



# CITY OF SAN ANTONIO

August 4, 2006

Robert Delgado, P.E.  
Overby- Descamps Engineers  
11815 Warfield  
San Antonio, TX 78216

Re: Seale 351.25 Acre Tract Subdivision (Amendment)

MDP # 791-B

Dear Mr. Delgado:

The City Staff Development Review Committee has reviewed Seale 351.25 Acre Tract Subdivision Master Development Plan (M.D.P.) # 791-B Amendment. 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.
- 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.
- The acceptance of this Master Development Plan # 791B is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- It should be understood that note 14, 15 on the plan does not waive requirements of UDC section 35-412 that states MDP shall be conformed to in processing any Application for rezoning, Traffic Impact Analysis (TIAs), subdivision plats (minor and major), PUD Plans, and /or Utility Master Plans.
- It should be understood the current alignment of the proposed roadways on the Seale tract does not match the approved MDP #770, Champions Park. All roadways shall be aligned at the time of platting per UDC section 35-506 (e)(2).
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.), to include: flood plains, drainage areas and open space.
- Historic Preservation Design and Review Division, Department of Planning and the City Parks and Recreation Department and the applicant of this MDP agree that Padron Hill shall be preserved and protected as a natural area. There is a dedication requirement of 14.0 acres

Seale 351.25 Acre Tract (Amendment) MDP# 791-B Page 1 of 4

for the submitted plan. The donation of the hill of approximately 13.65 acres as a natural area precludes the payment of an in lieu of fee and required development, in accordance with Section 35-503 of the UDC. This, in combination with other parkland submitted in the plan, will meet the City's park dedication requirement.

- The Development Services Engineering (TIA) as part of their conditional approval cite the following, on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for Seale Tract Development, at no cost to the City Of San Antonio:
  1. Grosenbacher – The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP) from the centerline of Grosenbacher (Secondary Arterial Type A-Unified Development Code (UDC) 35-506, (g),(2)) adjacent to this proposed project. The total length of property frontage is approximately 823.33 feet as indicated by submitted MDP.
  2. Construction of an internal east-west collector street system approximately 3800-feet in length. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, ©,(4)).
  3. Construction of an internal north-south Local B Street approximately 1400-feet in length from the end of the proposed collector to the undeveloped property south depicted on the MDP as Milestone Potranco Development, LTD. (UDC Appendix A, Definitions of Local A and Local B).
  4. All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
  5. All proposed driveways shall follow UDC 35-506, (r) Access and Driveways.

It should be understood that the submitted TIA concurrent with the proposed Seale Tract MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned 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. UDC 35-506 will be implemented at the time of platting.

The proposed Seale Tract Collector Street at build out will carry an estimated 13,530 Average Daily Trips (ADT). The Seale Tract Development will have additional access to Grosenbacher/Marbach (Secondary Arterial, Type A 86' of ROW), Loop 1604, and to the undeveloped property to the south that will construct Marbach Road (See Attachment A). There is no timeline for the extension of Marbach Road west of Loop 1604 to Grsenbacher.

Mr. Delgado  
Page 3  
August 4, 2006

It is important to note that the mitigation measure (traffic signal at Loop 1604 and access collector) proposed in this TIA is not valid. TxDOT is currently improving Loop 1604 in the vicinity of the Seale Tract. The ultimate construction improvements to Loop 1604 propose grade separations at Marbach Road and Dove Canyon. TxDOT is in the midst of implementing the first phase of the ultimate improvements for Loop 1604. This interim phase will construct a four-lane divided facility in the vicinity of this development and will include a "north to south" turnaround at Dove Canyon. Northbound vehicles wishing to utilize the proposed Collector Street for Seale Tract will utilize this turnaround, as all access to and from, Loop 1604 for the Seale Tract MDP will be a right in and right out movement.

It should also be noted that the submitted Level 3 TIA did not project traffic to Cagnon Road in the northbound and southbound direction.

- Zoning cites the following: this tract is located outside San Antonio's City Limits.
- This development will need to comply with 1997 Tree Preservation ordinance and Streetscape standards. For information about these requirements you can contact Tree Preservation at 207-7102.
- Bexar County Public Works accepts the applicant's letter indicating a retraction to the opposition of the abandonment of Cagnon Road (Reference attached letter).

It is understood that this is a conceptual plan and all regulations will be addressed at the time of platting.

The County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at the time platting.

- 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.

Mr. Delgado  
Page 4  
August 4, 2006

**All Platting will have to comply with the Unified Development Code,  
Master Plan, and Major Thoroughfare Plan for the City of San Antonio.**

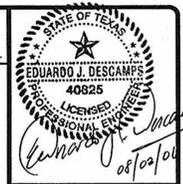
Sincerely,



**Roderick J. Sanchez, AICP  
Interim Development Services Director**

CC: Sam Dent, P.E. Chief Engineer Development Service  
Todd Sang, Civil Engineer Assistant Bexar County

PLAN ID NUMBER: -



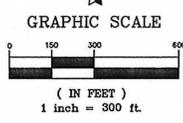
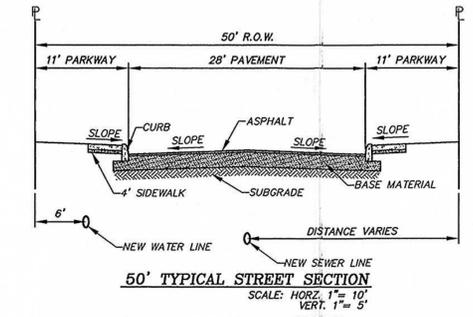
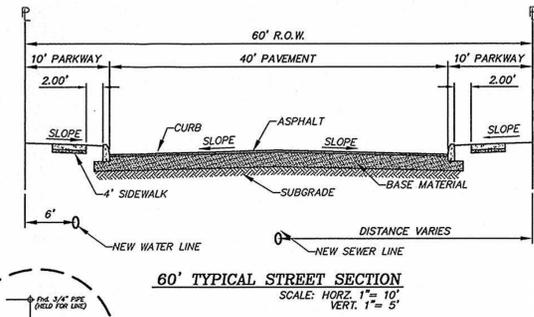
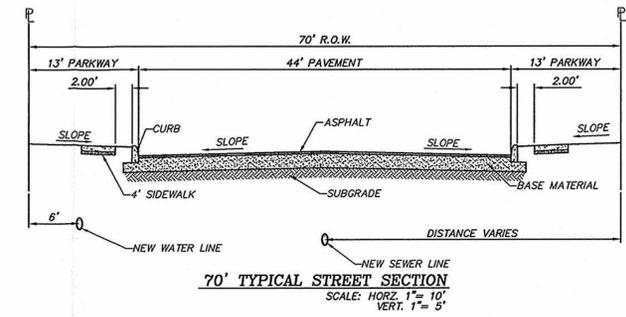
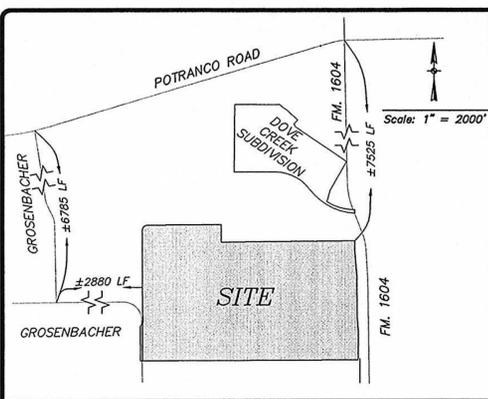
REVISIONS  
03/07/05 ADDED 2' PLANTING STRIP  
11/07/05 ADDED 150' CPS EASEMENT AND UNIT-6 LOTS  
03/20/06 CHANGED TO 45' WIDE  
08/12/06 OPEN SPACE LAYOUT UNITS 4-8  
09/02/06 REISSUED PER PLANNING DEPARTMENT COMMENTS

11815 WARFIELD  
SAN ANTONIO, TX 78216  
Tel: (210) 828-3520  
Fax: (210) 828-3559  
ed@overbydescamps.com



SEALE 351.25 ACRE TRACT  
MASTER DEVELOPMENT PLAN

PROJECT NO. 0445.00  
DATE 07/30/04  
DRAWN BS CHECKED ED  
SHEET 1 OF 1



LOCATION MAP

70' TYPICAL STREET SECTION

60' TYPICAL STREET SECTION

50' TYPICAL STREET SECTION

NOTES:

- 1. THE BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83
- 2. WATER SERVICE TO BE PROVIDED BY BEXARMET WATER DISTRICT.
- 3. SANITARY SEWER SERVICE WITH OSA SEWER SERVICE CONTRACT THROUGH RESOLUTIONS NO. 03-038 AND 03-039.
- 4. GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CPS ENERGY.
- 5. TELEPHONE SERVICE TO BE PROVIDED BY AT&T.
- 6. CABLE T.V. TO BE PROVIDED BY TIME WARNER CABLE.
- 7. ALL STREETS AND DRAINS WITHIN THE DEVELOPMENT WILL BE DEDICATED TO THE PUBLIC.
- 8. ALL STREETS ARE LOCAL TYPE "A" EXCEPT A COLLECTOR STREET BETWEEN LOOP F.M. 1604 AND THE 15.40 ACRE TRACT (OPEN SPACE) AND A LOCAL TYPE "B" STREET RUNNING NORTH AND SOUTH ADJACENT TO OPEN SPACE.
- 9. THE DEVELOPER WILL DEDICATE OPEN SPACE AS AGREED WITH THE HISTORIC PRESERVATION OFFICE AND IT MEETS THE REQUIREMENTS OF SECTION 35-503 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (2001).
- 10. THIS DEVELOPMENT WILL INCLUDE SIDEWALKS ALONG THE STREET RIGHT-OF-WAYS.
- 11. THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
- 12. THE DEVELOPER WILL REQUEST TO PARTICIPATE IN THE REQUIRED STORM WATER MANAGEMENT PROGRAM AND WILL PAY A FEE IN LIEU OF ON-SITE DETENTION. THERE ARE NO HABITABLE STRUCTURES WITHIN 2,000 LF DOWNSTREAM OF ANY LOW TO WHICH THIS PROPERTY DISCHARGES.
- 13. ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.
- 14. THE LOCAL TYPE "A" STREETS ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE TIME OF PLATTING. AS LONG AS CHANGE DOES NOT AFFECT THE CONNECTIVITY RATIO AS APPROVED. (UDC SECTION 35-506(E)(1))
- 15. LOT LAYOUT IS FOR INFORMATIONAL PURPOSES ONLY. UNIT LAYOUTS WILL BE FINALIZED WITH PLAT SUBMITTAL.
- 16. THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED. SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTION INDICATED.
- 17. LAND USES -

Table with 2 columns: Land Use and Acres. Includes Flood Plain (9.10), CPS Easement (19.09), Commercial (18.80), Open Space (15.40), School Site (19.68), and Single Family Residential (269.18).

Table with 2 columns: Unit and Lots. Includes Unit 1 (160 Lots), Unit 2 (160 Lots), Unit 3 (186 Lots), Unit 4 (111 Lots), Unit 5 (73 Lots), Unit 6 (163 Lots), Unit 7 (175 Lots), and Unit 8 (142 Lots).

Total No. of Lots = 1335

Density = 4.96 Lots/Acre

- 18. THE CHAMPIONS PARK MDP SHOWS TWO CONNECTIONS TO THIS PROPERTY. WE HAVE ONE CONNECTION IN UNIT 1 AND ONE CONNECTION IN UNIT 2.
- 19. TxDOT IS WORKING ON LOOP 1604; THE TxDOT PLAN IS TO BUILD THE NORTHBOUND FRONTAGE ROAD NOW TO BE USED AS THE NORTHBOUND MAIN LANE AND THE NORTHBOUND MAIN LANES THAT WILL BE USED AS THE SOUTHBOUND MAIN LANES. IT IS UNKNOWN AS TO WHEN ALL IMPROVEMENTS FOR 1604 WILL BE COMPLETED, INCLUDING THE SOUTHBOUND FRONTAGE ROAD AND MAIN LANES. TxDOT AT THIS TIME IS PROVIDING ONLY TWO CROSSINGS, ONE AT 1604 AND MARBACH, ANOTHER AT POTRANCO RD.
- 20. THERE IS A 1 FT. NON ACCESS EASEMENT ALONG 70 FT. R.O.W. BETWEEN LOOP F.M. 1604 AND THE 15.40 ACRE TRACT (OPEN SPACE).

R = 130.00  
Δ = 89°40'48"  
T = 129.28'  
L = 203.48'  
CH = 183.33'  
CB = N44°53'24"E

MJM AGRICULTURAL PROPERTIES  
1301 VISTA DEL MONTE  
SAN ANTONIO, TX 78216  
VOLUME 5424 PAGE 0306, R.P.R.

WILLIAM R & CAROLYN S FULTON  
9425 BLAZING STAR TRAIL  
GARDEN RIDGE, TX. 78266

WILLIAM R & CAROLYN S FULTON  
9425 BLAZING STAR TRAIL  
GARDEN RIDGE, TX. 78266

MARGARET A MARR  
2090 W. GROESBACHER RD.  
SAN ANTONIO, TX 78245  
VOLUME 5456 PAGE 2085, R.P.R.

N 00°17'28" E 74.55'  
N 30°29'21" E 132.80'

RICARDO & MARY ESTHER REYES  
11330 WOODCOTT ST.  
SAN ANTONIO, TX 78251  
VOLUME 8744 PAGE 172, R.P.R.

CEGAR & VERONICA HERRERA  
SAN 135 ZAPATA DR.  
SAN ANTONIO, TX 78227  
X = 2080731.2457  
Y = 136959610.8171

LUISA E & RAUL MEDINA  
1127 CHURING DR.  
SAN ANTONIO, TX. 78245

327.1 - 1604 PROPERTY J/V  
C/O ED BARRON  
9130 WURZBACH RD #100  
SAN ANTONIO, TX 78240  
CITY OF SAN ANTONIO  
6.013 ACRES  
VOLUME 4509 PAGE 1202, R.P.R.

CITY OF SAN ANTONIO  
8,2645 Acre Tract  
PO BOX 839866  
SAN ANTONIO, TX 78283  
Volume 9848  
Page 1268, R.P.R.

CITY OF SAN ANTONIO  
SAN ANTONIO, TX 78205  
33-7682 ACRES  
CGB 4335  
VOLUME 3359 PAGE 1117, R.P.R.

327.1 - 1604 PROPERTY J/V  
C/O ED BARRON  
9130 WURZBACH RD #100  
SAN ANTONIO, TX 78240  
VOLUME 3463 PAGE 1217, R.P.R.

30" WIDE PIPELINE EASEMENT  
VOLUME 6243 PAGE 737, D.R.  
VOLUME 3978 PAGE 733, R.P.R.

COMMERCIAL  
9.28 ac.

COMMERCIAL  
17.74 ac.

X = 2055575.5934  
Y = 13695592.6736

THE CHAMPION PARK  
MDF# 770

LOT SUMMARY table with columns: LOT SIZE, NO. OF LOTS. Totals: 45'x110' (165), 50'x110' (506), 55'x110' (111), 45'x120' (175), 50'x120' (142), 55'x120' (236), TOTAL (1335).

Owner / Developer: Milestone Potranco Development, Ltd.  
Attn. Chesley I. Swann  
P.O. Box 6862  
San Antonio, Texas 78209  
Engineer: Overby Descamps Engineers, Inc.  
11815 Warfield  
San Antonio, TX 78216

This Master Development Plan is hereby approved by the City of San Antonio Director of Planning Department.  
EMIL R. Moncivais, AICP, AIA DATE