PARK 410 WEST PRELIMINARY
OVERALL AREA DEVELOPMENT PLAN

OWNER: PARK 410 WEST JOINT VENTURE
ADDRESS: 405 N. ST. MARY'S, SUITE 222
SAN ANTONIO, TEXAS 78205

Bury+Partners
Consulting Engineers and Surveyors
San Antonio, Texas Tel 210/525-9090 Fax 210/525-4026
Bury+Partners, Inc. ©Copyright 2004

NO.	DATE	REVISION	APPROVAL

0 100 200 300 400
1"=200'

LOCATION MAP

MIDHURST ST
INGRAM RD.
RICHLAND HILLS DR.
RICHLAND HILLS DR. OR INGRAM RD.
POTRANCO RD.
WESTHEIMER OR RICHLAND HILLS DR.
N.W. LOOP 410 FRONTAGE RD.
WESTHEIMER
EDENBRIDGE ST.
PROPOSED NORTHWEST FREEWAY FRONTAGE ROAD
TYPICAL STREET SECTION
TYPICAL STREET SECTION
TYPICAL STREET SECTION
TYPICAL STREET SECTION

CURVE DATA

Cv	CHORD BRG	CHORD	ANGLE	RADIUS	LENGTH	TANGENT
1	S31°29'30"E	99.39	90°00'00"	65.00	91.27	65.00
2	S58°30'30"W	1414.21	90°00'00"	1000.00	1570.80	1000.00
3	N58°31'43"E	1655.63	74°30'00"	1500.00	1951.02	1190.66
4	S70°31'43"W	801.72	31°30'00"	1500.00	824.56	424.99
5	N58°31'43"E	98.01	89°30'00"	65.00	84.58	53.19

MILITARY DRIVE WEST
EXISTING DRAIN "B"
S54°31'43"E 3909.03'
EXISTING DRAIN "C"
PROPOSED 60' R.O.W. COLLECTOR STREET
EDENBRIDGE
MULTI-FAMILY RESIDENTIAL
RICHLAND HILLS DR.
PROPOSED LOCAL B STREET (40 FT. OF PAVEMENT AND 60 FT. OF R.O.W.)
100 YEAR FLOOD PLAIN BASED ON F.I.R.M. MAP NUMBER 48029C0409 F EFFECTIVE JANUARY 4, 2002 BEXAR COUNTY, TEXAS
MIDHURST AVE.
PROPOSED 60' R.O.W. COLLECTOR STREET
EXISTING DRAIN "A"
PROPOSED BRIDGE (30 FT. PAVEMENT WITH 5 FT. SIDEWALKS ON BOTH SIDES.)
S35°57'20"W 1792.39'
NORTHWEST LOOP 410
POTRANCO ROAD
N68°22'11"E 3099.01'
INGRAM ROAD
PROPOSED 72' R.O.W. COLLECTOR STREET
RICHLAND HILLS DR.
PROPOSED 86' ARTERIAL STREET R.O.W.
EXISTING DRAIN "A"
100 YEAR FLOOD PLAIN BASED ON F.I.R.M. MAP NUMBER 48029C0409 F EFFECTIVE JANUARY 4, 2002 BEXAR COUNTY, TEXAS
PROPOSED SDHPT R.O.W. DEDICATION
S35°57'20"W 971.12'
N54°31'43"W 1804.02'
N63°37'49"W 964.06'
N65°31'43"W 1523.68'
STATE HIGHWAY 151
PROPOSED SDHPT R.O.W. DEDICATION

PHASE-1
PHASE-2
PHASE-3

WATER SUPPLY – CITY WATER BOARD
SEWER DISPOSAL – CITY OF SAN ANTONIO
GAS & ELECTRIC – CITY PUBLIC SERVICE
PROPOSED USE – COMMERCIAL UNLESS OTHERWISE NOTED

4-13.04 107-A

If seals are filed, plan will expire 10/13/05

AREA DEVELOPMENT PLAN P.O.A.D.P.

A REVISION TO THE PARK 410 WEST

405 N. ST. MARY'S, SUITE 222
SAN ANTONIO, TEXAS 78205

PLOTTING SCALE: 1" = 1"
DATE PLOTTED: 02/09/04
FILE: G:\1381\11\13811DAM01.dwg
DRAWN BY: AVJ
DESIGNED BY: KL
REVIEWED BY: MRJ
PROJECT NO.: 50138-11.30

SHEET 1

Date: Mar 09, 2004, 3:53pm User ID: eoronado
File: G:\1381\11\dwg\13811dam01.dwg

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

RECEIVED
FEB 20
AND DEVELOPMENT
SERVICES DIVISION

Date: February 19, 2004

Case Manager:	**File Number:**
Robert Lombrano , Planner II (**Even** File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (**Odd** file Number) (210) 207-7207, ernestb@sanantonio.gov	**107-A**

Will this project be used in conjunction with a Tax Increment Financing Application (TIF):* ❑ *YES* ☒ *NO*

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)
❑ MDP/ P.U.D. Plan (combination)
❑ Master Plan Community District (MPCD)
❑ Traditional Neighborhood Development (TND)
❑ Flexible Development District
  ❑ Urban Development (UD)
  ❑ Rural Development (RD)
  ❑ Farm and Ranch (FR)
  ❑ Mix Light Industrial (MI-1)
❑ P.U.D. Plan
❑ Mixed Used District (MXD)
❑ Military Airport Overlay Zone (MAOZ)
❑ Manufactured Home Park Plan (MHPP)
❑ Pedestrian Plan (PP)
❑ Other: _____

Master Plan Submittals: ***Completeness Review Form*** *and 15 copies (folded) with* ***Planning Department Request for Review form*** *(attached) for respective departments or agencies*

Project Name: Revision to the Park 410 West

Owner/Agent: Park 410 West Joint Venture Phone: (210) 224-7035 Fax: (210) 224-1669

Address: 405 N. St. Mary's, Suite 222 Zip code: 78205

Engineer/Surveyor: Bury + Partners Phone: (210) 525-9090 Fax: (210) 525-0529

Address: 10000 San Pedro Avenue, Suite 100 Zip code: 78216

Contact Person Name: Kevin Love E-mail: klove@burypartners.com

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:
67.495 acre tract of land situated in the J.W. McCamley Survey 70, Abstract No. 470, Bexar County, Texas, further being a portion of 358.35 acre tract, recorded in Volume 6230, Page 1341 - 1344, Deed records of Bexar County, Texas.

Existing zoning: Mixed (Varies) Proposed zoning: Same

Projected # of Phases: 3

Number of dwelling units (lots) by Phases: 20 Lots (Phase 1), 8 Lots (Phase 2), 19 Lots (Phase 3)

Total Number of lots: 47 divided by acreage: 358.35 = Density: 0.13

(PUD Only) Linear feet of street _____ ☐ Private ☐ Public ☐ Gated ☐ Un-Gated ☐ Attached ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.):

(PUD Only) Construction start date:

(PUD Only) X/Y coordinates at major street entrance: X: Y:

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 6 School District: Northside Ferguson map grid: 613-C3, D3

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name Park 410 West No. 107

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Park 410 Unit 3 No. 900203
Name Westside Commons Chilis No. 020071

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 FEB 20 PM 3:24

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- ☐ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☐ Name and address of owner of record, developer and engineer;
- ☐ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☐ Basis of bearing used and a north point;
- ☐ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☐ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) 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;
- ☐ 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;
- ☐ Total area of property;
- ☐ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☐ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☐ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☐ The location and dimension of all proposed or existing lots.

☐ 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.

☐ 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.

☐ The schematic 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.

☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenblet and active recreation space areas, private recreational areas.

☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:

(PUD ONLY)

(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☐ 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 dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

☐ Traffic Impact Analysis (section 35-502). On file.

☐ (PUD Only) Utilities plan.

☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, 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 or subdivision from the latest certified assessment rolls.

☐ (PUD Only) Lots numbered as approved by the City.

☐ (PUD Only) Layout shall show where lot setbacks as required.

☐ 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.

☐ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the Revision to the Park 410 West Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Kevin Love Signature: _____

Date: 2/19/04 Phone: (210) 525-9090 Fax: (210) 525-0529

E-mail: klove@burypartners.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

CITY OF SAN ANTONIO

April 13, 2004

Mr. Kevin Love

Bury + Partner Engineers
1000 San Pedro Ave. Ste. 100
San Antonio, TX 78216

Re: Park 410 West (Amendment) POADP # 107-A

Dear Mr. Love:

The City Staff Development Review Committee has reviewed Park 410 West (Amendment) Preliminary Overall Area Development Plan (POADP) # 107-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Potranco Road is on the Major Thoroughfare plan as a Primary Arterial requiring 120' of Right-of-Way. Dedication along said thoroughfare will be required upon platting.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- It will be expected that you will plat all of the property depicted in your POADP to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Roderick J. Sanchez, AICP
Development Services, Assistant Director

RS/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering
Christina De La Cruz, P.E. Bexar County

Bury+Partners

Bury+Partners - SA, Inc.
Consulting Engineers/Surveyors
10000 San Pedro Avenue/Suite100
San Antonio, Texas 78216
Tel 210/525-9090
Fax 210/525-0529
www.burypartners.com

RECEIVED
04 FEB 20 AM 9:14
LAND DEVELOPMENT
SERVICES DIVISION

Principals
Larry G. Heimer, P.E.
Mark R. Johnson, P.E.
Steven D. Eklund, P.E.
Paul J. Bury, III, P.E.
Gregory S. Strmiska, P.E.
James B. Knight, P.E.

Associate
William O. Schock, P.E.

January 23, 2004

Mr. Michael Herrera
Special Projects Coordinator
City of San Antonio
1901 South Alamo
San Antonio, TX 78283

Re: Administrative Revision of Park 410 West P.O.A.D.P.

Dear Mr. Herrera:

This submittal is to revise the above referenced P.O.A.D.P. The revisions are contained within Phases 1 and 3 only. We propose to eliminate Westheimer (86-ft Collector Street) and move the part of Edenbridge south of Richland Hills Dr. more to the east (see enclosed revised P.O.A.D.P.). The reason for our revisions is based upon existing conditions. A Lowe's home improvement store was constructed where part of Westheimer was to be located. As a result, the subject loop road has become infeasible.

The forth coming Westover Market Place Subdivision (+/- 68 acres) is proposed to be located within the area that Westheimer was to serve. Westover Market Place Subdivision contain it's own internal circulation by utilizing private streets (Ingress/Egress Easements). All buildings and pad sites will provide shared access. This subdivision's private road system is proposed to be maintained by the tenants and/or owners.

This P.O.A.D.P. revision also proposes to relocate the portion of Edenbridge, which crosses Slick Ranch Creek more to the east closer to Loop 410. This is due to the configuration of the Westover Market Place Subdivision's site plan (see attached preliminary site plan). Also note that the floodplain has been updated to reflect the current FEMA map (see attached) for this portion of Slick Ranch Creek.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 FEB 20 PM 3:21

We believe this revision is minor in nature, taking into consideration the existing conditions of Phase - 3 (Lowe's location). Please process this request as required as soon as possible. If you have any questions or need any additional information, please call me at (210) 525-9090.

Sincerely,

Kevin Love

I:\138\011\Letter\012304 Michael Herrera.doc.lym

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 FEB 20 PM 3:24