



City of San Antonio, Texas

Development Services

August 3, 2012

Robert H. Bretz
RHB Consulting Civil Engineer
615 Patricia
San Antonio, TX 78216

RE: Master Development Plan -MDP 002-10 Southport Industrial Park application status

Dear Mr. Bretz:

We have reviewed your MDP application that was submitted on January 28, 2010. Based on the Texas Local Government Code 245.002 (e) *Uniformity of Requirements* the following is our official finding:

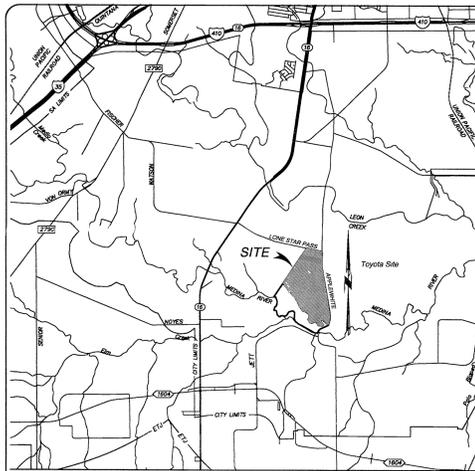
The Development Services Department deemed your MDP technical application invalid. The applicant has failed to provide documents or other information necessary to comply with the City's technical requirements since the City's last request on March 22, 2010. The MDP permit application has expired. Should you care to develop your property in the future by phases then a new MDP application and fees will need to be submitted.

If you have any further questions please contact Donna Camacho at (210)207-5016 or email at donna.camacho@sanantonio.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "J.P.J.", written over a blue circular stamp.

John P. Jacks,
Assistant Director



Location Map
Scale 1"=5000'

MDP Plan No. _____
Approved by the Planning Commission of the City of San Antonio

Chairperson _____ Date _____

Secretary _____ Date _____

Stormwater Management Note:
On-Site Detention will be provided. Detailed Analysis and Pond Design will be submitted with Phase 1 and Phase 4.

Open Space Computations

MCP Tract Area	307,914 ac
Previous Park Dedication	143,254 ac
Total Planning Area for Open Space Computations	451,168 ac
Flood Plan (1)	119,943 ac
Flexible Development Plan Areas (2)	39,800 ac
Net MDP Area Subject to Open Space	291,425 ac
Minimum Open Space Required @ 15%	43,714 ac
Archaeological Areas (Open Space)	35,412 ac
Open Space Area A	1,773 ac
Open Space Area B	4,348 ac
Total Open Space To Be Provided (3)	46,933 ac

NOTES

- The bearings for this property based on the North American Datum of 1983 from State Plane Coordinates established for the Texas South Central Zone.
- Dead Reference V. 13466/Page 1036 HollyHills Investments LP to Hanford Southport LLC
- Internal Streets within this MDP are as follows:

Row Width	Street Name	Paving Section	Vegetative Street Buffer
86	Wishire Way and Rio Lago (Applewhite to South Wishire)	2 24 Lanes Each Direction, 14 Median W/Left Turn Lanes	25 Type D or N
70	Southern Lights Trilateral and Rio Lago (West Loop)	48 Paving 2 Lanes each direction	15 Type C on N
60	Puerto Sur	40 Paving 1 Lane each direction	15 Type C on N
- Lone Star Pass (Sour 66) and Applewhite Road are external to the site and shall have the 25 Type D or N Vegetative Street Buffers.
- This property annexed by the City of San Antonio and is situated in City Council District 4.
- This property is NOT within any Edwards Aquifer Recharge or Contributing Zone.
- Water and Sanitary Sewer Service will be provided by SAWS.
- This project will be phased as shown.
- The property is Zoned M1 and is located within the Southside Initiative Development District.
- Flex Development Plans will be submitted for approval prior to building permit for those tracts where the land use is not specifically permitted in M1. Current planning for FDP Areas are as shown in the hatched areas.
- Lot layout sizes and dimensions have yet to be determined and as such it not applicable to provide site specific design such as parking.
- Sidewalks will be a minimum of 5' width located 0.5' from right of way on all internal streets except as shown on the typical sections. Within the FDP Areas at least one pedestrian route will be provided from the furthest edge of parking to the building with direct access from the sidewalk to the building unless building faces on to a plaza or courtyard.
- Vehicles access will be from primary driveways. Sites will be designed to incorporate as practicable shared access from common drives and cross access easements.
- CLOMRL/OMR applications will be filed with Unit 1.
- Some or all of this property is located in the dam breach inundation area of the Medina River Dam located in the Medina River Watershed. The dam is owned and operated by the Bexar Medina Atascosa Counties Water Control and Improvement District No. 1 (BMA). This plan must be on all plats and re-plats of this property.

The floodplain limits on the Master Development Plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of a Storm Water Management Plan in accordance with Appendix B, Section 35.6119 of the City of San Antonio Unified Development Code.

Dan Mule 11/23/2010 Date
Dan Mule Managing Partner Hanford Southport LLC
Robert H. Bretz, P.E. 11/23/2010 Date
Robert H. Bretz, P.E. Engineer

Land Use/Floor to Area Computations

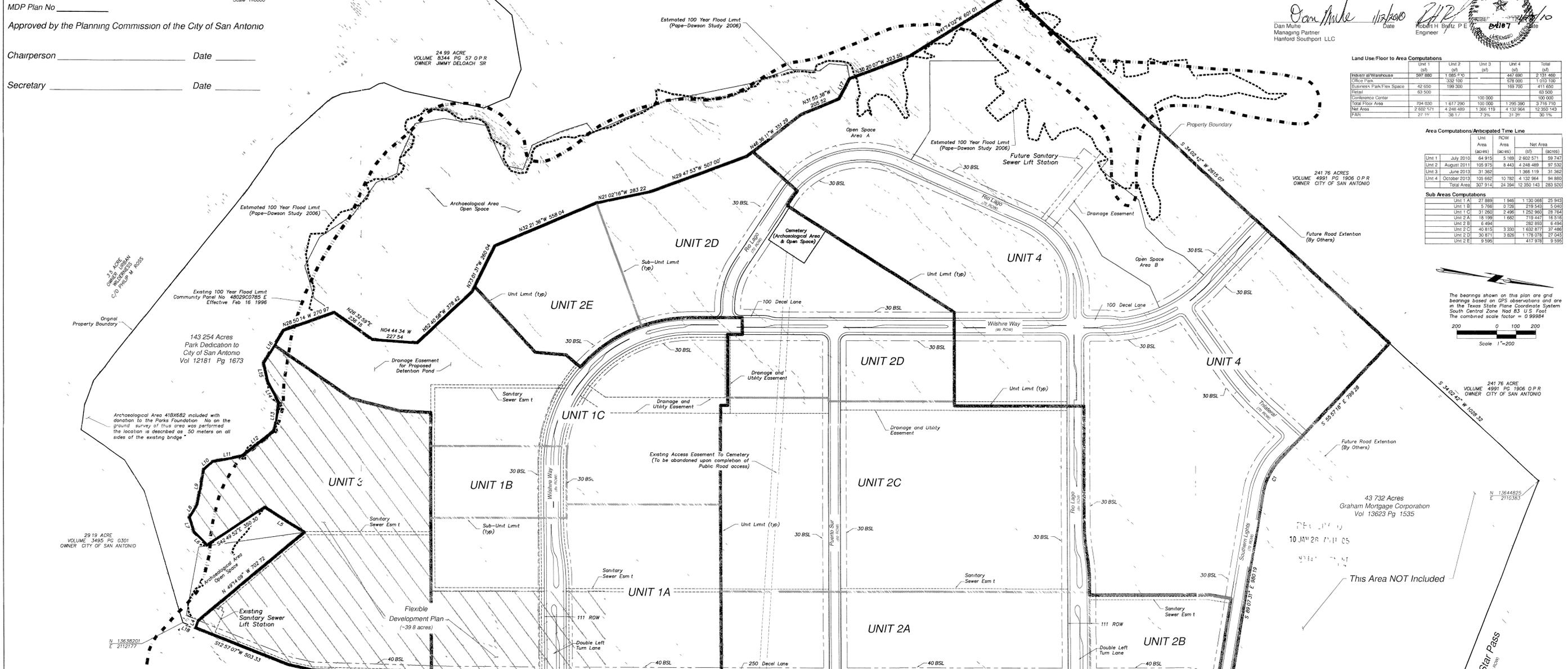
Unit	Unit 1	Unit 2	Unit 3	Unit 4	Total
Industrial/Warehouse	597,890	1,085,910		447,660	2,131,460
Office	538,100			278,000	1,016,100
Business Park/Flex Space	42,850	199,300		169,700	411,850
Hotel	63,500				63,500
Conference Center			100,000		100,000
Total Floor Area	704,030	1,617,290	100,000	1,295,360	3,716,710
Net Area	2,682,511	4,248,489	1,366,119	4,132,664	12,350,143
FAT	27.1%	38.1%	31.3%	31.3%	30.3%

Area Computations/Anticipated Time Line

Unit	Area	Area	Area	Net Area	
Unit 1	July 2010	64,915	5,169	2,602,571	59,747
Unit 2	August 2011	105,975	8,443	4,248,489	97,532
Unit 3	June 2013	31,360		1,366,119	31,360
Unit 4	October 2013	103,682	10,780	4,132,664	84,880
Total Area	307,914	24,594	12,350,143	283,520	

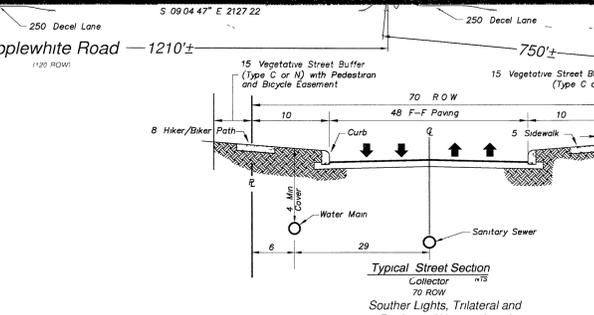
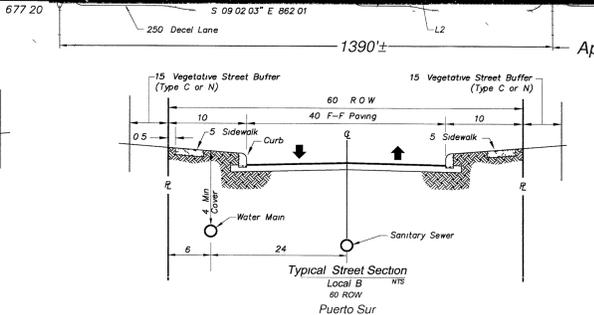
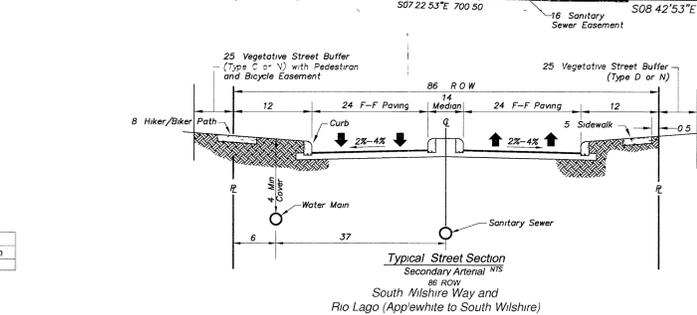
Sub Areas Computations

Unit	Area	Area	Area	Net Area
Unit 1 A	27,989	1,946	1,130,068	25,943
Unit 1 B	3,761	3,761	279,343	3,050
Unit 1 C	31,260	2,496	1,252,960	28,764
Unit 2 A	18,199	1,682	719,441	16,516
Unit 2 B	6,494		282,893	6,494
Unit 2 C	40,815	3,330	1,632,877	37,485
Unit 2 D	30,871	3,826	1,176,078	27,045
Unit 2 E	9,959		417,919	9,959



LINE TABLE

LINE	LENGTH	BEARING
L1	220.22	S 00°52'29" W
L2	35.09	S 09°04'22" E
L3	121.70	S 04°09'07" W
L4	35.10	N 77°02'53" W
L5	234.64	S 24°01'49" W
L6	96.61	S 36°28'39" W
L7	77.94	S 64°48'34" W
L8	75.79	N 68°31'21" W
L9	182.85	N 88°11'17" W
L10	58.81	N 50°38'20" W
L11	163.48	N 20°10'53" W
L12	202.62	N 47°46'35" W
L13	146.74	S 89°36'45" W
L14	118.83	S 53°20'51" W
L15	99.41	S 68°56'40" W
L16	194.89	N 67°56'55" W
L17	116.47	N 71°43'56" W
L18	86.67	N 12°52'07" E



Master Development Plan
SouthPort Industrial Park
Owner / Developer: Hanford-Southport, LLC
2375 Jefferson Street, Carlsbad, California 92008, Phone: 858 513 0066
ROBERT H. BRETZ, P.E. CONSULTING CIVIL ENGINEER
615 Palovina San Antonio, Texas 78216, Phone: 210 882 8921, Fax: 210 388 8088, 758PE Registration No. F. 10798

This drawing and all related documents including electronic media were prepared by the Engineer and its contents shall remain the property of the Engineer. Information contained herein shall be used only for the project and site shown and shall not be used for any other project or site. Any other use of this information without the written consent of the Engineer is prohibited. The user shall hold harmless and indemnify the Engineer from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, which may be incurred by the user in connection with the use of this information. Such use shall also be limited to the extent of the user's own expertise and shall not constitute a warranty of any kind. The user shall also be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall also be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall also be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



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 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):

<input checked="" 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 type="checkbox"/> Major <input checked="" 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)

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 LINDA PEREZ
 PLANNING DEPARTMENT

Applicant Contact Information:

Project Name: Southport Industrial Park _____

Owner/Agent: Daniel Muhe, Managing Member _____ E-mail: danmuhe@aol.com _____

Address: 2375 Jefferson St., Carlsbad, Ca. _____ Zip code: 928008 _____ Phone: 858.513.0066

Contact Person Name: Robert H. Bretz _____ E-mail: rbretz@swbell.net _____

Company: Robert H. Bretz, P.E. _____ Relationship to Owner: Engineer _____

Address: 615 Patricia _____ Zip code: 78216 _____ Phone: 210.862.6921 _____

Plan Proposal:

Total number of lots: <u>TBD when platted</u> _____	Total acreage: <u>307.914</u> _____
Existing zoning: <u>MI-1</u> _____	Proposed zoning: _____
Density (dwelling units per acre): <u>n/a</u> _____	Typical residential lot size: _____
Number of dwelling units per phase:	
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

Private street(s), linear feet of street: _____ Public street(s), linear feet of street: 1380

Total open space: 46.933 ac _____ Percent open space (total open space divided by total acreage): 15.2 %

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

Construction start date: July 2010 _____

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

For City Use Only

Intake Date: 2/9/10 Intake By: [Signature]

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File #: _____

Site Description:

Jurisdiction: San Antonio City Limits
City Council District: 4
Ferguson map grid: 715-C6
Existing land use(s): Agriculture

San Antonio ETJ Outside ETJ
School District: Southwest IDS
USGS Grid: Terrell Wells

Description of plan boundaries:
Bounded on the north by Lone Star Parkway; on the East by Applewhite Road; on the south and west by the Medina River/COSA Linear Park.

Existing legal description: V. 13468/P1036/NCB

Property Features:

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

Watershed(s): Media River

Generalized slope of site: ~2% to the south and west

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:
Ref: Tree plan for MDP-81

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site: Ref: MDP-841

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Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO
Name: Southport Industrial Park File #: MDP-841 Date accepted: _____

Is there a corresponding PUD for this site? YES NO
Name: _____ File #: _____ Date approved: _____

Are there any Rights Determinations associated with this site? YES NO
Name: _____ File #: _____ Date approved: _____

Is there another name for this project or another name commonly used to describe this site?
Name: _____

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

Name: _____ Plat #: _____
Name: _____ Plat #: _____

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

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

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

City of San Antonio
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File #: _____

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: Dan Muhe Signature: Daniel Muhe, Managing Member
 Date: 1/12/2010 Phone: 760-434-7850 Fax: 760-720-0381
 E-mail: danmuhe@aol.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	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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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):

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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; N/A
- 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;
 - (b) Total area of open space;

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- (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). See MDP-841

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

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

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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;
- The scale; north arrow and date;

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- 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



Case Manager:
 Robert Lombrano

Project Name: Southport Industrial Park ~~(MDP-841A)~~
Project Engineers/Surveyors or Firm Name: Robert H. Bretz, P.E.
Address: 615 Patricia, San Antonio Texas 78216
Contact Person Name: Robert Bretz
Phone: 210.862.6921 **Fax:** 210.308.0626 **E-mail:** rbretz@swbell.net

Master Plan Application Type (check one):

<input checked="" 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 type="checkbox"/> Major <input checked="" 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	Description												
✓	<input type="checkbox"/>	Completed and signed Application Form												
✓	<input type="checkbox"/>	Plan Review Fee												
✓	<input checked="" type="checkbox"/>	Digital information in xxx.DWG or xxx.DXF												
✓	<input checked="" type="checkbox"/>	8 1/2 "x 11" Reduced Copy												
N/A	<input type="checkbox"/>	Storm Water Management Plan (2 copies) <u>Ref: SWMP for MDP-841</u>												
N/A	<input type="checkbox"/>	Traffic Impact Analysis (TIA) (4 copies) – FEE Received <input type="checkbox"/> - <u>Ref: Tia for MDP-841</u>												
		Indicate type: <input type="checkbox"/> Worksheet <input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3												
✓	<input type="checkbox"/>	Parks Review Fee												
✓	<input checked="" 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"/>	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.												
		<table border="0"> <tr> <td>✓ Master Development Plan/ Major Thoroughfare</td> <td>✓ Storm Water Engineering</td> </tr> <tr> <td>✓ Historic</td> <td>✓ Traffic & Streets</td> </tr> <tr> <td>✓ Disability Access (Sidewalks)</td> <td>✓ Trees Preservation</td> </tr> <tr> <td>✓ Zoning</td> <td>✓ Parks</td> </tr> <tr> <td>✓ SAWS Aquifer</td> <td>✓ Bicycle Mobility</td> </tr> <tr> <td>✓ Bexar County Public Works</td> <td><input type="checkbox"/> Other:</td> </tr> </table>	✓ Master Development Plan/ Major Thoroughfare	✓ Storm Water Engineering	✓ Historic	✓ Traffic & Streets	✓ Disability Access (Sidewalks)	✓ Trees Preservation	✓ Zoning	✓ Parks	✓ SAWS Aquifer	✓ Bicycle Mobility	✓ Bexar County Public Works	<input type="checkbox"/> Other:
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✓ Bexar County Public Works	<input type="checkbox"/> Other:													

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