



a memo from the
CITY of SAN ANTONIO
Development Services Department
Subdivision Office

TO: Pape-Dawson Engineers, Inc.
ATTN: Cara C. Tackett, P.E.

DATE: February 22, 2012

FROM: Richard Carrizales, Planner

COPIES TO: File

Subject: APP # 11-002

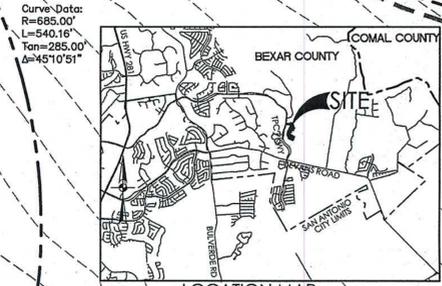
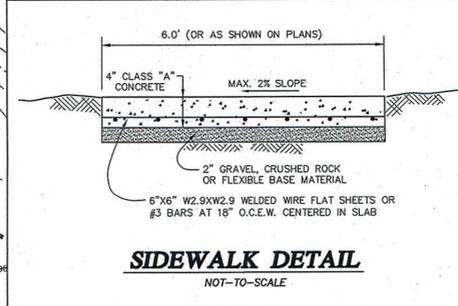
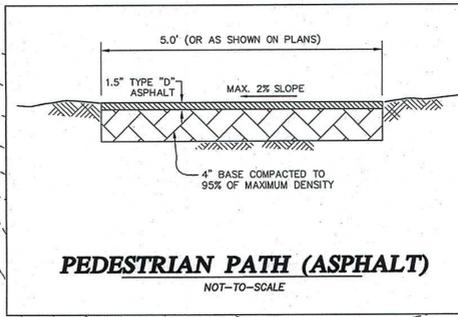
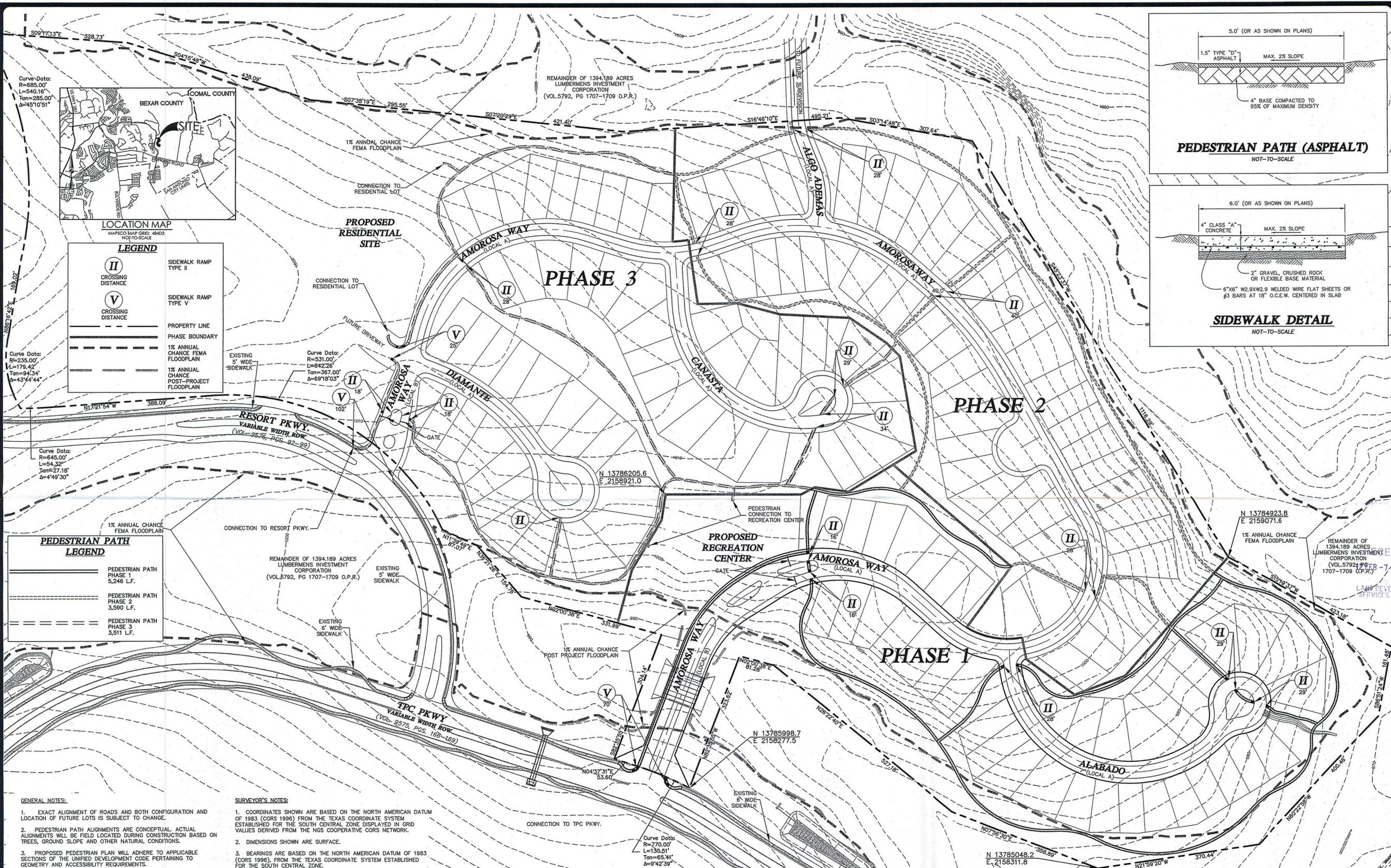
Alternate Pedestrian Plan Name: Amorosa Enclave

The **plan** referenced above was heard by the
on the date shown.

Planning Commission
 Director

The following action was taken: APPROVED

DISAPPROVED



LEGEND

II	SIDEWALK RAMP TYPE II
V	SIDEWALK RAMP TYPE V
---	PROPERTY LINE
---	PHASE BOUNDARY
---	1% ANNUAL CHANCE FEMA FLOODPLAIN
---	1% ANNUAL CHANCE POST-PROJECT FLOODPLAIN

PEDESTRIAN PATH LEGEND

---	PEDESTRIAN PATH PHASE 1 5,246 LF.
---	PEDESTRIAN PATH PHASE 2 3,590 LF.
---	PEDESTRIAN PATH PHASE 3 3,511 LF.

- GENERAL NOTES:**
- EXACT ALIGNMENT OF ROADS AND BOTH CONFIGURATION AND LOCATION OF FUTURE LOTS IS SUBJECT TO CHANGE.
 - PEDESTRIAN PATH ALIGNMENTS ARE CONCEPTUAL. ACTUAL ALIGNMENTS WILL BE FIELD LOCATED DURING CONSTRUCTION BASED ON TREES, GROUND SLOPE AND OTHER NATURAL CONDITIONS.
 - PROPOSED PEDESTRIAN PLAN WILL ADHERE TO APPLICABLE SECTIONS OF THE UNIFIED DEVELOPMENT CODE PERTAINING TO GEOMETRY AND ACCESSIBILITY REQUIREMENTS.
 - NO SITE PLAN IS CURRENTLY AVAILABLE FOR PROPOSED AMENITY CENTER. SITE PLANS TO INCLUDE ADDITIONAL SIDEWALK TYING INTO PROPOSED PEDESTRIAN PLAN. AMENITY CENTER TO BE CONSTRUCTED WITH PHASE 1.
 - AMOROSA WILL BE A GATED ENCLAVE SUBDIVISION WITH PRIVATE STREETS AND PEDESTRIAN PATHWAYS. CONNECTION POINTS FOR PEDESTRIAN PATHWAYS TO PUBLIC RIGHT-OF-WAY ARE SHOWN ON PLAN.
 - ALL STREETS INSIDE THE SUBDIVISION ARE LOCAL TYPE A STREETS.
 - THE SUBDIVISION IS PART OF THE EVANS ROAD TRACT MDP (MOP #452).

SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

ESTIMATED COMPLETION DATE (TIMING TO BE BASED ON MARKET CONDITIONS)		ALTERNATE PEDESTRIAN PLAN HISTORY	
PHASE	DATE	PLAN #	APPROVAL DATE
1	MAY 2012	1	
2	DECEMBER 2012	2	
3	MAY 2013	3	

OWNER/DEVELOPER:
FORESTAR REAL ESTATE GROUP
 14755 PRESTON ROAD, STE. 710
 DALLAS, TEXAS 75254
 PHONE: 972-702-8699
 FAX: 972-702-8372

THIS ALTERNATE PEDESTRIAN PLAN FOR AMOROSA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 22 DAY OF February, A.D., 2012

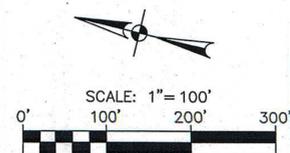
BY: [Signature]
(CHAIRMAN)

BY: [Signature]
(SECRETARY)

THE FLOODPLAIN LIMITS ON THIS PEDESTRIAN PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS PEDESTRIAN PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

BY: [Signature]
OWNER

BY: [Signature]
ENGINEER



REVISIONS:

PAPE-DAWSON ENGINEERS

355 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.8000
 210.375.8010 | FAX: 210.375.8010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 720

**AMOROSA
 (ENCLAVE SUBDIVISION)
 ALTERNATE PEDESTRIAN PLAN**

A.P.P. NO.
11-002

JOB NO. 7838-10
 DATE SEPTEMBER 2011
 DESIGNER JN
 CHECKED JD DRAWN EP
 SHEET 1 OF 1

City of San Antonio
Development Services Department
Master Plan Review Application

File #: _____

Owner or Authorized Representative:

2011 AUG 22 PM 3:59

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: Cara C. Tackett, P.E., LEED AP BD+C Signature: 

Date: 08/19/11 Phone: (210) 375-9000 Fax: (210) 375-9010

E-mail: ctackett@pape-dawson.com

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

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Melissa.Ramirez@sanantonio.gov

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Senior Management Analyst
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Elizabeth.Carol@sanantonio.gov

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Planner
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Richard.Carrizales@sanantonio.gov

(vacant Planner)

(vacant Planner)

Luz Gonzales
Planner
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Luz.Gonzales@sanantonio.gov

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Planner
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Larry.Odis@sanantonio.gov

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

City of San Antonio
Development Services Department
Master Plan Review Application

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APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements:

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

GENERAL:

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

LOCATION:

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

TRAFFIC AND CIRCULATION:

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

LOTS, PHASING AND USES:

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

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Master Plan Review Application

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- (a) Total number of lots;
 - (b) Total area of open space;
 - (c) Total number of dwelling units, by development phase;
 - (d) Residential density and units per acre;
 - (e) Total area of property.
- Location and size in acres of school sites, as applicable;
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines. If the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);
- STORM WATER MANAGEMENT:
- Storm water management plan (UDC §35-B119).

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

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

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

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

- Delineation of woodlands;
- A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;
- Historic, 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 Alternative Pedestrian Plan require (UDC §35-506):

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

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

- Site size, locational information, and adjacent land uses;
- Dimensioned layout, with the location, size, and height of all buildings and structures;
- Floor area ratio of each lot;
- The location and size of all above and below ground storage containers for flammable and combustible materials;
- Size and location of all vehicular access points, streets, and parking areas;
- Major physical features such as creeks, topography, and easements;
- Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;
- Staging plan if appropriate.

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

- A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;
- The name of the developer;
- The name of the record owner of the land involved;
- The legal description of the land being developed, with an identification number assigned to each manufactured home site;
- The tract boundary lines;

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- The scale; north arrow and date;
- The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;
- The source of water supply and layout of the water system, including locations of standard fire hydrants;
- The method of sewage disposal and the layout of the sewer system;
- The name of the manufactured home park and the legal description of property;
- The location and dimensions 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.



City of San Antonio
Development Services Department
Master Development Plan
Completeness Review



Project Name: Amorosa
Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.
Address: 555 E. Ramsey, San Antonio, TX 78216
Contact Person Name: Jason Diamond
Phone: (210) 375-9000 Fax: (210) 375-9010 E-mail: jdiamond@pape-dawson.com

Master Plan Application Type (check one):

- Master Development Plan (MDP)
Master Development Plan Amendment
MDP/ P.U.D. Plan (combination)
Flexible Development Plan (FDP)
Form Based Zone District (FBZD)
Planned Unit Development (PUD)
Planned Unit Development Amendment
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)

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 requirements 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: _____ Date: _____

PLANNING COMMISSION
ALTERNATIVE PEDESTRIAN CIRCULATION PLAN
AGENDA ITEM NO: 11 February 22, 2012

AMOROSA ENCLAVE
SUBDIVISION NAME

APP 11-002
PLAN #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 484 D-3

OWNER: Forestar Real Estate Group, by John K. Pierret

ENGINEER: Pape Dawson Engineers, Inc., by Cara C. Tackett, P.E.

CASE MANAGER: Donna Camacho, Planner (207-5016)

Location: West of the intersection of TPC Parkway and Resort Parkway

Zoning: Outside San Antonio City Limits

Plan is in accordance with:

MDP 452, Cibolo Canyon, accepted on January 20, 1995

Proposed Use: Residential

Major Thoroughfare: TPC Pkwy is a secondary arterial, Type A, minimum R.O.W. 86 feet

APPLICANT'S PROPOSAL:

The applicant is requesting approval of an alternative pedestrian circulation plan in lieu of the required sidewalks.

DISCUSSION:

The request is in compliance with the Unified Development Code Section 35-414 Pedestrian Circulation Plan for the purpose of excluding the construction of sidewalks in accordance with subsection 35-506(q) (1) Sidewalk Standards. All reviewing agencies have no objection to the favorable consideration by the Planning Commission.

STAFF RECOMMENDATION:

Approval

REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3682568

AMT ENCLOSED _____

50-05-5574
PAPE-DAWSON ENGINEERS, INC.
555 E RAMSEY
SAN ANTNIO, TX 78216

AMOUNT DUE 700.00
INVOICE DATE 8/22/2011
DUE DATE 8/22/2011

PHONE: (210) 375-9000

ALTERNATIVE PEDESTRIAN PLAN
APP #11-002 - AMOROSA

FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
8/22/2011 3682568 50-05-5574 8/22/2011 -

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP/PUD FEE	700.00

PAID
AUG 22 2011
DSD-#3

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 08/22/2011 CK. #087346 AP #11-002
END 08/22/2011

INVOICE INVOICE AMT PAYMENTS REC'D TOTAL INV AMT DUE
INFORMATION 700.00 0.00 700.00

CUSTOMER OTHER AMTS DUE TOTAL CUST AMT DUE
INFORMATION

C I T Y O F S A N A N T O N I O
DEV SVCS-1901 S. ALAMO 1901 S ALAMO SAN ANTONIO TX 78204

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