



City of San Antonio

Department of Development Services

January 18, 2007

Robert H. Bretz, P.E.
Holly Hills Development
425 Soledad
San Antonio, TX 78205

Re: South Port Industrial Park Subdivision MDP # 841-A (Amended)

Dear Mr. Bretz,

The City Staff Development Review Committee has reviewed the South Port Industrial Park Subdivision Master Development Plan, **MDP # 841-A**. Please find a signed copy for your files enclosed. Your plan was approved for acceptance; however, please note the following conditions:

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 states the following: 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 (Sec. 35-630. to 35-634. of the UDC). 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 Unified 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, and 41BX682 have been identified within/nearby the above referenced property. As per the MDP, the site areas 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 Kay Hindes at 210-207-7306.

DSD – Traffic Impact Analysis & Streets indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of South Port Industrial Park Subdivision MDP, at no cost to the City of San Antonio.

- All roadways shall follow Table 506-1, Functional Classification System Description and shall comply with Sec. 35-502. (a) (9) of the UDC.
- 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.
- All commercial driveways for this project shall comply with Sec. 35-506. (r) Access and Driveways of the UDC.
- 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 Sec. 35-502. (a) (7) of the UDC: Street “A” at Applewhite and Street 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.
- The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the driveway access points approved by TX DOT as it relates to the submitted TIA traffic counts. (Sec. 35-502. (a) (7) paragraph C of the UDC.

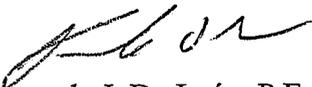
It should be understood that the submitted TIA concurrent with the proposed South Port Industrial Park is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways shall follow Sec. 35-506 of the UDC and the street network shall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

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 you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

Sincerely,



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

CC: Andrew Spurgin, Planning Manager
Andrew Winters, P.E. Interim Chief Engineer Development Service

1) The bearings for the property are based on the North American Datum of 1983, North State Plane Coordinate System.

2) The bearings for the units are based on the North American Datum of 1983, North State Plane Coordinate System.

Unit	Area (Acres)	Volume (Cubic Feet)	Weight (Tons)
UNIT 1	1.1700	1,170,000	2,340,000
UNIT 2	1.1700	1,170,000	2,340,000
UNIT 3	1.1700	1,170,000	2,340,000
UNIT 4	1.1700	1,170,000	2,340,000
UNIT 5	1.1700	1,170,000	2,340,000

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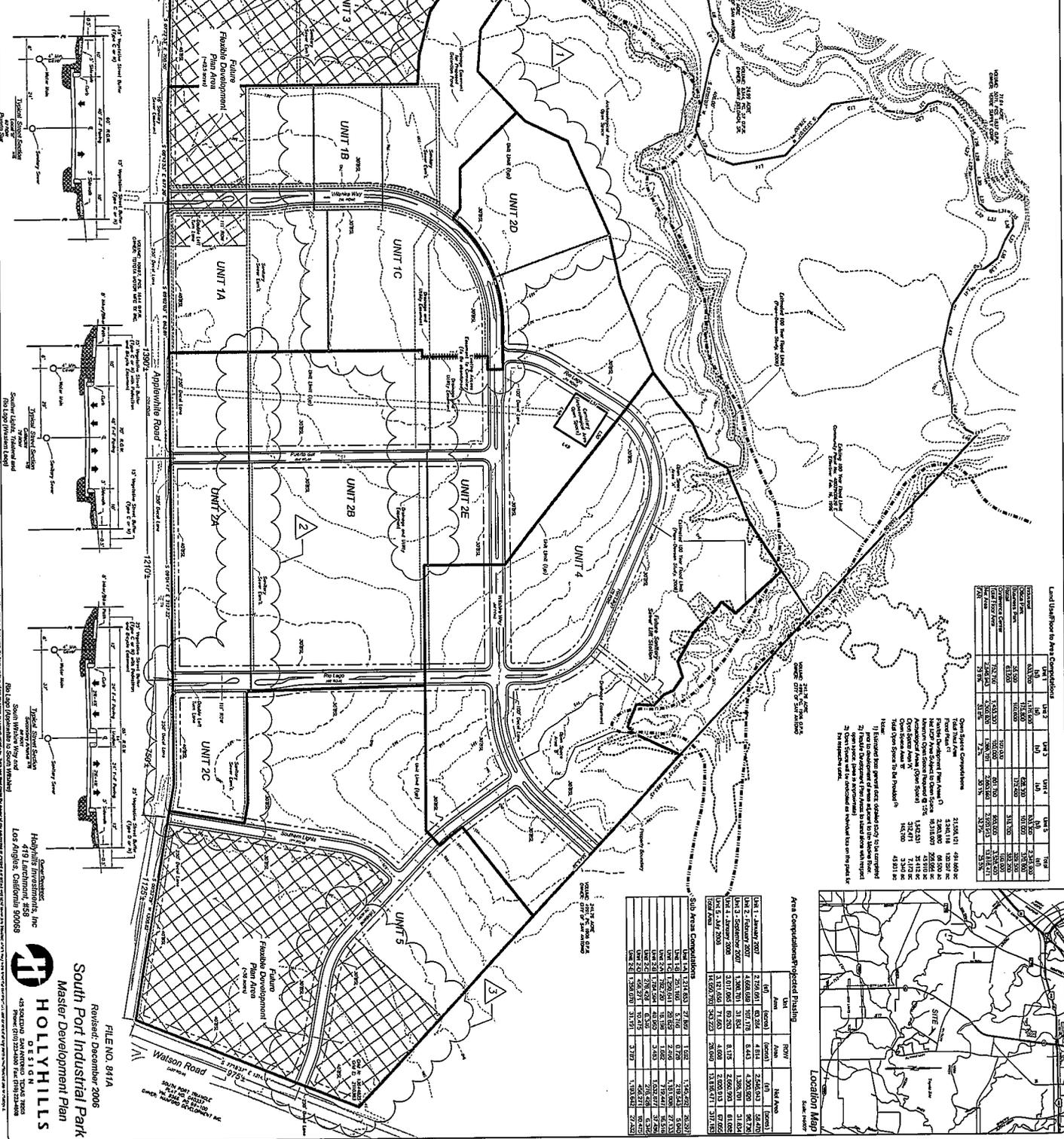
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Unit (Square Foot) by Area Comparison

Unit	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5
Area (Acres)	1.1700	1.1700	1.1700	1.1700	1.1700
Volume (Cubic Feet)	1,170,000	1,170,000	1,170,000	1,170,000	1,170,000
Weight (Tons)	2,340,000	2,340,000	2,340,000	2,340,000	2,340,000

1) Estimated from approved site plan to be completed.

2) Estimated from approved site plan to be completed.

3) Estimated from approved site plan to be completed.

4) Estimated from approved site plan to be completed.

5) Estimated from approved site plan to be completed.

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8) Estimated from approved site plan to be completed.

9) Estimated from approved site plan to be completed.

10) Estimated from approved site plan to be completed.

Area Comparison/Projected Phasing

Unit	Area (Acres)	Volume (Cubic Feet)	Weight (Tons)
UNIT 1 - January 2007	1.1700	1,170,000	2,340,000
UNIT 2 - February 2007	1.1700	1,170,000	2,340,000
UNIT 3 - September 2007	1.1700	1,170,000	2,340,000
UNIT 4 - April 2008	1.1700	1,170,000	2,340,000
UNIT 5 - May 2008	1.1700	1,170,000	2,340,000

Sub Area Comparisons

Unit	Area (Acres)	Volume (Cubic Feet)	Weight (Tons)
UNIT 1	1.1700	1,170,000	2,340,000
UNIT 2	1.1700	1,170,000	2,340,000
UNIT 3	1.1700	1,170,000	2,340,000
UNIT 4	1.1700	1,170,000	2,340,000
UNIT 5	1.1700	1,170,000	2,340,000



FILE NO. 8414
 Revised December 2006
South Port Industrial Park
Master Development Plan
HOLLYHILLS
 Hollyhills Investments, Inc.
 419 Larchmont, #88
 Los Angeles, California 90008
 Phone: (310) 224-0000 Fax: (310) 224-0000