



# CITY OF SAN ANTONIO

December 15, 2003

Mr. Mike Cude

M.W. Cude Engineers L.L.C.  
10325 Bandera Road,  
San Antonio, TX 78250

Re: Great Northwest Shopping Center

MDP # 769

Dear Mr. Cude:

The City Staff Planning Review Committee has reviewed Great Northwest Shopping Center Master Development Plan M.D.P. # 769. 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.
- The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Great Northwest Shopping Center Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Great Northwest Shopping Center is located in west Bexar County inside Loop 1604 and outside Loop 410. The proposed development is located at the northwest corner of the Culebra Road/Tezel Road/Grissom Road intersection. The intersection is approximately 3 ½ miles west of Loop 410.

The proposed development will consist of 284,000 square feet of mixed retail. Full development build out is likely to occur within two years.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Great Northwest Shopping Center, at no cost to the City of San Antonio:

1. The Developer shall provide 60 feet of ROW from the centerline of Culebra Road (FM 471) adjacent to this proposed project. This will require a property dedication by the developer.
2. The Developer shall provide 43 feet of ROW from the centerline of Tezel Road adjacent to this proposed project. This will require a property dedication by the developer.
3. All access driveways shall comply with UDC 35-506 (r) (8) Alignment.

4. It is recommended that an internal collector (ring road) street system be constructed. This internal ring road will alleviate the amount of Peak Hour Trips (PHT's) at the intersection of Culebra Road/Tezel Road/Grissom Road.
5. The two proposed access points to Tezel Road is acceptable with the City of San Antonio. These access points shall have dedicated southbound right turn deceleration lanes on Tezel Road. The access points shall accommodate two 12-foot outbound lanes (one left-turn and one channelized right-turn lane), and one 16-foot inbound lane.
6. The four proposed access points to Culebra Road (FM 471) are acceptable with the City of San Antonio and will be the maximum number permitted. Location for the access points along Culebra Road shall be determined and approved by TxDOT. All access points shall have a dedicated westbound right turn deceleration lane on Culebra Road. The access points shall accommodate two 12-foot outbound lanes (one left-turn and one channelized right-turn lane), and one 16-foot inbound lane.
7. Major driveway approaches (Driveway 5 and Driveway 11 as shown on TIA Report), on Culebra Road (FM 471) and Tezel Road shall have 200 feet of throat length with a right turn deceleration lane. All other driveway approaches shall have 75 feet throat length with a right turn deceleration lane.
8. There are no proposed driveways on Camino Rosa. Access off of Camino Rosa will be using the 30 – foot wide existing ingress/egress connecting to Culebra Road.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

- 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.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.

Mr. Cude  
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- I would encourage you to work closely with the school district, so that they can plan accordingly.

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 Master Development Plan M.D.P. 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.

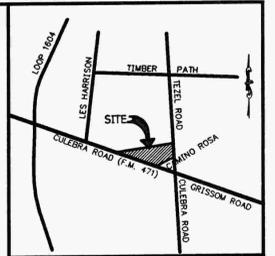
Sincerely,



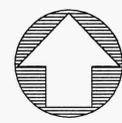
Emil R. Moncivais AIA, AICP  
Director, Planning Department

EM/MH. Jr.

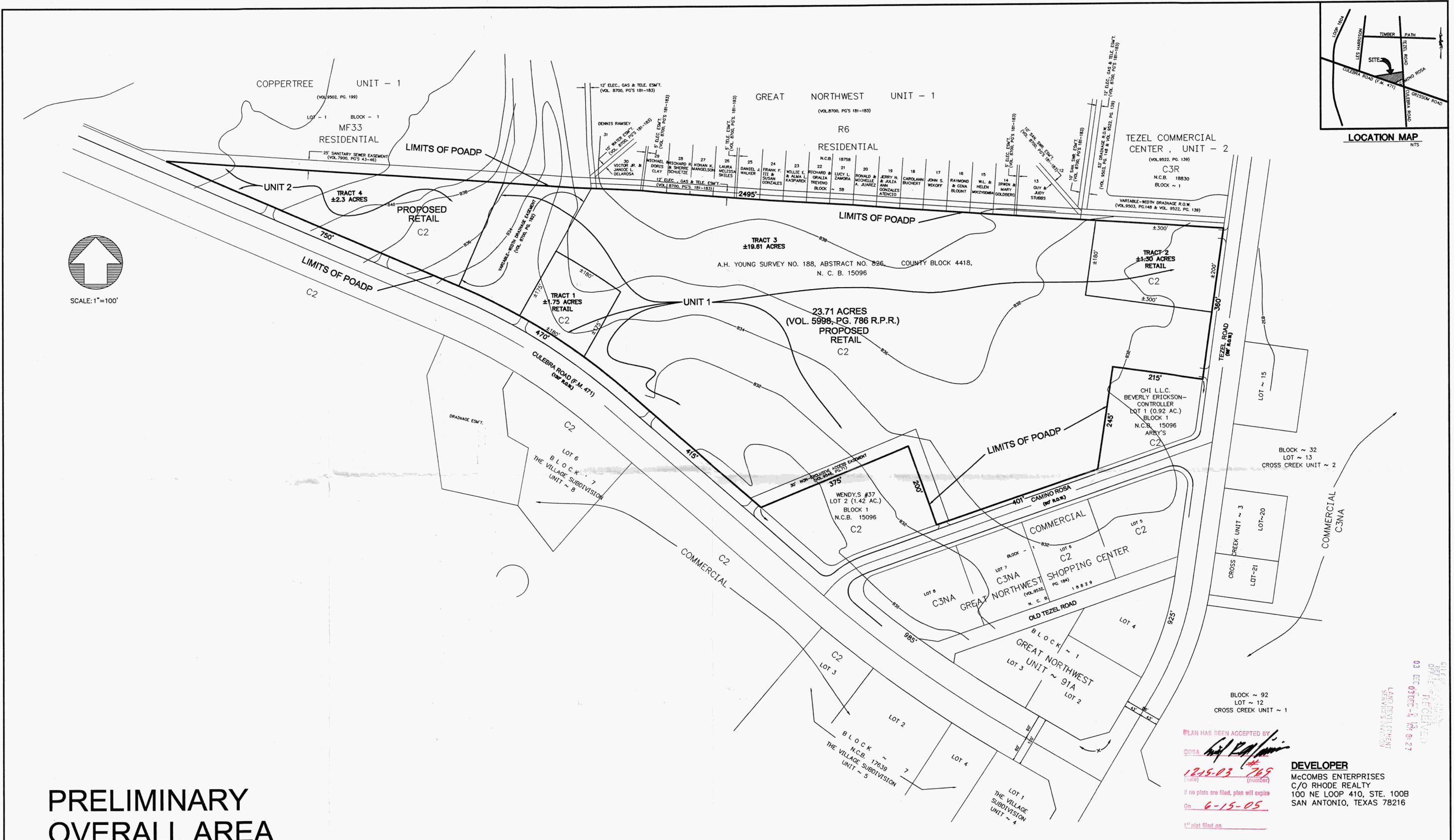
cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
John McDonald, Senior Planner Parks Department  
Arturo Villarreal Jr., P.E. Storm Water Engineering



LOCATION MAP  
NTS



SCALE: 1"=100'



# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

PLAN HAS BEEN ACCEPTED BY  
**COSA**  
 12-15-03 (date) # 769 (number)  
 If no plats are filed, plan will expire  
 On **6-15-05**  
 1" plat filed on \_\_\_\_\_

DEVELOPER  
 MCOMBS ENTERPRISES  
 C/O RHODE REALTY  
 100 NE LOOP 410, STE. 100B  
 SAN ANTONIO, TEXAS 78216

GREAT NORTHWEST SHOPPING CENTER PRELIMINARY OVERALL AREA DEVELOPMENT PLAN		DATE	REVISION
<b>M.W. CUDE ENGINEERS, L.L.C.</b> CIVIL ENGINEERS & SURVEYORS 10325 BANDERA ROAD SAN ANTONIO, TEXAS 78250 (210) 581-2951 WWW.MWCUDE.COM INFO@MWCUDE.COM FAX: (210) 523-7112			
DRAWN BY: AR	DATE: 4/30/01	SHEET	
CHECKED BY: GS	JOB NO.: 178700	1 OF 1	

0 GREAT NORTHWEST SHOPPING CENTER II BASE DING

# CITY OF SAN ANTONIO POADP APPLICATION

01 MAY -3 PM 3:25

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: May, 2001

Name of POADP: Great Northwest Shopping Center

Owners: McCombs Enterprises

Consulting Firm: M.W.Cude Engineers, L.L.C.

Address: c/o Rohde Realty  
100 NE Loop 410, Ste. 100B  
San Antonio, Texas 78216

Address: 10325 Bandera Road  
San Antonio, Texas 78250

Phone: 210-735-8977

Phone: 210-681-2951

Existing zoning: B-2

Proposed zoning: B-2

Site is over/within/includes: Edwards Aquifer Recharge Zone:  Yes  No  
Projected # of Phases: 2 Units  Yes  No  
San Antonio City Limits?  Yes  No  
Council District 6  
Ferguson Map Grid Pg. 578, F4; Pg. 579, A4

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>0</u>
Multi-family (MF)	<u>N/A</u>	<u>0</u>
Commercial and non-residential	<u>4</u>	<u>23.71</u>

Is there a previous POADP for this Site? Name NA No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name NA No. \_\_\_\_\_

Plats associated with this POADP or site? Name none at this time No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Gary V. Woods

Signature: Gary V. Woods

Date: 5/2/01

Phone: 821-6523

Fax: 930-3856

- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- copy of digital file;
- North arrow and scale of the map;
- Proposed land use by location, type and acreage;
- delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- contour lines at intervals no greater than ten (10) feet;
- legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits;
- location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- A complete application and certification, 8 ½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- Tree preservation requirements must be met prior to acceptance of the POADP, contact Debbie Reid @ (210) 207-8265;
- the POADP  does  does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- The POADP  is  is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- The POADP lies in the Northside Independent School District and they have been contacted concerning the development.
- List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.

Culebra Road (F.M. 471)

Tezel Road

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Gary V. Woods Signature: Gary V. Woods

If you have any questions please call Michael O. Herrera at 207-7900

01 MAY -3 PM 3:25  
STATE OF CALIFORNIA  
LAND DEVELOPMENT  
SERVICES DIVISION