



# CITY OF SAN ANTONIO

April 7, 2006

Mr. Al Chua

Pape-Dawson Engineers, Inc.  
555 E. Ramsey  
San Antonio, TX 78216

Re: Westwinds

MDP # 808-C

Dear Mr. Chua,

The City Staff Development Review Committee has reviewed the Westwinds Master Development Plan **M.D.P. # 808-C**. 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.
- **DSD – Traffic Impact Analysis & Streets** indicates the that the following requirements and onsite improvements are necessary and shall be provided by the developer, on and before the completion of the Westwinds MDP, at no cost to the City of San Antonio:
  - All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9)
  - All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements shall be selected and located so as to not block these clear sight distance areas.
  - The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) – 35-502(a)(7), subsection C.
  - Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).
  - Intersections will require mitigation for a traffic signal (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT) as per UDC 35-502(a)(7)(C) Limitations on Traffic Impact Analysis. Lane configuration of all intersection shall follow Table 14 in the Level 3 Seale Ranch TIA dated September 24, 2004.

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PLANNING DEPARTMENT  
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- **Trees** approves with the following conditions:
  - 2003 Tree Preservation ordinance standards per UDC 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage.
  - Streetscape Standards per UDC 35-512 – Alamo Ranch parkway requires streetscape on existing ROW. New ROWs within subdivision (Wild Pine, Lone Star Parkway, Texan Parkway, Alamo Parkway, Westwood Loop) will require streetscaping as well (we recommend preservation of existing trees where available and possible).
- **Parks** recommends approval with the following conditions:
  - The multi-family portions of this development submit detailed plans at time of platting in order to determine their park dedication requirement.
  - The Park/Open Space is dedicated to their respective Home Owners Associations and a Provision and Maintenance plan be submitted to this department at time of platting.
  - The areas dedicated are labeled as either “Park” or “Open Space” at time of platting.
- 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.
- 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. (formerly POADP) will be invalid.

**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  
Assistant Development Services Director**

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

