ Name of the Master Development Plan or PUD and the subdivision;
- ☑ City assigned Plan ID number;
- ☑ Name and address of owner of record, developer and engineer;
- ☑ The name(s) of all adjacent property owner(s) as shown on current tax records;
- ☑ 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:

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(a) Total number of lots;
(b) Total area of open space;
(c) Total number of dwelling units, by development phase;
(d) Residential density and units per acre;
(e) Total area of property.

☑ Location and size in acres of school sites, as applicable;

☑ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines. If the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☑ The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);

STORM WATER MANAGEMENT:

☑ Storm water management plan (UDC §35-B119).

The following additional items are required for PUD Plan and FDP applications only(UDC §35-310.15, -B101, -B113) :

☐ Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

☐ Proposed covenants on the property, if any, including a map and legal description of area affected;

☐ Proposed land uses and zoning classifications by location, type, density and size to include residential density and non-residential floor area ratio (FAR);

☐ Notation of any restrictions required by the City Council in accordance with the PUD ordinance;

☐ Tabulation showing the following:
(a) Total acreage;
(b) Total number of lots;
(c) Square footage of all buildings and structures;
(d) The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
(e) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waster containers, signs or outdoor mechanical equipment;
(f) Total floor area ratio (FAR) for each type of non-residential use;
(g) Total area of passive open space;
(h) Total area of active developed recreational open space;
(i) Total number of off-street parking and loading spaces.

☐ The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;

☐ Location and dimensions of public and/or private streets, parking areas, access control stations, and clear vision areas;

☐ Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages;

☐ Staging plan if PUD is to be developed in more than one phase;

☐ Utilities plan;

☐ Lots numbered as approved by the City;

☐ Perimeter setbacks as required;

☐ Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;

☐ Delineation of woodlands;

☐ List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200' radius. Fee in lieu of may be provided in accordance with Appendix C;

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☐ Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;

☐ Provisions for maintenance funding.

MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (UDC §35-B101):

☐ Delineation of woodlands;

☐ A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;

☐ Historic, archaelogical or cultural resources to be credited as conservation areas.

Applications for MPCD also require (UDC §35-345):

☑ Site plan to include proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, flood plains, and significant vegetation shall be noted.

Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):

☐ Land Use: location, acreage, notation of restrictions based on use-type;

☐ Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;

☐ Block lengths must be indicated on plan;

☐ Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

Applications for Alternative Pedestrian Plan require (UDC §35-506):

☐ Location and arrangement of all-weather walkways;

☐ Phasing or time schedule for the construction of walkways.

Applications for MAOZ require (UDC §35-334, -B110):

☐ Site size, locational information, and adjacent land uses;

☐ Dimensioned layout, with the location, size, and height of all buildings and structures;

☐ Floor area ratio of each lot;

☐ The location and size of all above and below ground storage containers for flammable and combustible materials;

☐ Size and location of all vehicular access points, streets, and parking areas;

☐ Major physical features such as creeks, topography, and easements;

☐ Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;

☐ Staging plan if appropriate.

Applications for MHPP required (UDC §35-B108):

☐ A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;

☐ The name of the developer;

☐ The name of the record owner of the land involved;

☐ The legal description of the land being developed, with an identification number assigned to each manufactured home site;

☐ The tract boundary lines;

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- ☐ The scale; north arrow and date;
- ☐ The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;
- ☐ The source of water supply and layout of the water system, including locations of standard fire hydrants;
- ☐ The method of sewage disposal and the layout of the sewer system;
- ☐ The name of the manufactured home park and the legal description of property;
- ☐ The location and dimensions or all streets, easements, and other rights-of-way
- ☐ Typical space dimensions and the locations of park facilities shall be shown;
- ☐ The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;
- ☐ A location diagram.

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File #: _____

City of San Antonio

Planning & Development Services

Master Development Plan
Completeness Review

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SERVICES DIVI

Project Name: Steubing Ranch
Project Engineers/Surveyors or Firm Name: Leslie Ostrander (Pape-Dawson)
Address: 555 E. Ramsey
Contact Person Name: James Griffin (Brown & Ortiz, P.C.)
Phone: 210.299.3704 **Fax:** 210.299-4731 **E-mail:** james@kbrownpc.com

Master Plan Application Type (check one):

- ☐ Master Development Plan (MDP) *(Formerly POADP)*
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Alternative Pedestrian Plan (APP)
- ☐ Flexible Development Plan (FDP)
  - ☐ Urban Development (UD)
  - ☐ Farm and Ranch (FR)
  - ☐ Rural Development (RD)
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- ☐ Planned Unit Development (PUD)
- ☐ Mixed Used District (MXD)
- ☐ Traditional Neighborhood Development (TND)
- ☑ Master Planned Community District (MPCD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Other: _____

To be accepted for review a Plan shall comply with the provisions of the Unified Development Code.

Items Submitted	Staff Inventory	***Required Items for Completeness Review***
☑	☐	Completed and signed Application Form
☑	☐	Plan Review Fee
☑	☐	Digital information in xxx.DWG or xxx.DXF
☑	☐	8 1/2 "x 11" Reduced Copy
☐	☐	Storm Water Management Plan **(2 copies)** – See MDP No. 085-08 (under review)
☑	☐	Traffic Impact Analysis (TIA) **(4 copies) – FEE Received** ☐ **Indicate type:** ☑ Worksheet ☐ Level 1 ☐ Level 2 ☐ Level 3
	☐	Parks Review Fee
☑	☐	**20 copies (folded) with Land Entitlements Office, MDP Division Request for Review form (attached) for respective departments or agencies. If project is an MDP/PUD combination, two sets of everything is required.**

- ☐ Master Development Plan/ Major Thoroughfare
- ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Bexar County Public Works
- ☐ Storm Water Engineering
- ☐ Traffic & Streets
- ☐ Trees Preservation
- ☐ Parks
- ☐ Bicycle Mobility
- ☐ Other: _____

For Staff Use Only

☐ Complete ☐ Incomplete

Completeness Review By: _____ Date: _____