

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

December 11, 2012

Harry B. Jewett III, P.E., R.P.L.S.
Harry Jewett Associates
307 W. Rhapsody
San Antonio, Texas 78216

Re: **Windcrest Heights**

MDP # 006-12

Dear Mr. Jewett,

The Development Review Committee evaluated the **Windcrest Heights** Master Development Plan, or **MDP # 006-12**. 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 Rudy Muñoz, Planner at (210) 207-8050.

Sincerely,

John P. Jacks
Assistant Director



LOCATION MAP
SCALE: NOT TO SCALE

DEVELOPMENT PLAN DATA

TOTAL NO. OF LOTS - 178 SINGLE FAMILY RESIDENTIAL LOTS
4 OPEN SPACE AREAS
182 LOTS

TOTAL AREA - OPEN SPACE .1688 ACRES

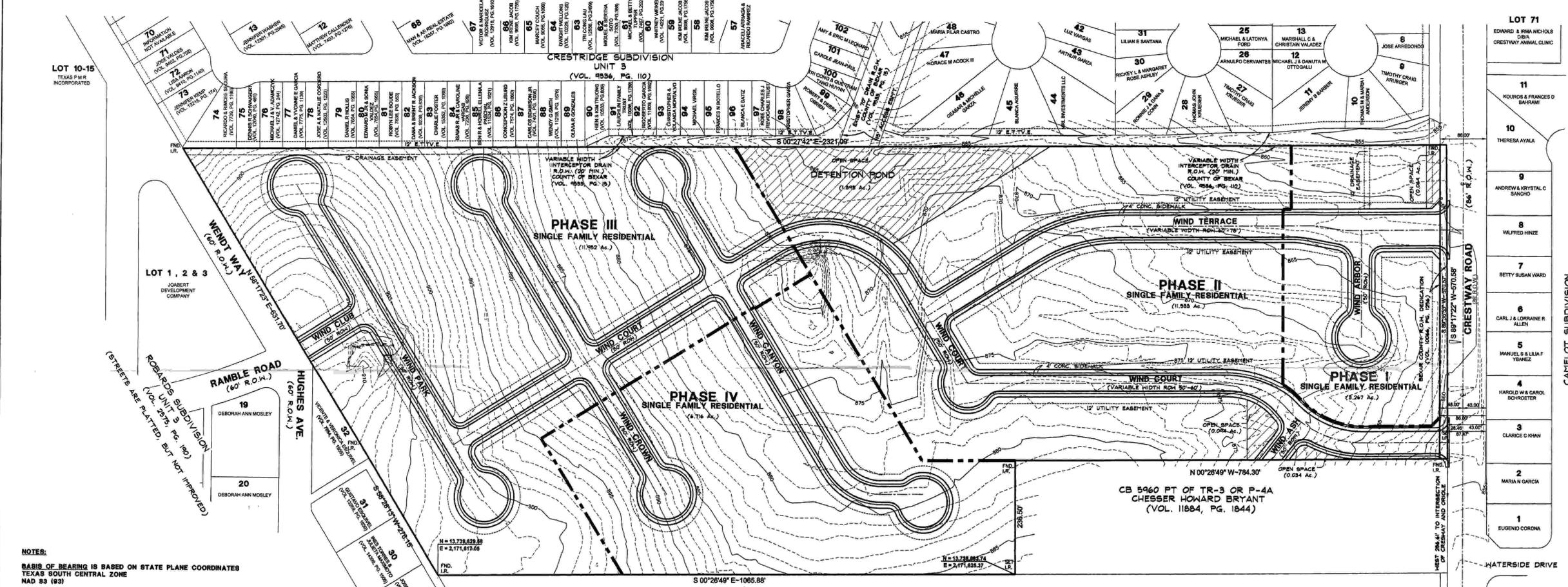
DWELLING UNITS BY DEVELOPMENT PHASE	ESTIMATED DATE OF CONSTRUCTION
PHASE I 10	01/18/2013
PHASE II 58	03/23/2013
PHASE III 65	08/01/2014
PHASE IV 36	03/01/2018

RESIDENTIAL DENSITY/ACRE .5319 UNITS/ACRE

TOTAL AREA OF PROPERTY .33,488 ACRES

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12 NOV 27 PM 3:55
LAND DEVELOPMENT
SERVICES DIVISION

MDP No. 006-12



NOTES:

1. BASIS OF BEARING IS BASED ON STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 (83)

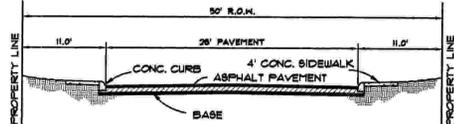
2. BEARINGS ARE BASED ON THE POLARIS SUBDIVISION PLAT RECORDED IN VOLUME 9619, PAGE 90 IN THE RECORDS OF DEEDS AND PLATS, BEXAR COUNTY, TEXAS

3. SCHOOL DISTRICT: NORTH EAST 18D

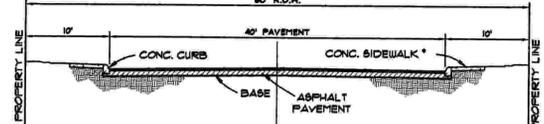
4. UTILITY PURVEYORS:
WATER: SAN ANTONIO WATER SYSTEM (S.A.W.S.)
WASTEWATER: SAN ANTONIO RIVER AUTHORITY (S.A.R.A.)
ELECTRIC & GAS: CITY PUBLIC SERVICE (C.P.S.)
TELEPHONE: AT&T
CABLE: TIME WARNER CABLE

LEGAL DESCRIPTION

ESTABLISHING A 33.488 ACRE TRACT OF LAND CONSISTING OF A 28.754 ACRE TRACT OUT OF A REMAINING PORTION OF ZINK SUBDIVISION, UNIT 1, AS RECORDED IN VOLUME 6500, PAGE 82, DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS AND LOT 2 (8,714 AC.) COUNTY BLOCK 6960, POLARIS SUBDIVISION AS RECORDED IN VOLUME 9619, PAGE 90, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



TYPICAL STREET SECTION
LOCAL TYPE "A" STREET
SCALE: N.T.S.



TYPICAL STREET SECTION
60' R.O.W. (MINIMUM)
LOCAL TYPE "B" STREET
SCALE: N.T.S.

OWNER
FARMCO TRUST
EN SEGUNDO, LTD.
8620 N. NEW BRAUNFELS / SUITE 200
SAN ANTONIO, TEXAS 78217

DEVELOPER
KB HOME
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229

ENGINEER
HARRY JEWETT ASSOCIATES
307 W. RHAPSODY
SAN ANTONIO, TEXAS 78216



DATE OF PREPARATION: NOVEMBER 27, 2012

PLAN HAS BEEN ACCEPTED BY
COSA [Signature]
December 11, 2012 MDP#006-12
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
December 11, 2014
Date

MASTER DEVELOPMENT PLAN
FOR
WINDCREST HEIGHTS SUBDIVISION

HARRY JEWETT ASSOCIATES
Engineers • Architects • Planners

TEXAS REGISTERED ENGINEERING FIRM F-1225
TEXAS LICENSED SURVEYING FIRM 10000-00
Job No.: 12009
Date: 11-27-12
Drawn by: HBJ/NLM
Sheet: 1

BEXAR



City of San Antonio

Development Services

Master Plan Review

APPLICATION

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In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 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 checked="" type="checkbox"/> Master Development Plan (MDP) <input type="checkbox"/> Master Development Plan Amendment <input 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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Applicant Contact Information:

Project Name: <u>Windcrest Heights Subdivision</u>	
Owner/Agent: <u>En Seguido, Ltd. – Farmco Trust</u>	E-mail: <u>James.carroll@davenportllc.net</u>
Address: <u>8620 N. New Braunfels # 400, San A.,TX</u>	Zip code: <u>78217</u> Phone: <u>(210) 805-9402</u>
Contact Person Name: <u>Norma L. Morales</u>	E-mail: <u>nmorales@hja.bz</u>
Company: <u>Harry Jewett Associates</u>	Relationship to Owner: <u>Engineer</u>
Address: <u>307 W. Rhapsody, San Antonio, TX</u>	Zip code: <u>78216</u> Phone: <u>(210) 737-3417</u>

Plan Proposal:

Total number of lots: <u>178</u>	Total acreage: <u>33.468</u>
Existing zoning: <u>N/A</u>	Proposed zoning: <u>N/A</u>
Density (dwelling units per acre): <u>5.3</u>	Typical residential lot size: <u>45' X 120'</u>
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>16</u>	Phase: <u>4</u> Dwelling units: <u>39</u>
Phase: <u>2</u> Dwelling units: <u>58</u>	Phase: _____ Dwelling units: _____
Phase: <u>3</u> Dwelling units: <u>65</u>	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

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

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

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

Construction start date: _____

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

For City Use Only

Intake Date: _____	Intake By: _____
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City of San Antonio
Development Services
Master Plan Review Application

File #: _____
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Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: Harry B. Jewett Signature: 

Date: AUGUST 21, 2012 Phone: 210 737-3417 Fax: 210 733-5384

E-mail: HJewett@hja.bz

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

Melissa Ramirez Planning Manager (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
Donna Camacho Planner (210) 207-5016 Donna.Camacho@sanantonio.gov	Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov
Rudy Munoz Planner (210) 207-5014 Rudy.Munoz@sanantonio.gov	

City of San Antonio
Development Services
Master Plan Review Application

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APPENDIX A: APPLICATION CHECKLIST 2012 AUG 22 AM 10:00

Submittal Requirements:

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

GENERAL:

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

LOCATION:

- Two points identified by Texas Planes Coordinates;
- Basis of bearings used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000' indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- All existing easements or right-of-way with street names impacting the development area, their nature and width.

TRAFFIC AND CIRCULATION:

- The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;
- The schematic (typical section) of all existing and proposed streets, as well as proposed access points;
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);
- Traffic Impact Analysis (UDC §35-502).

LOTS, PHASING AND USES:

- The location and dimensions of all proposed or existing lots;
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas;
- A delineation of EARZ, wetlands and floodplains;
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable;
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) Total number of lots;

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Development Services
Master Plan Review Application

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

- Location and size in acres of school sites, as applicable;
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines. If the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);

STORM WATER MANAGEMENT:

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

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

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

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Development Services
Master Plan Review Application

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

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

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



City of San Antonio
Development Services
Master Development Plan
Completeness Review

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Project Name: Windcrest Heights Subdivision
Project Engineers/Surveyors or Firm Name: Harry Jewett Associates
Address: 307 W. Rhapsody, San Antonio, TX 78216
Contact Person Name: Norma L. Morales
Phone: (210) 737-3417 Fax: (210) 733-5384 E-mail: nmorales@hja.bz

Master Plan Application Type (check one):

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

Table with 2 columns: Items Submitted, Staff Inventory. Lists various review items such as 'Completed and signed Application Form', 'Plan Review Fee', 'Digital information in xxx.DWG or xxx.DXF', etc.

For Staff Use Only

Complete Incomplete

Completeness Review By: KUDY MUÑOZ Date: 8/24/12