



City of San Antonio
Development Services Department

December 22, 2011

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

Re: Luckey Ranch – Major Amendment

MDP # 010A-09

Dear Ms. Moltz,

The Development Review Committee has evaluated **Luckey Ranch** Master Development Plan, Major Amendment or **MDP # 010A-09**. 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.

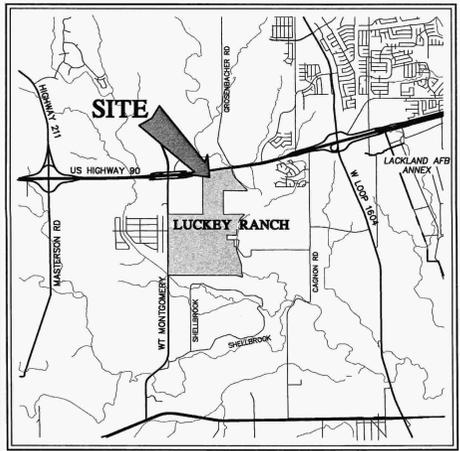
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School District, so they can plan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

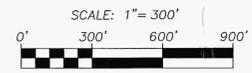
Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Jacks'.

John P. Jacks
Interim Assistant Director



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP #645-E6



APPROXIMATE LAND USE

UNIT	AREA	LOTS	DENSITY	*ESTIMATED COMPLETION DATE
UNIT-1A	11.24 ACRES	55	4.9 UNITS/ACRE	11/2013
UNIT-1B	11.48 ACRES	60	5.2 UNITS/ACRE	11/2011
UNIT-2	24.90 ACRES	118	4.7 UNITS/ACRE	7/12/2011
UNIT-3	15.76 ACRES	103	6.5 UNITS/ACRE	10/30/2013
UNIT-4	37.24 ACRES	154	4.1 UNITS/ACRE	5/12/2012
UNIT-5	28.81 ACRES	131	4.4 UNITS/ACRE	6/12/2013
UNIT-6	ACRES	LOTS	UNITS/ACRE	1/9/2016 NOT USED
UNIT-7	ACRES	LOTS	UNITS/ACRE	8/24/2016 NOT USED
UNIT-8	13.12 ACRES	51	6.2 UNITS/ACRE	1/27/2017
UNIT-9	11.51 ACRES	67	5.8 UNITS/ACRE	7/6/2017
UNIT-10	24.07 ACRES	103	4.3 UNITS/ACRE	11/19/2017
UNIT-11	25.35 ACRES	96	3.8 UNITS/ACRE	6/13/2018
UNIT-12	15.29 ACRES	51	3.3 UNITS/ACRE	11/2/2018
UNIT-13	14.62 ACRES	88	6.0 UNITS/ACRE	5/27/2019
UNIT-14	16.74 ACRES	73	4.4 UNITS/ACRE	10/16/2019
UNIT-15	15.85 ACRES	79	5.0 UNITS/ACRE	2/3/2020
UNIT-16	14.80 ACRES	66	4.5 UNITS/ACRE	5/31/2020
UNIT-17	35.87 ACRES	127	3.5 UNITS/ACRE	9/7/2020
UNIT-18	15.45 ACRES	64	4.1 UNITS/ACRE	4/19/2021
UNIT-19	10.33 ACRES	62	6.0 UNITS/ACRE	7/5/2021
UNIT-20	14.13 ACRES	83	5.9 UNITS/ACRE	9/18/2021
UNIT-21	11.81 ACRES	68	5.9 UNITS/ACRE	12/26/2021
UNIT-22	7.76 ACRES	40	5.2 UNITS/ACRE	3/18/2022
UNIT-23	15.96 ACRES	69	4.3 UNITS/ACRE	4/27/2022
UNIT-24	15.72 ACRES	77	4.9 UNITS/ACRE	7/5/2022
UNIT-25	24.27 ACRES	102	4.2 UNITS/ACRE	9/20/2022
UNIT-26	15.31 ACRES	78	5.1 UNITS/ACRE	12/31/2022
UNIT-27	16.66 ACRES	85	5.1 UNITS/ACRE	3/19/2023
UNIT-28	23.01 ACRES	111	4.8 UNITS/ACRE	6/12/2023
UNIT-29	29.92 ACRES	PARK	N/A UNITS/ACRE	
UNIT-30	18.53 ACRES	SCHOOL	N/A UNITS/ACRE	
UNIT-31	2.80 ACRES	WATER TANK	N/A UNITS/ACRE	
UNIT-32	11.42 ACRES	NON-RESIDENTIAL	N/A UNITS/ACRE	
UNIT-33	59.91 ACRES	NON-RESIDENTIAL	N/A UNITS/ACRE	
SUBTOTAL:	610.14 ACRES	2291	3.8 UNITS/ACRE	

*ESTIMATED COMPLETION DATES ARE SUBJECT TO CHANGE DUE TO VARYING MARKET CONDITIONS.

PARK AND OPEN SPACE REQUIREMENTS

PARK LAND/OPEN SPACE REQUIRED = 2291 LOTS/70 LOTS PER ACRE = 32.7 ACRES
 PARK LAND/OPEN SPACE PROVIDED = 29.92 ACRES (DEDICATED TO CITY)
 CREDIT FOR THE REMAINING 2.78 ACRES INCORPORATED WILL COME OUT OF AMENITIES ADDED TO THE PARK (UNIT-29).

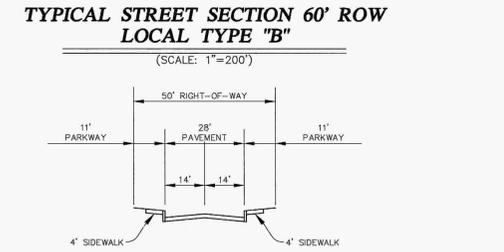
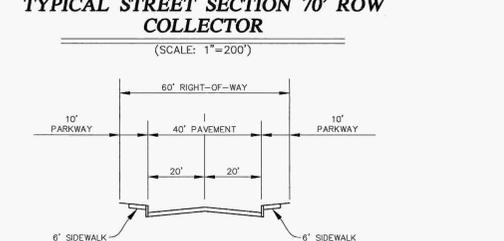
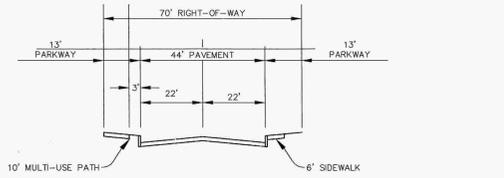
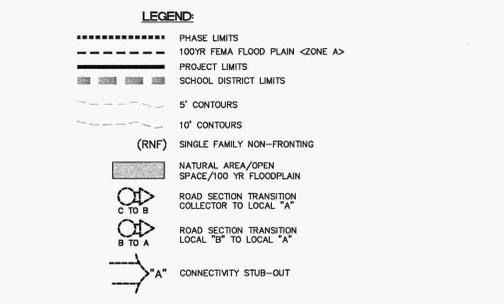
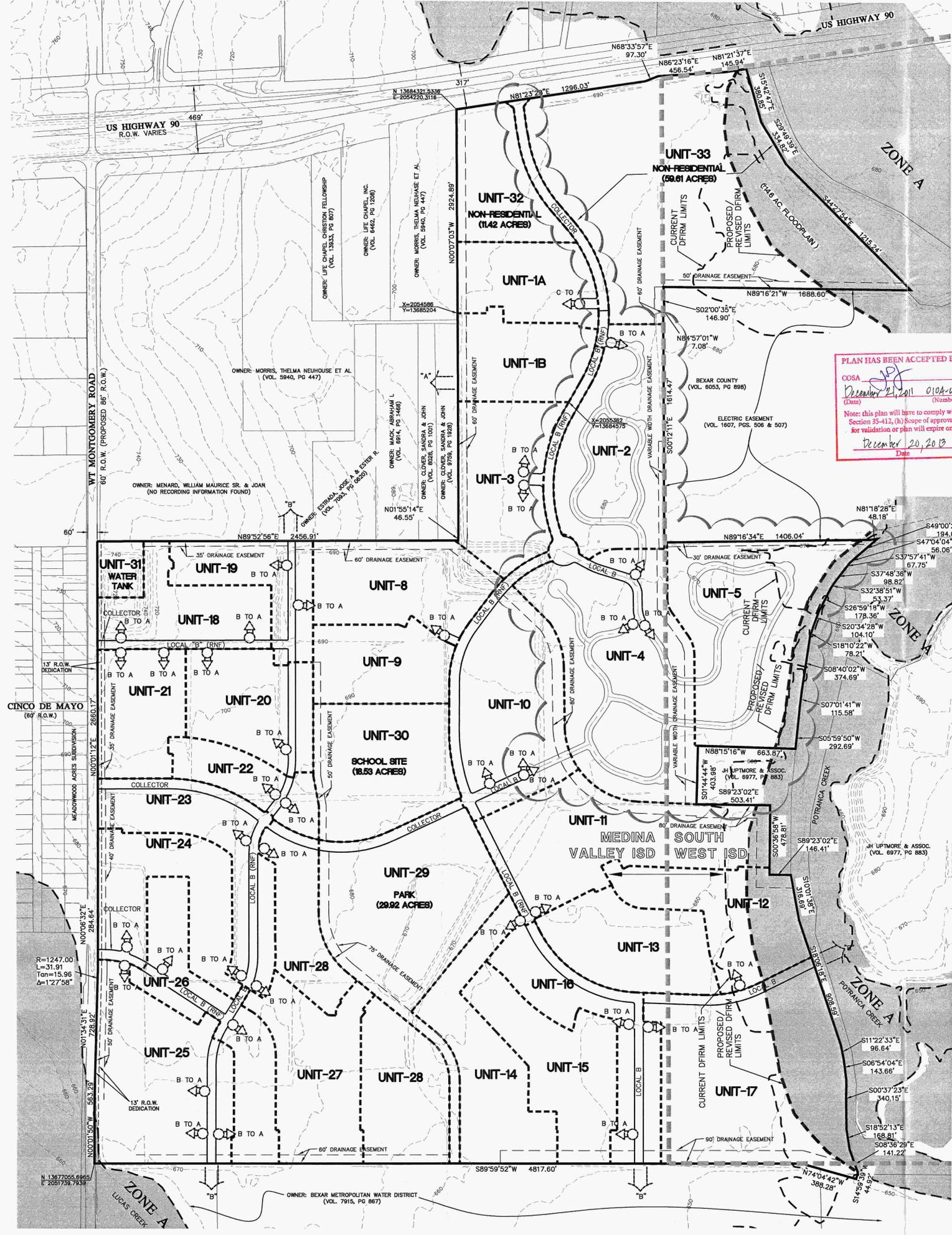
NON-RESIDENTIAL LAND USES, MAY BE ANY OF THE FOLLOWING LAND USES - COMMERCIAL, RETAIL, MULTI-FAMILY, OFFICE/BUSINESS PARK, RESTAURANTS, FAST FOOD.

GENERAL NOTES

- ALL STREETS SHALL BE THE STANDARD CROSS SECTION IN ACCORDANCE WITH THE UDC SECTIONS 35-506(d)(1).
- SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC SECTION 35-506(d) ON INTERNAL AND ADJACENT STREETS.
- A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO AN ARTERIAL OR COLLECTOR STREETS.
- R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
- TYPICAL LOT SIZES RANGE FROM 45' TO 85' X 100' TO 130'. LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND BASED ON ZONING REQUIREMENTS.
- A MINIMUM OF 2 OFF-STREET PARKING SPACES IS PROVIDED FOR EACH RESIDENTIAL LOT.
- PROPERTY LIES OUTSIDE CITY OF SAN ANTONIO LIMITS, BEAR COUNTY, TEXAS.
- PROPERTY LIES INSIDE MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT AND SOUTHWEST INDEPENDENT SCHOOL DISTRICT.
- ZONE A FEMA FLOODPLAIN LIES WITHIN THE LIMITS OF PROJECT BASED ON FIRM PANEL 48029C0240G EFFECTIVE SEPTEMBER 29, 2010.
- SITE IS NOT OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- BEARINGS REFERENCED FROM SURVEY CONDUCTED BY FERNANDEZ FRAZER WHITE AND ASSOCIATES, INC TITLED 823.0457 ACRES, LUCKEY RANCH, BEAR CO. TEXAS, JANUARY 15, 2004.
- SITE COMPLES WITH THE CONNECTIVITY RATIO STANDARDS OF THE SAN ANTONIO UNIFIED DEVELOPMENT CODE.
- THE FOLLOWING EXISTING EASEMENTS WILL BE VACATED OR REVISED ON THE SUBDIVISION PLAT.
 - SOUTHWESTERN BELL TELEPHONE 15' UTILITY EASEMENT (VOL. 4750, PG 519)
 - EGRESS EASEMENT (VOL. 6053, PGS 908-914)
 - 15' INGRESS & EGRESS EASEMENT (VOL. 7178, PG 277), (VOL. 7219, PG 171)
 - VARIABLE WIDTH DRAINAGE, INGRESS & EGRESS AND UTILITY EASEMENT (SURVEYOR UNABLE TO LOCATE RECORDING INFORMATION)
 - 25' SANITARY SEWER EASEMENT (SURVEYOR UNABLE TO LOCATE RECORDING INFORMATION)
- ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
- BLOCK LENGTHS SHALL COMPLY WITH UDC SECTION 35-515(b)(3) OR AS REVISED WITH SECTION 35-506(i).
- BIKE LANES WILL BE PROVIDED AT ALL COLLECTOR STREETS AS PER UDC AND AASHTO REQUIREMENTS. DETAILS WILL BE INCLUDED IN THE CONSTRUCTION PLANS.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. IT CONTAINS THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY AGENCY IN ACCORDANCE WITH DFIRM PANELS 48029C0365F AND 48029C0530F DATED SEPTEMBER 29, 2010. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITHIN THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:
 [Signature] 12-19-11
 LUCKEY RANCH GLOBAL ASSOCIATES
 BY: KEP LUCKEY RANCH GLOBAL, LP, MANAGING JOINT VENTURER
 BY: KEP LUCKEY RANCH, LLC, GENERAL PARTNER
 BY: EDWARD KALKOW, MANAGING MEMBER



UTILITY PURVEYORS
 SANITARY SEWER: SAN ANTONIO WATER SYSTEM
 WATER: BEAR MET
 GAS AND ELECTRIC: CITY PUBLIC SERVICE ENERGY
 TELEPHONE: AT&T

ZONING
 EXISTING: OCL
 PROPOSED: OCL

MAJOR AMENDMENT:
 1. REVISED ORIGINAL BOUNDARIES OF UNITS 4, 5, 6, AND 7 AS A RESULT OF COVING LAYOUT. DELETED UNITS 6 & 7 FROM PLAN.
 2. REVISED DRAINAGE EASEMENTS WITH UNITS 2, 4, AND 5 BASED ON MORE ACCURATE DATA.
 3. MODIFIED THE LAND USE TABLE BY UPDATING THE UNITS & UNIT AREAS BASED ON MORE ACCURATE COMPUTER DATA. ALSO ADDED NON-RESIDENTIAL AREAS (IE. UNITS 31, 32 AND 33) TO TABLE. NON-RESIDENTIAL WAS PREVIOUSLY SHOWN ON PLAN IN TEXT FORMAT, BUT IS ALSO NOW IN TABLE FORMAT.
 4. UPDATED PARK AND OPEN SPACE REQUIREMENTS.
 5. UPDATED FLOODPLAIN AND FLOODPLAIN NOTES BASED ON 9/29/10 EFFECTIVE DFIRM MAP.
 6. PROVIDED SECONDARY ACCESS VIA UNIT 10 FOR UNITS 4 & 5.

PROPERTY LEGAL DESCRIPTION
 A 610.14 ACRE TRACT OUT OF A 1482 ACRE TRACT AS RECORDED IN DEED RECORDS VOLUME 6977, PAGE 883, BEAR COUNTY, TEXAS AND BEING OUT OF THE W.M. T. NEEL SURVEY NO. 62, ABSTRACT NO. 544, COUNTY BLOCK 5197, THE J. BARRI SURVEY NO. 86, ABSTRACT NO. 47, COUNTY BLOCK 4317, THE 1 & C. N. R.R. SURVEY NO. 20 ABSTRACT NO. 897, COUNTY BLOCK 4324, THE T.A. COOK SURVEY NO. 65-1/4, ABSTRACT NO. 1078, COUNTY BLOCK 4342, THE A. WICKSON SURVEY NO. 68, ABSTRACT NO. 793, COUNTY BLOCK 4318, THE G. RODRIGUEZ SURVEY NO. 11, ABSTRACT NO. 615, COUNTY BLOCK 4319, AND THE R. ALDERETE SURVEY NO. 12, ABSTRACT NO. 21, COUNTY BLOCK 4320, BEAR COUNTY, TEXAS.

ENGINEER:
 PAPE-DAWSON ENGINEERS, INC.
 555 E. RAMSEY
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 375-9000
 FAX: (210) 375-9010

OWNER/DEVELOPER
 LUCKEY RANCH GLOBAL ASSOCIATES
 BY: KEP LUCKEY RANCH GLOBAL, LP,
 MANAGING JOINT VENTURER
 BY: KEP LUCKEY RANCH, LLC,
 GENERAL PARTNER
 BY: EDWARD KALKOW, MANAGING MEMBER
 7001 BRUSH HOLLOW RD.,
 WESTBURY, N.Y. 11590
 PHONE: (516)876-4800

#010A-09
LUCKEY RANCH
MASTER DEVELOPMENT PLAN



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 checked="" type="checkbox"/> Master Development Plan Amendment <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MDP/ P.U.D. Plan (combination) <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"/> Form Based Zone District (FBZD)	<input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Planned Unit Development Amendment <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> Mixed Use District (MXD) <input type="checkbox"/> Traditional Neighborhood Development (TND) <input type="checkbox"/> Master Planned Community District (MPCD) <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) <input type="checkbox"/> Manufactured Home Park Plan (MHPP) <input type="checkbox"/> Alternative Pedestrian Plan (APP)
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2011 AUG - 30 PM 3:50
 PLANNING SERVICES RECEIVED

Applicant Contact Information:

Project Name: Luckey Ranch MDP Amendment #010-09A

Owner/Agent: Luckey Ranch Global Association E-mail: _____

Address: 7001 Brush Hollow Road, Westbury, NY Zip code: 11590 Phone: (516) 876-4800

Contact Person Name: Ed Kalikow E-mail: _____

Company: KEP Luckey Ranch, LLC Relationship to Owner: Managing Partner

Address: 7001 Brush Hollow Road, Westbury, NY Zip code: 11590 Phone: (516) 876-4800

Plan Proposal:

Total number of lots: <u>2291</u>	Total acreage: <u>610.82</u>
Existing zoning: <u>N/A</u>	Proposed zoning: <u>N/A</u>
Density (dwelling units per acre): <u>4.5</u>	Typical residential lot size: <u>45' to 65' x 100' to 130'</u>
Number of dwelling units per phase:	
Phase: <u>Unit 1</u> Dwelling units: <u>115</u>	Phase: <u>Unit 17</u> Dwelling units: <u>127</u>
Phase: <u>Unit 2</u> Dwelling units: <u>118</u>	Phase: <u>Unit 18</u> Dwelling units: <u>64</u>
Phase: <u>Unit 3</u> Dwelling units: <u>103</u>	Phase: <u>Unit 19</u> Dwelling units: <u>62</u>
Phase: <u>Unit 4</u> Dwelling units: <u>155</u>	Phase: <u>Unit 20</u> Dwelling units: <u>83</u>
Phase: <u>Unit 5</u> Dwelling units: <u>130</u>	Phase: <u>Unit 21</u> Dwelling units: <u>68</u>
Phase: <u>Unit 8</u> Dwelling units: <u>81</u>	Phase: <u>Unit 22</u> Dwelling units: <u>40</u>
Phase: <u>Unit 9</u> Dwelling units: <u>67</u>	Phase: <u>Unit 23</u> Dwelling units: <u>69</u>
Phase: <u>Unit 10</u> Dwelling units: <u>103</u>	Phase: <u>Unit 24</u> Dwelling units: <u>77</u>
Phase: <u>Unit 11</u> Dwelling units: <u>96</u>	Phase: <u>Unit 25</u> Dwelling units: <u>102</u>
Phase: <u>Unit 12</u> Dwelling units: <u>51</u>	Phase: <u>Unit 26</u> Dwelling units: <u>78</u>
Phase: <u>Unit 13</u> Dwelling units: <u>88</u>	Phase: <u>Unit 27</u> Dwelling units: <u>85</u>
Phase: <u>Unit 14</u> Dwelling units: <u>73</u>	Phase: <u>Unit 28</u> Dwelling units: <u>111</u>
Phase: <u>Unit 15</u> Dwelling units: <u>79</u>	Phase: <u>Unit 29</u> Dwelling units: <u>1 (park)</u>

For City Use Only

Intake Date: _____ Intake By: _____

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

File #: _____

Phase: Unit 16 Dwelling units: 66 Phase: Unit 30 Dwelling units: 1 (school)

Complete this subsection for PUD Plans only:

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

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

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

Construction start date: _____

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

Site Description:

Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
 City Council District: N/A School District: Medina Valley/Southwest
 Ferguson map grid: 645 D4-D6 & E4-E6 USGS Grid: Culebra Hills/Macдона
 Existing land use(s): Farm Land

Description of plan boundaries:

The 610.544 acre tract is located south of the intersection of US Hwy 90 and Montgomery. This MDP will be for 487.8 acres of Residential single-family homes and 120.1 acres of commercial or multi family.

Existing legal description:

A 610.54 acre tract of land conveyed to Luckey Ranch Global Associates as described in warranty deed recorded in Volume 12452, Pages 419-428 in the Official Public Records of Bexar County, Texas.

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CITY OF SAN ANTONIO
PLANNING & DEVELOPMENT SERVICES

Property Features:

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

Watershed(s): Lucas Creek and Potranca Creek

Generalized slope of site: _____

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:
100 year FEMA floodplain at northwest and southwest corner of property

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

Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO
 Name: Luckey Ranch File #: 858 Date accepted: 10/21/05

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: No

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

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

File #: _____

Name: Luckey Ranch Unit 1A Plat #: 050676 (purged)

Name: Luckey Ranch Unit 2 Plat #: 110033

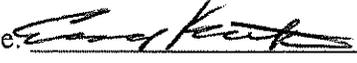
Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application? YES NO

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 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: Edward Kalikow Signature: 

Date: 7/29/11 Phone: 516-876-4800 Fax: 516-876-6811

E-mail: ed@kaled.com

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

<p align="center">Melissa Ramirez Senior Management Analyst (210) 207-7038 Melissa.Ramirez@sanantonio.gov</p>	<p align="center">Elizabeth Carol Senior Management Analyst (210) 207-7893 Elizabeth.Carol@sanantonio.gov</p>
<p align="center">Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov</p>	<p align="center">Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov</p>
<p align="center">Robert Lombrano Planner (210) 207-5014 Robert.Lombrano@sanantonio.gov</p>	<p align="center">Luz Gonzales Planner (210) 207-7898 Luz.Gonzales@sanantonio.gov</p>
	<p align="center">Donna Schueling Planner (210) 207-5016 Donna.Schueling@sanantonio.gov</p>



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



Project Name: Luckey Ranch MDP Amendment #010-09A
Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.
Address: 555 E. Ramsey, San Antonio, TX 78216
Contact Person Name: Al Chua, P.E.
Phone: (210) 375-9000 **Fax:** (210) 375-9040 **E-mail:** achua@pape-dawson.com

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 (MPCD) |
| <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) |

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 type="checkbox"/>	Completed and signed Application Form	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Review Fee	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Digital information in xxx.DWG or xxx.DXF	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8 1/2 "x 11" Reduced Copy	
<input type="checkbox"/>	<input type="checkbox"/>	Storm Water Management Plan (2 copies) ALREADY ON FILE	
<input type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Analysis (TIA) (4 copies) – FEE Received <input checked="" type="checkbox"/> ALREADY ON FILE	
		Indicate type: <input type="checkbox"/> Worksheet <input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parks Review Fee	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF), do not email.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	
		<input checked="" type="checkbox"/> Master Development Plan/ Major Thoroughfare	<input checked="" type="checkbox"/> Storm Water Engineering
		<input checked="" type="checkbox"/> Historic	<input checked="" type="checkbox"/> Traffic & Streets
		<input checked="" type="checkbox"/> Disability Access (Sidewalks)	<input checked="" type="checkbox"/> Trees Preservation
		<input checked="" type="checkbox"/> Zoning	<input checked="" type="checkbox"/> Parks
		<input checked="" type="checkbox"/> SAWS Aquifer	<input checked="" type="checkbox"/> Bicycle Mobility
		<input checked="" type="checkbox"/> Bexar County Public Works	<input type="checkbox"/> Other:

2011 AUG -9 PM 50
CITY OF SAN ANTONIO
PLANNING & DEVELOPMENT SERVICES
RECEIVED

For Staff Use Only

Completeness Review By: [Signature] Complete Incomplete Date: 8/16/11

**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 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);

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 2011 AUG -9 PM 3:04

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). *Previous submittal on file*

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

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

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). *Previous submittal on file*

2011 AUG -9 PM 3:52
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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;

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

- List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;
- Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;
- Provisions for maintenance funding.

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

- Delineation of woodlands;
- A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;
- Historic, archaeological or cultural resources to be credited as conservation areas.

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

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

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

- Land Use: location, acreage, notation of restrictions based on use-type;
- Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;
- Block lengths must be indicated on plan;
- Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

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

- Location and arrangement of all-weather walkways;
- Phasing or time schedule for the construction of walkways.

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

- Site size, locational information, and adjacent land uses;
- Dimensioned layout, with the location, size, and height of all buildings and structures;
- Floor area ratio of each lot;
- The location and size of all above and below ground storage containers for flammable and combustible materials;
- Size and location of all vehicular access points, streets, and parking areas;
- Major physical features such as creeks, topography, and easements;
- 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;

2011 AUG - 9 PM 3: 52
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