



CITY OF SAN ANTONIO

September 26, 2005

Robert H. Bretz Jr., P.E.

Robert Bretz
150 W. Sunset
San Antonio, TX 78209

Re: Southport Industrial Park Subdivision

MDP # 841

Dear Mr. Bretz:

The City Staff Development Review Committee has reviewed **Southport Industrial Park Subdivision** Master Development Plan M.D.P. # 841. 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.

Historic Preservation: The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that previously recorded archaeological sites 41BX277, 41BX274, 41BX682 have been identified within/nearby the above referenced property. As per

the MDP, the site area of 41BX277 and 41BX274 have been set aside as archaeological open space. **However, we see no identification / archaeological set aside for 41BX682, the Dolores/ Perez/Applewhite Crossing. Site 41BX682 should be identified and set aside as open space.**

A plan for avoidance, mitigation, and/or preservation of the sites should be prepared and submitted to the HPO and SHPO for review. When written approval of the site treatment plan is obtained from the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

- **The Development Services TIA & Streets Division** The Development Services TIA Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the South Port Industrial Park (MDP). The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located on the west side of Applewhite Road, south side of Watson Road in the limited annexation (south Bexar County). Proposed to consist of an Industrial Park, Business Park, Office Park, Shopping Center, and Conference Center on 26 acres, built under 5 units, this development is estimated to generate 42,812 average daily trips, and 4,515 weekday peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the South Port Industrial Park, 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 shown on the MDP and as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- The following 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, (7) Limitations on Traffic Impact Analysis: Street “A” at Applewhite and Steet C at Applewhite. All street locations are identified in the approved Master Development Plan. Traffic signals shall be warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT. All traffic shall be coordinated along the proposed street network.

It should be understood that the submitted TIA concurrent with the proposed South Port Industrial Park is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways 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.

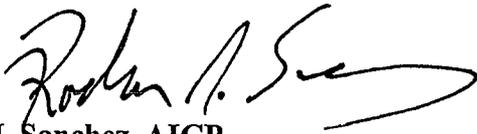
- This project will be subject to the Streetscape standards and 2003 **Tree Preservation** ordinance.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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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.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

Cc Sam Dent, P.E. Chief Engineer, DSD
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering

- NOTES:**
- The bearings for this property are based on the North American Datum of 1983, from State Plane Coordinates established for the Texas South Central Zone.
 - Internal Streets within this MDP are as follows:
- | Row Width | Street Name | Paving Section | Vegetative Street Buffer |
|-----------|---|---|--------------------------|
| 86' | South Wilshire Way, and Rio Lago (Appelwhite to South Wilshire) | 2-24' Lanes Each Direction, 14' Median velet turn lanes | 25' Type D or N |
| 70' | Southern Lights, Trilateral and Rio Lago (West Loop) | 48' Paving, 2 Lanes each direction | 15' Type C on N |
| 60' | Puerto Sur | 40' Paving, 1 Lane each direction | 15' Type C on N |
- Watson Road (Spr 66) and Appelwhite Road are external to the site are existing and shall have the 25' Type D or N Vegetative Street Buffers.
 - This property is within the limited annexation area of the City of San Antonio and is situated in City Council District 4.
 - This property is NOT within any Edwards Aquifer Recharge or Contributing Zone.
 - Water and Sanitary Sewer Service will be provided by SAWS.
 - This project will be phased as shown.
 - The property is Zoned M-1 and is located within the Southside Initiative Development District.
 - Flex Development Plans will be submitted for approval prior to building permit for those tracts where the land use is not specifically permitted in M-1. Current planning for FDP Areas are as shown in the hatched areas.
 - Lot layout sizes and dimensions have yet to be determined and as such it not applicable to provide site specific design such as parking.
 - Side walks will be 5' with located 0.5' from right-of-way on all internal streets. Within the FDP Areas, At least one pedestrian route will be provided from the furthest edge of parking to the building with direct access from the sidewalk to the building unless building faces on to a plaza or courtyard.
 - Vehicles will access be from primary driveways. Sites will be designed to incorporate as practicable, shared access from common drives and cross access easements.
 - Flood Plain to be platfied with Units 1, 2, 3 and 4 proportionally
 - *Some or all of this property is located in the dam breach inundation area of the Medina River Dam located in the Medina River Watershed. The dam is owned and operated by the Bexar-Medina-Alamosa Counties Water Control and Improvement District No. 1 (BMA). This plat note must be on all plats and re-plats of this property.
- The floodplain limits on the Master Development Plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of a Storm Water Management Plan in accordance with Appendix B, Section 35-B119 of the City of San Antonio Unified Development Code.

Hollyhills Investments, LP
By its General Manager
Hollyhills GP, LLC

Daniel [Signature]
Manager

Robert H. Bretz, Jr.
Engineer

Area Computations/Projected Phasing

Area	Unit Area (sq) (acres)	ROW Area (acres)	Net Area (sq) (acres)		
Unit 1 - July 2005	2,756,661	63,284	4,814	2,546,943	58,470
Unit 2 - September 2005	4,668,689	107,178	8,443	4,300,920	98,736
Unit 3 - May 2006	1,386,701	31,834		1,386,701	31,834
Unit 4 - September 2006	3,017,085	69,263	8,175	2,660,993	61,088
Unit 5 - November 2006	3,121,656	71,663	4,608	2,920,913	67,055
Total Area	14,950,793	343,223	26,040	13,816,471	317,183

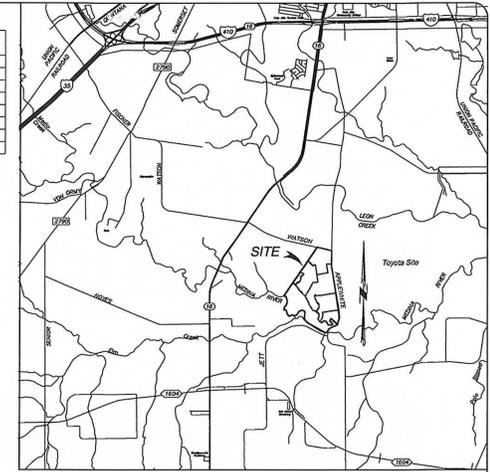
Open Space Computations

Total Tract Area	21,556,121	484,860 ac
Flood Plain (1)	5,240,116	120,297 ac
Flexible Development Plan Areas (2)	2,983,860	68,500 ac
Net MDP Area Subject to Open Space	16,316,003	306,064 ac
Minimum Open Space Required @ 15%		45,910 ac
Archaeological Areas (Open Space)	1,542,531	35,412 ac
Open Space Area 'A'	312,471	7,172 ac
Open Space Area 'B'	145,760	3,346 ac
Total Open Space To Be Provided (3)		45,931 ac

- Notes:**
- Estimated from general data; detailed study to be completed prior to development of areas adjacent to the Medina River.
 - Flexible Development Plan Areas to stand alone with respect open space. (area is approximate)
 - Open Space will be dedicated as individual lots on the plats for the respective units.

Land Use/Floor to Area Computations

	Unit 1 (sq) (sf)	Unit 2 (sq) (sf)	Unit 3 (sq) (sf)	Unit 4 (sq) (sf)	Unit 5 (sq) (sf)	Total (sq) (sf)
Industrial	633,700	1,176,300			535,300	2,345,300
Office Park		176,200		628,300	101,000	370,500
Business Park	55,500	100,600		173,400		329,500
Retail	63,500				318,700	382,200
Conference Center			100,000			100,000
Total Floor Area	752,700	1,453,300	100,000	801,700	955,000	3,326,400
Net Area	2,546,943	4,300,920	1,386,701	2,660,993	2,920,913	13,816,471
FAR	29.6%	33.8%	7.2%	30.1%	32.7%	25.5%

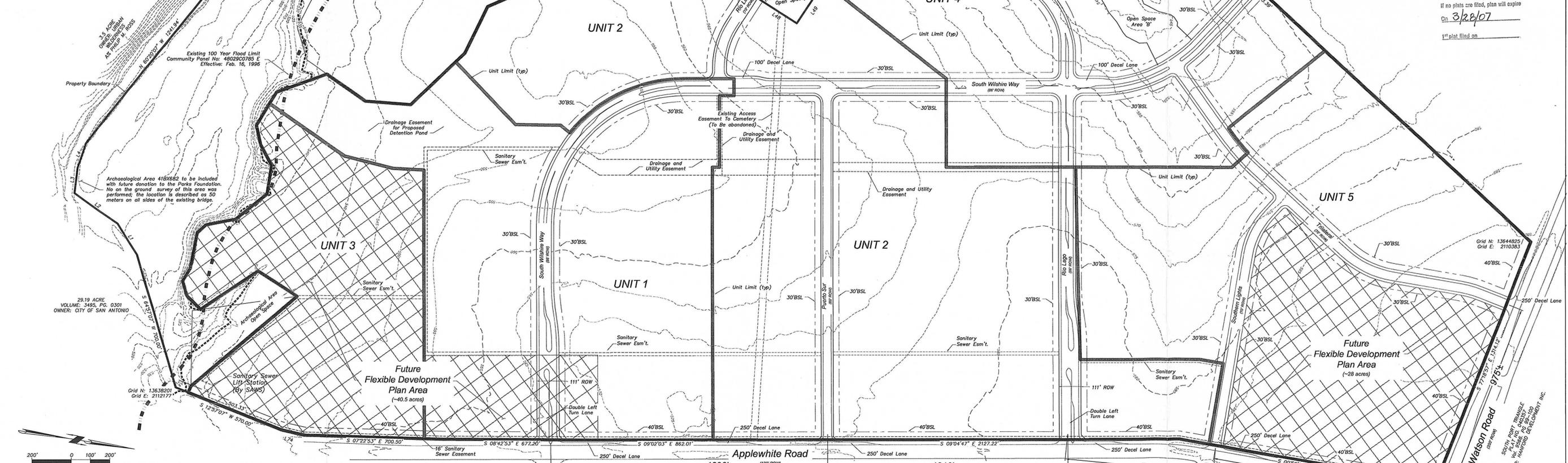


MDP Plan No. _____

Approved by the Planning Commission of the City of San Antonio

Chairperson: _____ Date: _____

Secretary: _____ Date: _____



PLAN HAS BEEN ACCEPTED BY

ROSA [Signature]

9/26/05 [Signature]

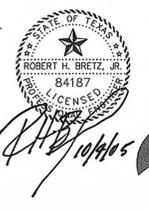
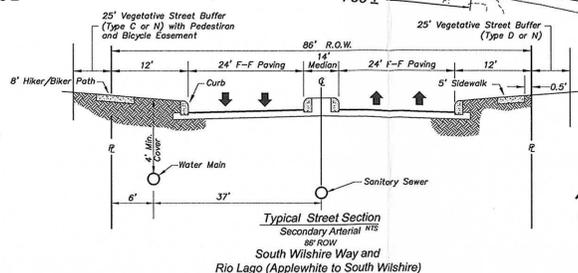
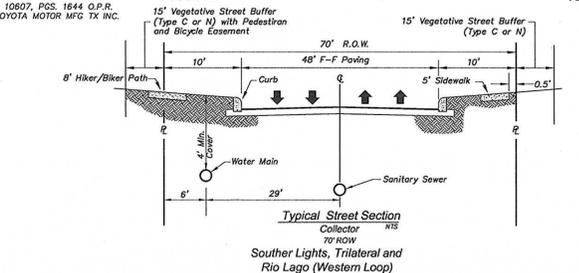
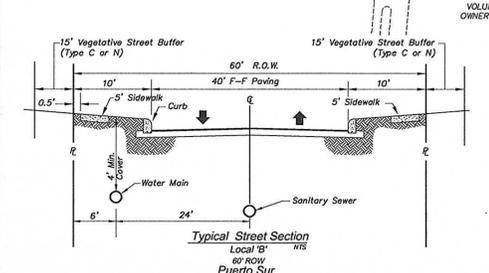
841 (date)

If no plats are filed, plats will expire On 3/28/07

1st plat filed on _____

Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 49°10'07" W	185.00'	L24	N 45°25'29" W	118.43'	L51	S 65°54'35" E	199.60'
L2	S 25°35'07" W	271.50'	L25	N 08°49'12" W	42.50'	L52	S 24°01'49" W	234.64'
L3	S 68°59'53" W	129.09'	L26	N 14°33'42" W	132.81'	L53	S 42°49'52" E	350.30'
L4	N 78°50'26" W	131.87'	L27	N 18°45'29" W	71.48'	L54	S 36°28'39" W	96.61'
L5	N 65°23'37" W	258.68'	L28	N 55°28'13" W	52.89'	L55	S 64°44'54" W	77.94'
L6	N 51°31'32" W	381.75'	L29	N 89°55'14" W	50.07'	L56	N 68°31'21" W	75.79'
L7	N 33°31'53" W	54.96'	L30	S 81°03'21" W	66.87'	L57	N 88°11'17" W	182.95'
L8	N 18°45'26" W	146.25'	L31	N 50°28'08" W	30.33'	L58	N 50°58'20" W	38.81'
L9	N 36°48'33" W	53.83'	L32	N 22°42'57" E	91.19'	L59	N 47°46'36" W	202.62'
L10	N 21°24'53" W	25.01'	L33	N 19°04'02" W	270.07'	L60	N 20°10'53" W	153.48'
L11	N 13°50'07" E	111.00'	L34	N 02°20'08" W	165.60'	L61	S 80°56'40" W	227.54'
L12	N 32°24'53" W	141.00'	L35	N 12°29'11" E	165.60'	L62	S 89°36'45" W	146.74'
L13	N 76°24'53" W	154.00'	L36	N 02°06'11" E	84.79'	L63	S 53°20'51" W	118.83'
L14	S 71°20'07" W	261.00'	L37	N 77°51'25" E	44.52'	L64	S 68°56'40" W	98.41'
L15	S 72°30'07" W	218.00'	L38	N 11°29'02" E	60.07'	L65	N 61°56'58" W	194.89'
L16	N 81°24'53" W	22.10'	L39	N 03°33'58" E	247.84'	L66	N 26°32'59" E	236.15'
L17	N 31°25'10" W	8.54'	L40	N 19°04'02" W	270.07'	L67	N 04°44'34" W	227.54'
L18	N 32°42'42" W	74.80'	L41	N 11°29'02" E	60.07'	L68	N 52°40'58" W	378.42'
L19	S 88°03'43" W	158.45'	L42	N 27°12'51" W	117.76'	L69	N 73°01'31" W	260.04'
L20	S 89°02'58" W	51.84'	L43	N 04°10'21" W	51.55'	L70	N 21°02'16" W	283.22'
L21	S 30°51'17" W	44.87'	L44	N 6°24'19" W	29.07'	L71	N 17°56'38" W	205.52'
L22	S 62°57'56" W	53.35'	L45	N 14°33'42" W	132.81'	L72	N 71°23'56" W	116.44'
L23	N 75°33'33" W	91.78'	L46	N 65°58'35" W	200.10'	L73	N 77°02'53" W	35.10'
			L47	S 23°53'22" W	218.22'	L74	S 04°19'07" W	121.70'



Owner/Developer:
Hollyhills Investments, Inc
419 Larchmont, #58
Los Angeles, California 90068

South Port Industrial Park
Master Development Plan

HOLLYHILLS DESIGN

This drawing and all related documents (including electronic media), were prepared by the Engineer as instruments of service and shall remain the property of the Engineer. Information contained shall be used only by the client for which services were rendered and only for the purposes of construction or installing the work as shown at the designated location and site. Any other use of documents, including (without limitation), any reproduction or alteration, is strictly prohibited. The user shall hold harmless and indemnify the Engineer from all liabilities from any unauthorized use. Such use shall cause the waiver of any expressed or implied warranties and shall sever any liabilities which may arise from the construction, use or result of any such unauthorized use or changes.