



City of San Antonio

Department of Planning and Development Services

January 20, 2010

Brice Moczygemba, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

Re: **Southport Triangle - Minor Amendment**

MDP # 793-B

Dear Mr. Moczygemba,

The Development Review Committee has reviewed **Southport Triangle** Master Development Plan, Minor Amendment, or **MDP 793-B**. Enclosed is an accepted and signed copy of the amended 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.

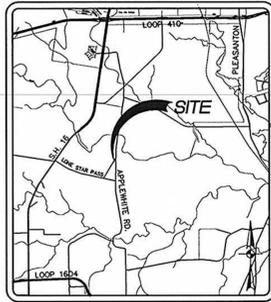
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

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 Robert L. Lombrano at (210) 207-5014.

Sincerely,

A handwritten signature in black ink, appearing to read "F. De León".

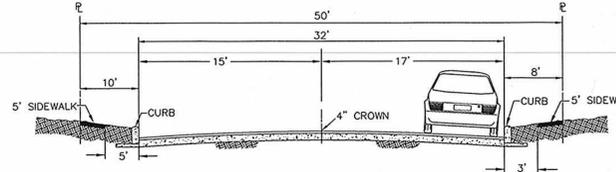
Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department



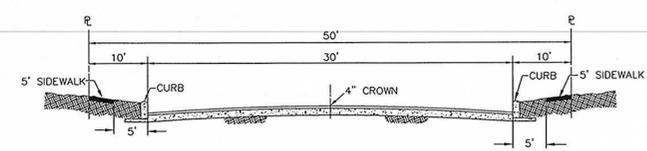
LOCATION MAP
(NOT TO SCALE)

PARKING AND AREA CALCULATIONS

BUILDING NO.	USE	BLDG SF	PARCEL AREA	ACRES	GENERAL COMMENTS
1	COMMERCIAL/RETAIL/OFFICE	5,000	53,178	1.22	
2	COMMERCIAL/RETAIL/OFFICE	5,000	35,832	0.82	
3	COMMERCIAL/RETAIL/OFFICE	10,000	35,035	0.80	
4	COMMERCIAL/RETAIL/OFFICE	10,000	35,219	0.81	
5	COMMERCIAL/RETAIL/OFFICE	10,000	41,611	0.96	
6	COMMERCIAL/RETAIL/OFFICE	4,464/5,419	43,099	0.99	
7	COMMERCIAL/RETAIL/OFFICE	3,000	34,799	0.80	
8	COMMERCIAL/RETAIL/OFFICE	2,000	shored ^a		*PARCEL SHARED BY BUILDINGS 7 AND 8
9	COMMERCIAL/RETAIL/OFFICE	7,500	49,243	1.13	
10	COMMERCIAL/RETAIL/OFFICE	2,000	58,551	1.34	
11	COMMERCIAL/RETAIL/OFFICE	3,000	shored ^a		*PARCEL SHARED BY BUILDINGS 10 AND 11
12	COMMERCIAL/RETAIL/OFFICE	5,762/78,006	84,308	1.94	
13	COMMERCIAL/RETAIL/OFFICE	7,812	shored ^a		*PARCEL SHARED BY BUILDINGS 12 AND 13
14	COMMERCIAL/RETAIL/OFFICE	50,000	97,257	2.23	
15	COMMERCIAL/RETAIL/OFFICE	5,000	68,355	1.57	
16	COMMERCIAL/RETAIL/OFFICE	5,000	shored ^a		*PARCEL SHARED BY BUILDINGS 15 AND 16
17	COMMERCIAL/RETAIL/OFFICE	5,670	64,115	1.47	
18	COMMERCIAL/RETAIL/OFFICE	6,768	shored ^a		*PARCEL SHARED BY BUILDINGS 17 AND 18
19	COMMERCIAL/RETAIL/OFFICE	5,000	48,848	1.12	
20	COMMERCIAL/RETAIL/OFFICE	2,000	44,154	1.01	
21	COMMERCIAL/RETAIL/OFFICE	2,000	50,011	1.15	
22	COMMERCIAL/RETAIL/OFFICE	3,000	shored ^a		*PARCEL SHARED BY BUILDINGS 21 AND 22
23	COMMERCIAL/RETAIL/OFFICE	50,000	85,042	1.95	
24	COMMERCIAL/RETAIL/OFFICE	5,000	64,549	1.48	



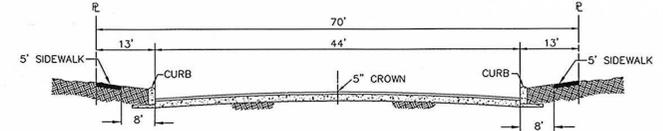
TYPICAL STREET SECTION (50' R.O.W.)
(LOCAL TYPE "A" ~ STREET "B" & "C")
ON-STREET PARKING (ONE SIDE)
N.T.S.



TYPICAL STREET SECTION (50' R.O.W.)
(LOCAL TYPE "A" ~ STREET "A")
N.T.S.

OPEN SPACE CALCULATIONS

BUILDING NO.	BUILDING FOOTPRINT SF	PARKING AREA	BUILT AREA	PARCEL AREA	BUILT %	OPEN %
1 to 6	50,000	79,100	129,100	243,979	53%	47%
7 to 11	17,500	62,176	79,676	142,593	56%	44%
12 to 18	63,531	111,862	175,393	314,045	56%	44%
19 to 22	12,000	49,591	61,591	143,013	43%	57%
23 to 24	24,630	63,199	87,829	149,591	59%	41%
N. CORNER	0	0	0	25,610	0%	100%
TOTAL:	167,661	365,928	533,589	1,018,831	52%	48%



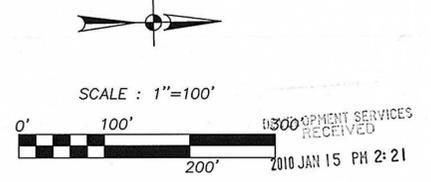
TYPICAL STREET SECTION (70' R.O.W.)
(COLLECTOR STREET ~ STREET "D")
N.T.S.

NOTE: CHANGES
LAND USE DESIGNATIONS HAVE BEEN MODIFIED FROM SPECIFIC USES TO COMMERCIAL/RETAIL/OFFICE FOR EACH OF THE LOTS AND BUILDINGS WITHIN THIS PLAN.

492.13 AC.
VOLUME: 10487, PGS. 1700 O.P.R.
OWNER: HANFORD DEVELOPMENT INC.

564.47 AC.
VOLUME: 10449, PGS. 1121 O.P.R.
OWNER: MITCHELL, BRET D & BILLY T MITCHELL

793 - ACCEPTED SEPTEMBER 1, 2004
793A - ACCEPTED AUGUST 19, 2009



- NOTE:
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT (EXCEPT FOR AREAS WITH ON-STREET PARKING WITH 32' PAVEMENT) AND 2-10' PARKWAYS, EXCEPT STREET "D", WHICH IS A COLLECTOR ROAD.
 - THE PROPERTY IS WITHIN THE LIMITED ANNEXATION LIMITS OF THE CITY OF SAN ANTONIO.
 - PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - WATER SERVICE WILL BE PROVIDED BY BEXAR MET WATER DISTRICT. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS AMENDED IN THE UNIFIED DEVELOPMENT CODE FOR A FLEX DISTRICT.
 - STREET "D", A 70' R.O.W. COLLECTOR ROAD WILL BE SUBJECT TO STREETScape REQUIREMENTS AS PER SECTION 35-512, STREETScape PLANTING STANDARDS OF THE UNIFIED DEVELOPMENT CODE.
 - THE PROPOSED DEVELOPMENT IS NOT A PHASED DEVELOPMENT.
 - THIS DEVELOPMENT IS WITHIN THE SOUTHSIDE INITIATIVE DEVELOPMENT DISTRICT.

MDP - FDP # 793B

(MINOR AMENDMENT)

PLAN HAS BEEN ACCEPTED BY

COSA *[Signature]*

01/20/2010 793-B
(Date) (Number)

Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on

01/19/2012
Date

OWNER/DEVELOPER: HANFORD-SOUTH PORT, LLC
2375 JEFFERSON STREET
CARLSBAD, CA 92008
(P): (760) 434-7850

ENGINEER: **PAPE-DAWSON ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.5010

SOUTH PORT TRIANGLE
MASTER DEVELOPMENT PLAN / FLEXIBLE DEVELOPMENT PLAN

A 27.23 ACRE, OR 1,186,032 SQUARE FEET TRACT OF LAND OUT OF THE IGNACIO PEREZ GRANT, LOT P-12A, ABSTRACT No. 13, COUNTY BLOCK No. 4297 RECORDED IN VOLUME 2753, PAGE 211, TRACT No. 2 IN THE DEED RECORDS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

199.02 AC.
VOLUME: 10607, PGS. 1644 O.P.R.
OWNER: TOYOTA MOTOR MFG. TX INC.
(TOYOTA SITE)

TOTAL
27.23 ACRES
M-1 ZONING

Order: Jan 14, 2010, 8:46am User: jdc User ID: jdc User File: P:\591\971\50\Design\Civil\WDP59702_RE\00080914.dwg

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