



City of San Antonio
Development Services Department

December 16, 2011

Shauna Weaver, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

Re: **Steubing Ranch – Major Amendment**

MDP # 025B-08

Dear Ms. Weaver,

The Development Review Committee has evaluated **Steubing Ranch** Master Development Plan, Major Amendment or **MDP # 024B-08**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

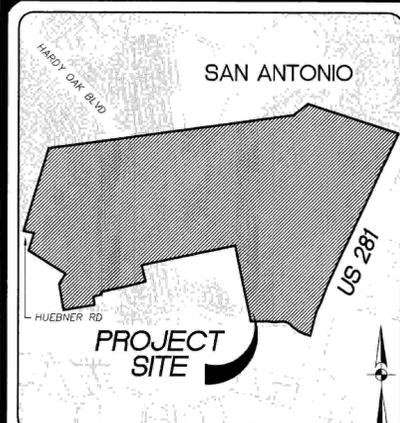
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School District, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Luz M. Gonzales, Planner at (210) 207-7898.

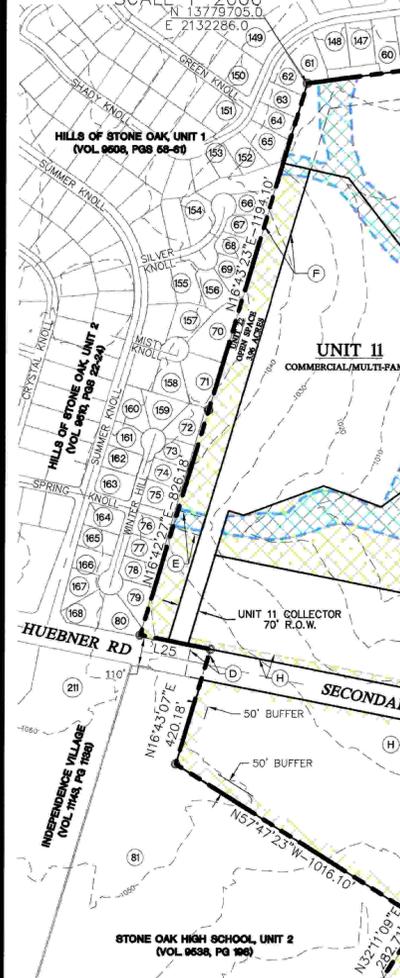
Sincerely,

A handwritten signature in blue ink, appearing to read "JP Jacks".

John P. Jacks
Interim Assistant Director

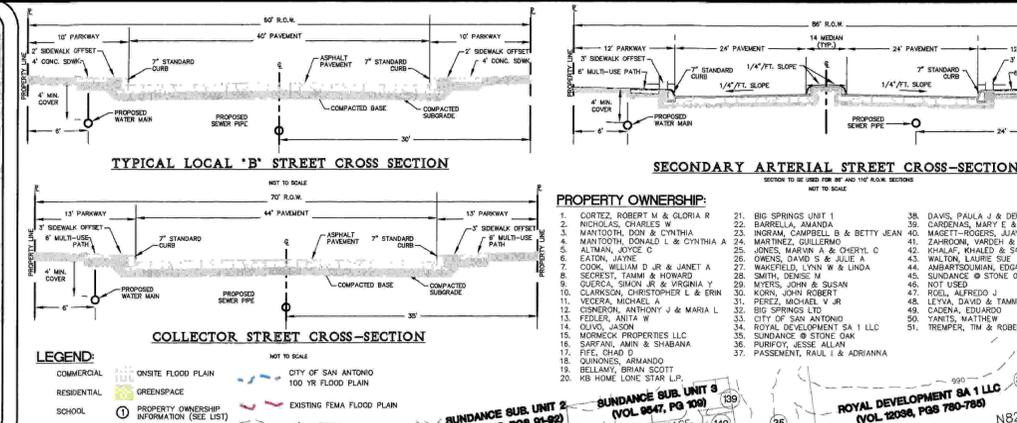


LOCATION MAP
SCALE: 1"=2000'



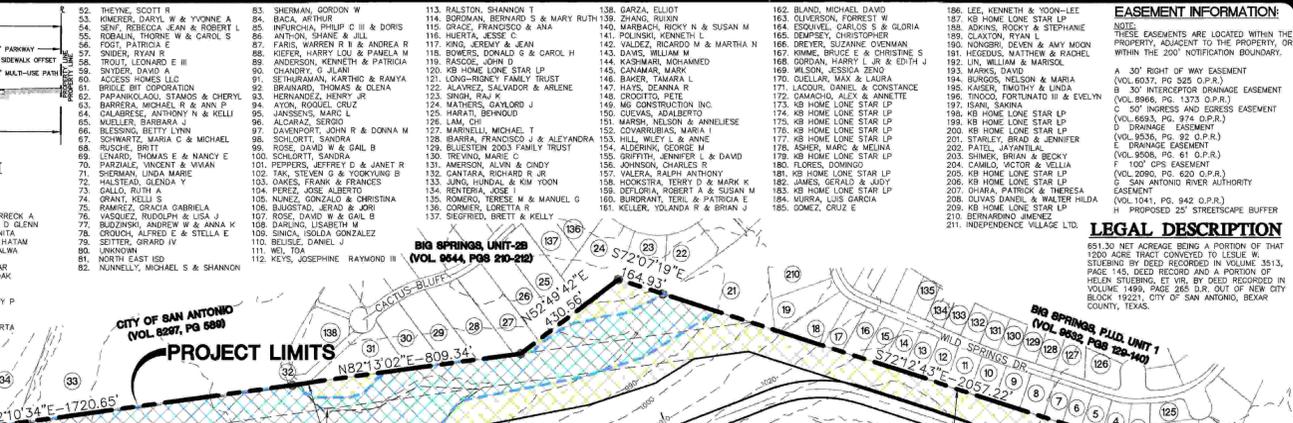
LINE TABLE

LINE	LENGTH	BEARING
L1	103.96'	N19°17'30"E
L2	210.04'	N27°18'44"E
L3	131.08'	S70°54'39"E
L4	129.89'	S85°43'37"E
L5	200.22'	S53°44'13"E
L6	66.08'	S44°13'26"E
L7	70.80'	S55°23'57"E
L8	60.81'	S70°13'42"E
L9	75.49'	S70°33'58"E
L10	238.20'	N84°36'31"E
L11	129.60'	N86°21'19"E
L12	144.26'	S82°13'35"E
L13	147.29'	S89°42'24"E
L14	30.28'	N82°49'31"E
L15	187.76'	S13°05'03"E
L16	208.41'	S13°05'36"E
L17	238.20'	S78°01'11"W
L18	302.13'	S78°52'54"W
L19	142.49'	S76°57'31"W
L20	110.00'	S76°58'36"W
L21	305.00'	S76°52'55"W
L22	59.91'	S13°29'51"E
L23	210.96'	S10°13'00"W
L24	194.71'	S08°58'59"E
L25	251.11'	N78°39'57"W



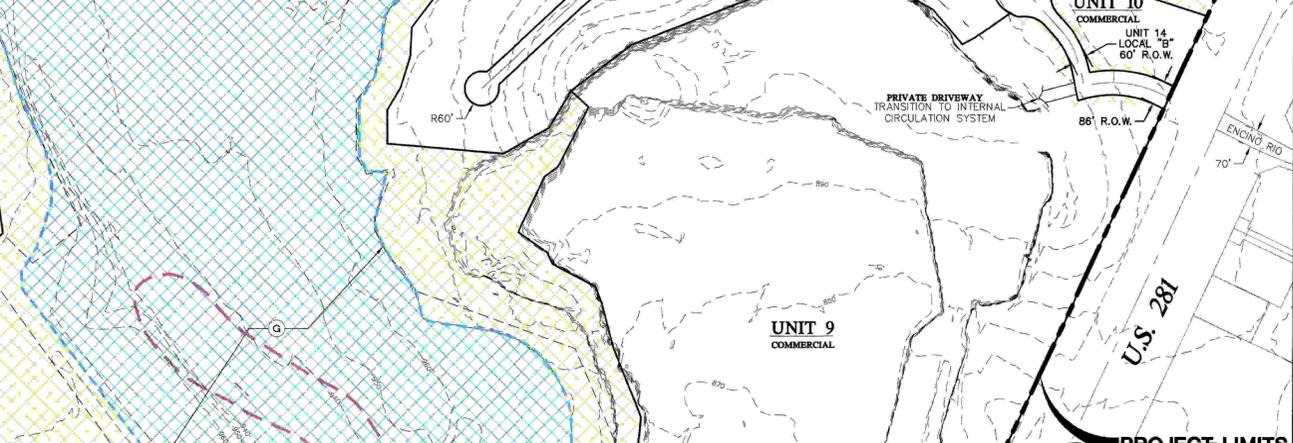
PROPERTY OWNERSHIP:

1. CORTIZ, ROBERT M. & GORRIA R.	21. BIG SPRINGS UNIT 1	38. DAVIS, PAULA J. & DERRECK A.
2. NICHOLS, CHARLES W.	22. BARRILLA, AMANDA	39. GARDENAS, MARY E. & D. GLEN
3. MANTOYA, BOB & CYNTHIA	23. INGRAM, CAMPBELL B. & BETTY JEAN	40. MARETT-RODRIGUEZ, JUANITA
4. MANTOYA, DONALD L. & CYNTHIA A.	24. MARTINEZ, GUILLELMO	41. ZAHROUN, VAHEDI & HAYAM
5. EATON, JOYCE C.	25. JONES, MARVIN A. & CHEYRE, D.	42. KHALAF, KHALID & SALWA
6. COOK, WILLIAM D. JR. & JANET A.	26. OWENS, DAVID S. & JULIE A.	43. WALTON, LAURIE SUE
7. SECRETY, TAMM & HOWARD	27. WAKEFIELD, LYNN W. & LINDA	44. AMARATSOUJIAN, EDGAR
8. QUERRA, SIMON JR. & VIRGINIA J.	28. SMITH, DENISE M.	45. SUNDANCE @ STONE OAK
9. CLAWSON, CHRISTOPHER J. & ERIN	29. MYERS, JOHN & SUSAN	46. NOT USED
10. VECERA, MICHAEL A. & MARIA L.	30. KORN, JOHN ROBERT	47. RIGEL, ALFREDO J.
11. FEDLER, ANITA W.	31. PEREZ, MICHAEL V. JR.	48. LEVYA, DAVID & TAMMY P.
12. CLAWSON, CHRISTOPHER J. & ERIN	32. BIG SPRINGS LTD.	49. CADENA, EDUARDO
13. MORSECK PROPERTIES LLC.	33. CITY OF SAN ANTONIO	50. YANTIS, MATTHEW
14. SARTAN, AMY & SHABANA	34. ROYAL DEVELOPMENT SA 1 LLC	51. TREMPER, TIM & ROBERTA
15. FIFE, CHAD D.	35. SUNDANCE @ STONE OAK	
16. SUNDANCE, AMANDO	36. PURDY, JESSE ALAN	
17. BELLAMY, BRIAN SCOTT	37. PASSEMENT, RAUL I. & ADRIANNA	
18. KB HOME LOAN STAR LP		



LEGAL DESCRIPTION

651.30 ACRE TRACT BEING A PORTION OF THAT 1200 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO, TEXAS, BY DEED RECORDED IN VOLUME 3513, PAGE 145, DEED RECORD AND A PORTION OF HUEBNER SUBDIVISION, ET AL, BY DEED RECORDED IN VOLUME 1489, PAGE 265 D.R., OUT OF NEW CITY BLOCK 11823, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



MDP MAJOR AMENDMENTS

- GROSS ACREAGE OF RESIDENTIAL UNIT 12 DECREASED FROM 20.41 ACRES TO 14.14 ACRES. THE NET ACREAGE DECREASED FROM 19.50 ACRES TO 13.81 ACRES. THE NUMBER OF LOTS DECREASED FROM 75 LOTS TO 48 LOTS, AND THE DENSITY REMAINED THE SAME AT 3.5 LOTS/ACRE.
- UNIT 27 WAS ADDED FOR AN ADDITION OF 5.69 COMMERCIAL ACRES.
- TOTAL NUMBER OF DWELLING UNITS DECREASED FROM 155 DWELLING UNITS TO 128 DWELLING UNITS.

NOTE:

- THIS PROPERTY IS CURRENTLY WITHIN THE CITY OF SAN ANTONIO CITY LIMITS AND IS ZONED MDP-10. BEING A NEIGHBORHOOD PRESERVATION DISTRICT LIES ON TOP OF AN EDWARDS RESERVE ZONE, AND IS DEEMED TO BE A QUARRYING DISTRICT LIES ON TOP OF AN EDWARDS RESERVE ZONE.
- PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
- WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
- THE FRONT, SIDE AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS OF THE UNIFIED DEVELOPMENT PLAN.
- THE SURVEY FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH ZONE.
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DETAILED IN ASHRAE MANUAL, 300 EDITION.
- SEWERAGE WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER IUDC ARTICLE 5, DIVISION 2, 35-500.01. THE MINIMUM WIDTH OF SIDEWALKS ADDING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADDING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTOR (MINIMUM 10 FEET RIGHT OF WAY) AND RESIDENTIAL (MINIMUM 8 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
- COMMERCIAL TRACTS ADJACENT TO STREET SHALL PROVIDE SHARED CROSS-ACCESS.
- ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL COMMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.
- DRIVEWAYS ACCESSING COMMERCIAL TRACTS ARE ALLOWED THROUGH PROPOSED STREETSCAPE BUFFER AREAS.
- MULTI-FAMILY PROJECTS LOCATED WITHIN UNITS 7 AND 11 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.
- RESIDENTIAL SUBDIVISIONS WITHIN UNITS 13 AND 14 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.
- THE FLOOD PLAIN LIMITS ON THE MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLANS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN SHALL BE THE NEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH CHAPTER 6, SECTION 35-019.01 OF THE CITY OF SAN ANTONIO ZONING DEVELOPMENT CODE.
- PROPERTY OWNER IS AWARE THAT THE CURRENT ZONING DOES NOT PERMIT THE USES PROPOSED BY THE MDP AT THE DATE OF ITS APPROVAL.

ACKNOWLEDGED BY:

Chauhan Akhayer (Signature)
Pape-Dawson Engineers, Inc.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

Debra Steubing (Signature)
STEUBING RANCH LIMITED PARTNERSHIP
3611 PAESANOS PARKWAY, SUITE 201
SAN ANTONIO, TEXAS 78231
PHONE: (210) 889-1568

December 16, 2011 0258-02 (Date) (Number)
Note: this plan will have to comply with Section 35-412, (a) Scope of approval for publication or plan will expire on December 19, 2013 (Date)

MDP # 025B-08

JOB NO. 7748-00

DATE July 27, 2011

DESIGNER LKO

CHECKED SLW DRAWN RTM

SHEET C100

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REVISIONS:
5/23/11 MAJOR AMENDMENT

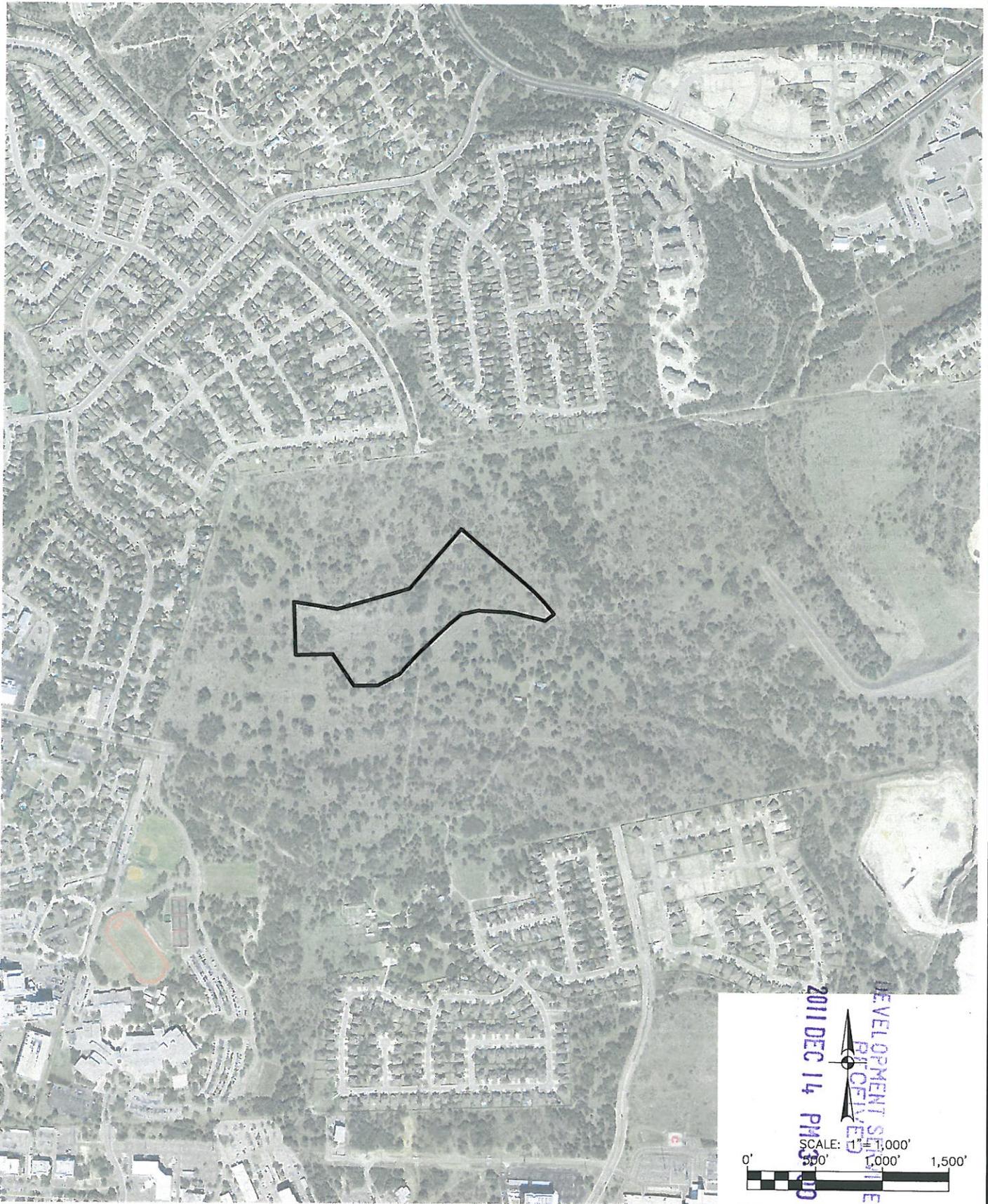
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30' 30"

PAPE-DAWSON ENGINEERS
355 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9030

STEUBING RANCH
651.30 ACRE TRACT
MASTER DEVELOPMENT PLAN
MAJOR AMENDMENT

Date: Jul 27, 2011, 2:45pm User: lb: Cklocz File: P:\7148\00\DESIGN\CVL\MDP-STEUBING-2.dwg

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



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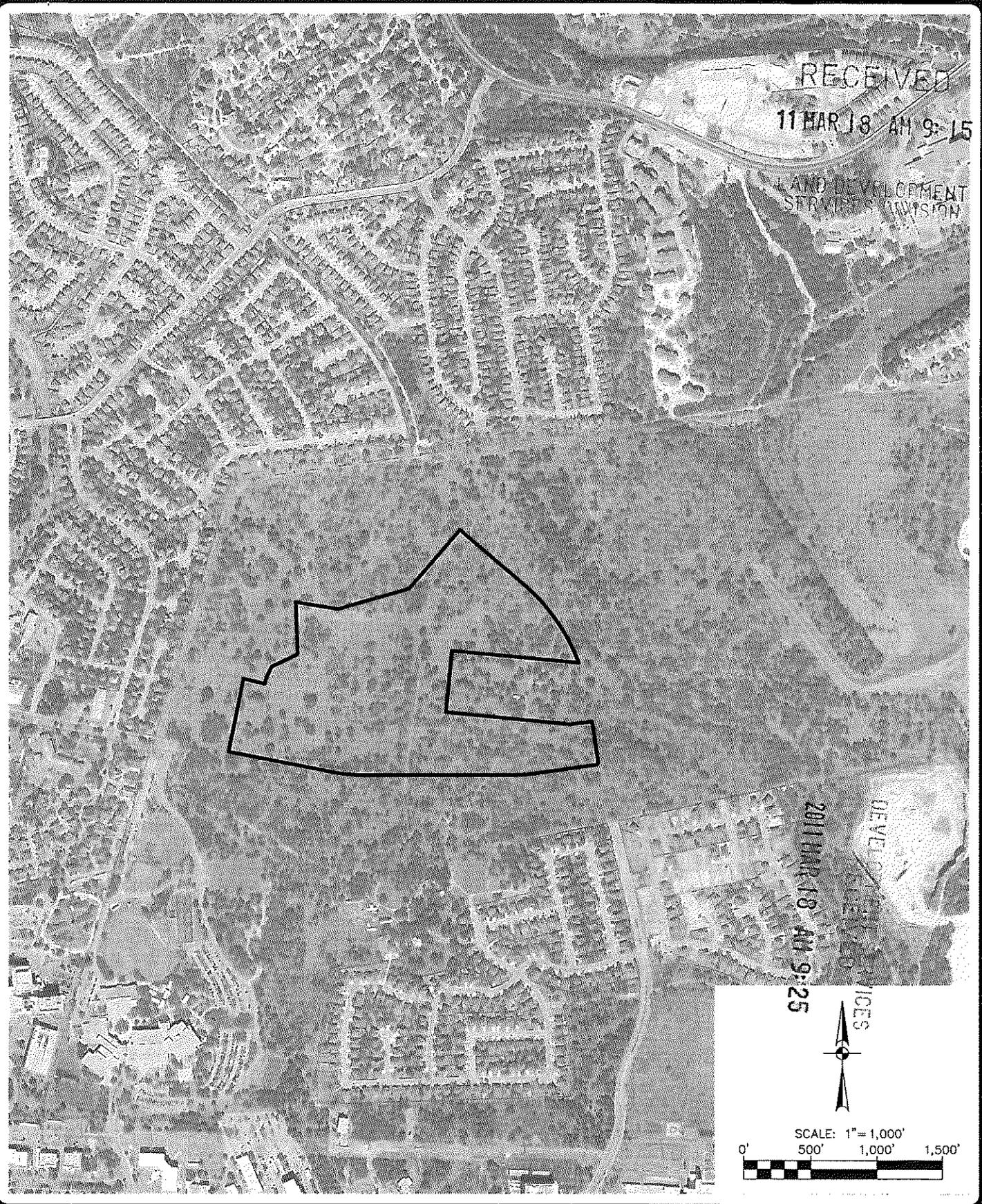
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JOB NO. 7748-00
DATE MARCH 2011
DESIGNER CAK
CHECKED - DRAWN -
SHEET -

STEUBING RANCH
MDP AMENDMENT
AERIAL EXHIBIT



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



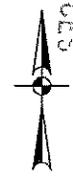
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LAND DEVELOPMENT
SERVICES DIVISION

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DEVELOPMENT SERVICES



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JOB NO. 7748-00
DATE MARCH 2011
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STEUBING RANCH MPCD AMENDMENT AERIAL EXHIBIT



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



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



In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 1/2 by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

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

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Applicant Contact Information:

Project Name: <u>Steubing Ranch MDP Amendment # 025B-08</u>	
Owner/Agent: <u>Dague Ranch Limited Partnership c/o Darlene Dague</u>	E-mail: <u>byantis @ yantiscompany.com</u>
Address: <u>3611 Paesanos Pkwy San Antonio, TX</u>	Zip code: <u>78231</u> Phone: <u>(210)655-3780</u>
Contact Person Name: <u>Leslie Ostrander, P.E.</u>	E-mail: <u>lostrander@pape-dawson.com</u>
Company: <u>Pape-Dawson Engineers Inc.</u>	Relationship to Owner: <u>Engineer</u>
Address: <u>555 East Ramsey San Antonio TX</u>	Zip code: <u>78216</u> Phone: <u>(210)375-9000</u>

Plan Proposal:

Total number of lots: <u>6</u>	Total acreage: <u>20.41 Acres</u>
Existing zoning: <u>RE, R-20, R-6, R-5, RM-4, NP-10, NP-15, NP-8</u>	Proposed zoning: <u>RE, R-20, R-6, R-5, RM-4, NP-10, NP-15, NP-8, C1, C2, C3, O1, O1.5, MF-25, MF-33, MF-40</u>
Density (dwelling units per acre): <u>1-5.69 Ac Comm. Tract</u>	Typical residential lot size: <u>0.31 Acres</u>
<u>3.5 Lots / Ac</u>	
Number of dwelling units per phase:	
Phase: <u>27</u> Dwelling units: <u>Commercial</u>	Phase: _____ Dwelling units: _____
Phase: <u>12</u> Dwelling units: <u>48</u>	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

Private street(s), linear feet of street: N/A 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: _____
---------------------------	-------------------------

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

File #: _____

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 30.79 acres tract of land being part of that 1200 acre tract conveyed to Leslie W. Steubing by deed recordation Vol 3513 Pg 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% - 10%

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:
Homestead

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Related applications:

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

Name: Steubing Ranch File #: 025-08, 025-08A Date accepted: May 18, 2009
December 23, 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: Knights Cross Elementary Plat #: 100104
 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
 Master Plan Review Application

File # _____

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: Darlene Steubing Dague Signature: *Darlene Steubing Dague*
 Date: Dec. 5, 2011 Phone: (210) 375-9000 Fax: (210) 375-9040

E-mail: _____

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	Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov
Robert Lombrano Planner (210) 207-5014 Robert.Lombrano@sanantonio.gov	Luz Gonzales Planner (210) 207-7898 Luz.Gonzales@sanantonio.gov
	Donna Schueling Planner (210) 207-5016 Donna.Schueling@sanantonio.gov

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

APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements:

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

GENERAL:

- Name of the Master Development Plan or PUD and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name(s) of all adjacent property owner(s) as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Development Services Director or assignee).
- Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications);
- Topographic contour lines no greater than ten (10) feet (PUD applications require two foot intervals);
- Location of property lines, existing easements, cemeteries and/or historic graves, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

- Two points identified by Texas Planes Coordinates;
- Basis of bearings used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000' indicating the location and distance in relation to adjacent streets and 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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City of San Antonio
 Planning & Development Services
 Master Plan Review Application

- (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, -B103):

- Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Proposed covenants on the property, if any, including a map and legal description of area affected;
- Proposed land uses and zoning classifications by location, type, density and size to include residential density and non-residential floor area ratio (FAR);
- Notation of any restrictions required by the City Council in accordance with the PUD ordinance;
- Tabulation showing the following:
 - (a) Total acreage;
 - (b) Total number of lots;
 - (c) Square footage of all buildings and structures;
 - (d) The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
 - (e) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waster containers, signs or outdoor mechanical equipment;
 - (f) Total floor area ratio (FAR) for each type of non-residential use;
 - (g) Total area of passive open space;
 - (h) Total area of active developed recreational open space;
 - (i) Total number of off-street parking and loading spaces.
- The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
- Location and dimensions of public and/or private streets, parking areas, access control stations, and clear vision areas;
- Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages;
- Staging plan if PUD is to be developed in more than one phase;
- Utilities plan;
- Lots numbered as approved by the City;
- Perimeter setbacks as required;
- Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;
- Delineation of woodlands;
- List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;

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

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

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

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



Project Name: Steubing Ranch MDP Amendment #025-08B
Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.
Address: 555 E. Ramsey, San Antonio, TX 78216
Contact Person Name: Leslie Ostrander, P.E.
Phone: (210) 375-9000 Fax: (210) 375-9040 E-mail: lostrander@pape-dawson.com

Master Plan Application Type (check one):

- Master Development Plan (MDP)
Master Development Plan Amendment
Major/Minor
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)
Form Based Zone District (FBZD)
Planned Unit Development (PUD)
Planned Unit Development Amendment
Major/Minor
Mixed Use 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)

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

Required Items for Completeness Review

- Items Submitted: 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), Traffic Impact Analysis (TIA) (4 copies) - FEE Received (Already Reviewed), Parks Review Fee, Habitat Compliance Form (signed original) & Aerial photo, 20 copies (folded) with Land Entitlements Office...
Staff Inventory: 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: _____