



City of San Antonio

Development Services Department

September 28, 2010

Josh Cude, P.E.
M.W. Cude Engineers, LLC.
10325 Bandera Road
San Antonio, TX 78250

Re: Creamer Subdivision

MDP # 772-A

Dear Mr. Cude,

The Development Review Committee has reviewed **Creamer Subdivision** Master Development Plan, or **MDP 772-A**. 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 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. 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.

PDS Traffic Impact Analysis & Streets approves with the following conditions:

The Development Services TIA Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Creamer Subdivision. The analysis is in compliance with TIA Ordinance 91700

The site is located east of Loop 1604 at Shaenfield Road in the City of San Antonio, Texas. The anticipated land uses for the development are 241,000 square feet of retail land uses, 57,500 square feet of restaurant land uses, a gas station, and two banks. The overall traffic generated by the site is expected to be 2,440 AM peak-hour trips, 3,056 PM peak-hour trips, and 40,087 daily trips by the year 2015.

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 development, at no cost to the City of San Antonio:

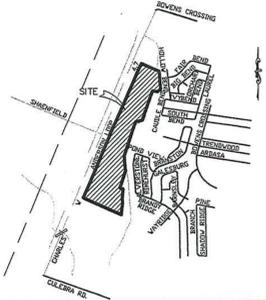
- **Northbound Loop 1604** – Right turn deceleration lanes with storage and bay taper as it relates to the submitted TIA traffic counts, UDC - 35-502 (a)(7), subsection C are required at driveway locations No. 1 thru No. 9.
- **Shaenfield Road** – Provide left and right turn deceleration lanes with storage and bay taper as it relates to the submitted TIA traffic counts (UDC – 35-502 (a)(7), subsection C) along Shaenfield Rd at the following intersections:
 - Driveway No. 10 (eastbound and westbound)
 - Driveway No. 12 (eastbound right, westbound left)
 - Driveway No. 13 (eastbound right, westbound left)
- **Shaenfield Road at Driveway No. 11** – Right turn deceleration lane with storage and bay taper as it relates to the submitted TIA traffic counts, UDC - 35-502 (a)(7), subsection C.
- **Intersection of Northbound Loop 1604 and Westbound Shaenfield extension** - Provide left and right turn deceleration lanes with storage and bay taper as it relates to the submitted TIA traffic counts (UDC – 35-502 (a)(7), subsection C).
- Shaenfield Road extension shall be a collector roadway up to driveway no.10
- Coordinate with TXDOT and City of San Antonio Public Works Department for the improvements to the signal at the intersection of Loop 1604 & Shaenfield Road.
- No bicycle lane required due to lack of connectivity to adjacent roadways.
- Driveway throat lengths for all driveways shall comply with City of San Antonio UDC 35-506, Table 506-7 requirements, to facilitate the safe and efficient flow of traffic.
- All access driveways shall comply with UDC 35-506 (r) (8) Alignment.
- Coordinate with TXDOT for mitigation improvements along state maintained roadways.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h) (1). Should you need further assistance, please contact Richard Carrizales at (210) 207-8050.

Sincerely,



Christopher J. Looney, AICP
Interim Assistant Director



LOCATION MAP N.T.S.

C-3 COMMERCIAL = 20.01 AC.

UNIT 1 = 2.71 AC. (2.03 AC. = C-3 & 0.69 AC. = C-2)
 UNIT 2 = 3.02 AC.
 UNIT 3 = 2.24 AC.

UNIT 11 = 1.57 AC.
 UNIT 12 = 1.39 AC.
 UNIT 13 = 1.38 AC.

UNIT 14 = 1.95 AC. (1.72 AC. = C-3 and 0.23 AC. = C-2)
 UNIT 15 = 2.58 AC. (2.35 AC. = C-3 and 0.64 AC. = C-2)

PROPOSED TXDOT R.O.W. = 2.04 AC.

C-2 COMMERCIAL = 79.39 AC.

UNIT 4 = 1.38 AC.
 UNIT 5 = 1.38 AC.
 UNIT 6 = 10.73 AC.
 UNIT 7 = 2.13 AC.

UNIT 8 = 2.29 AC.
 UNIT 9 = 17.17 AC.
 UNIT 10 = 2.84 AC.

UNIT 16 = 3.68 AC.

UNIT 17 = 3.15 AC.

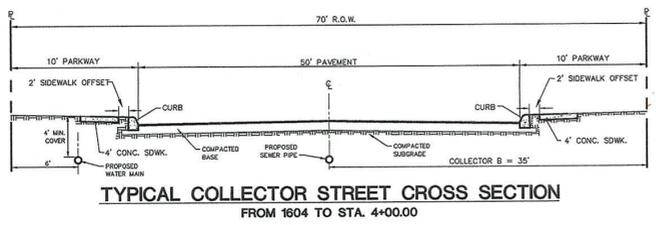
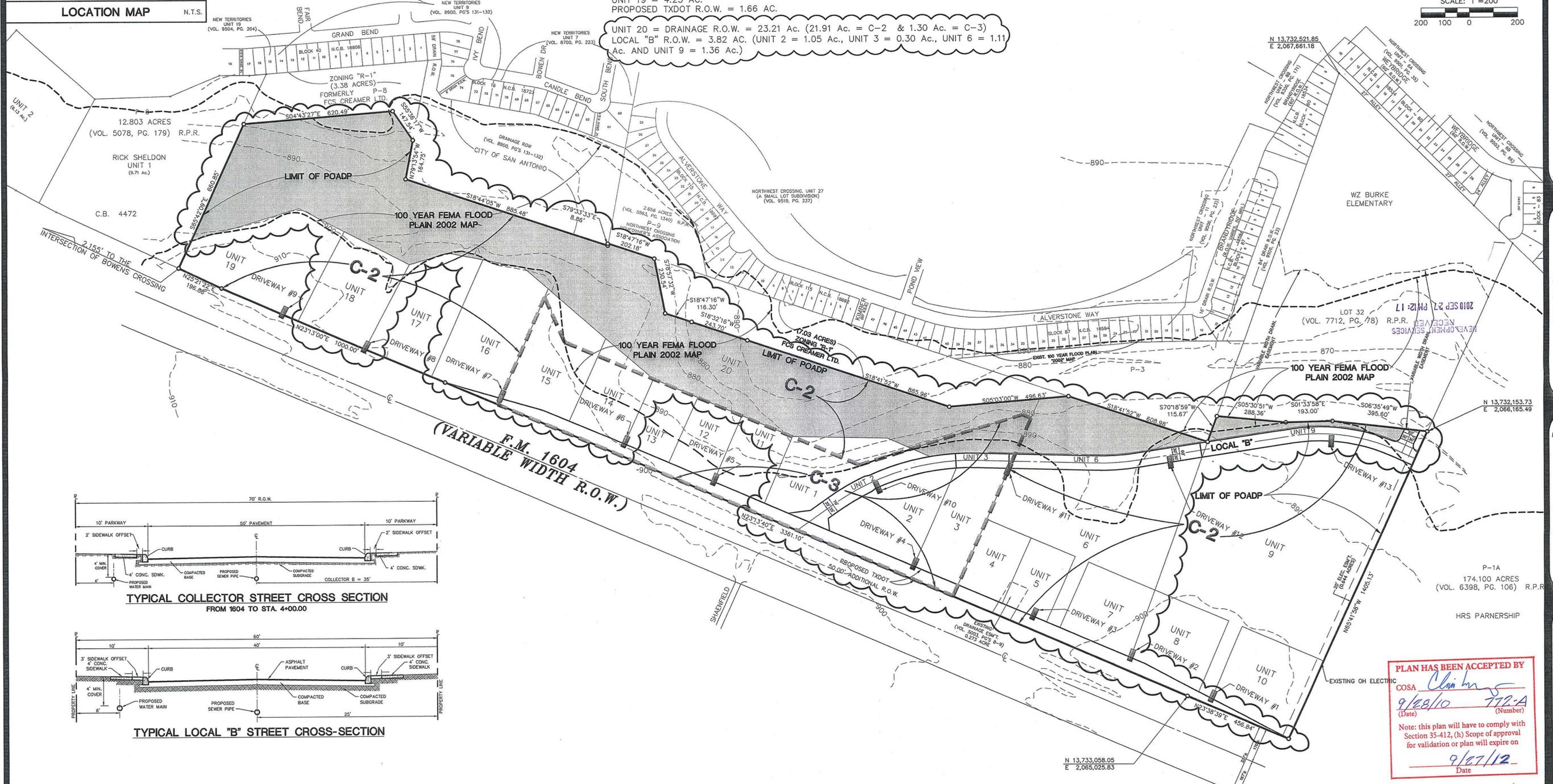
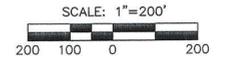
UNIT 18 = 2.83 AC.

UNIT 19 = 4.25 AC.
 PROPOSED TXDOT R.O.W. = 1.66 AC.

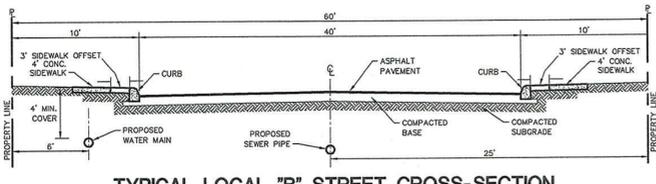
UNIT 20 = DRAINAGE R.O.W. = 23.21 AC. (21.91 AC. = C-2 & 1.30 AC. = C-3)
 LOCAL "B" R.O.W. = 3.82 AC. (UNIT 2 = 1.05 AC., UNIT 3 = 0.30 AC., UNIT 6 = 1.11 AC. AND UNIT 9 = 1.36 AC.)

MAJOR AMENDMENT

1. ADD LOCAL B STREET - TO BE CONSTRUCTED WITH UNIT IT FALLS WITHIN.
2. UNIT 1 FROM 1.90 AC. TO 2.71 AC.
3. UNIT 2 FROM 1.38 AC. TO 3.02 AC.
4. UNIT 3 FROM 1.38 AC. TO 2.24 AC.
5. UNIT 4 MOVED FROM C-3 TO C-2.
6. UNIT 5 FROM 2.34 AC. TO 1.38 AC.
7. UNIT 6 FROM 14.17 AC. (10.73 AC. = C-2 AND 3.44 AC. = C-3) TO 10.73 AC. (C-2).
8. UNIT 7 FROM 2.54 AC. TO 2.13 AC.
9. UNIT 14 FROM 1.72 AC. TO 1.95 AC.
10. UNIT 15 FROM 2.36 AC. TO 2.58 AC.
11. UNIT 16 FROM 3.62 AC. TO 3.68 AC.
12. UNIT 18 FROM 2.86 AC. TO 2.83 AC.
13. ADD DRAINAGE ESM'T AS UNIT 20 AND AC. FROM 25.94 AC. TO 23.21 AC.
14. PROPOSED TXDOT ROW FROM 2.11 AC. TO 2.04 AC. (C-3)
15. ADD BEARINGS AND DISTANCES TO BOUNDARY.



TYPICAL COLLECTOR STREET CROSS SECTION FROM 1804 TO STA. 4+00.00



TYPICAL LOCAL "B" STREET CROSS-SECTION

NOTES:
 THE OWNER SHALL PROVIDE FOR SHARED ACCESS WITH ADJACENT LOTS FRONTING F.M. LOOP 1604 USING A COMMON ACCESS EASEMENT ACROSS ADJOINING LOTS BY MEANS OF PLATTING OR RECORDED DEED COVENANT.
 ACCESS IS IN ACCORDANCE WITH TXDOT LETTER DATED 2/17/2002.

UTILITY PROVIDERS

WATER =	SAN ANTONIO WATER SYSTEM
SEWER =	SAN ANTONIO WATER SYSTEM
ELECTRIC =	CITY PUBLIC SERVICE
CABLE TV. =	TIME WARNER CABLE

LEGAL DESCRIPTION
 99.4 ACRES OF LAND OUT OF A 109.80 ACRE TRACT IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING OUT OF THE J.M. ROSS SURVEY NO. 229, ABSTRACT NO. 648, COUNTY BLOCK 4448, NEW CITY BLOCK 17636, BEXAR COUNTY, TEXAS AS CONVEYED TO FCS CREAMER LTD. IN DEED RECORDED IN VOLUME 8282, PAGE 1335, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

	DENOTES ACCESS POINTS
	BOUNDARY CORNER
	LIMITS OF C-3 ZONING

PLAN HAS BEEN ACCEPTED BY
 COSA *Chen*
 9/28/10 (Date) 772-A (Number)
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 9/27/12 Date

DEVELOPER/OWNER
 FCS CREAMER, LTD.
 601 SONTERRA BLVD.
 SAN ANTONIO, TX. 78258
 TEL: (210) 490-2500
 FAX: (210) 490-4465
 CONTACT PERSON: RICK SHELDON

CREAMER SUBDIVISION
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
 AMENDMENT A - PLAN NO. 772-A



M.W. CUDE ENGINEERS, L.L.C.
 10325 BANDERA ROAD
 SAN ANTONIO, TEXAS 78250
 TEL 210.681.2951
 FAX 210.523.7112
 WWW.MWCUDE.COM

REVISIONS

1.	02/22/10 - "A" - REVISE UNIT BOUNDARIES
2.	
3.	
4.	
5.	

DATE: 2/22/10 PROJECT NO: 01604.090
 DRAWN BY: J.E.H. CHECKED BY: J.M.C.
 PLAT NO.:

E1 SHEET 1 OF 1