



City of San Antonio, Texas

Planning & Development Services Department

October 20, 2009

Mr. Brice Moczygamba
Pape Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

RE: MDP 852 Moretti Subdivision

Dear Mr. Moczygamba:

The Master Development Plan (MDP), 852 Moretti Subdivision, has failed to comply with **Sec. 35-412 (h)(1)(a) Scope of Approval** of the **Unified Development Code (UDC)**:

Sec. 35-412 (h)(1)(a) Scope of Approval

The master development plan shall expire unless a final plat is approved within twenty-four (24) months from the approval of the master development plan

This Master Development Plan (MDP) has been deemed invalid. It will be scanned and archived with the Department's permanent files. You may submit a new Master Development Plan application under the current Unified Development Code (UDC) for our consideration. If you feel this is in error, an appeal in writing with supporting documentation may be filed within thirty (30) days of receipt of this notice.

For additional information on your permit status please visit the MDP Master List website at: <http://epay.sanantonio.gov/dsddocumentcentral/upload/MDPMasterList.xls>

If you have any questions regarding this matter, contact Larry Odis at (210) 207-0210.

Sincerely,

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

LAND DEVELOPMENT
SERVICES DIVISION

09 OCT 28 AM 8:08

RECEIVED



CITY OF SAN ANTONIO

April 3, 2006

Brice Moczygamba, P.E.

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

Re: Moretti Subd.

MDP # 852

Dear Mr. Moczygamba,

The City Staff Development Review Committee has reviewed Moretti Subd. Master Development Plan **M.D.P. # 852**. 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.
- **SAWS** indicates that
 - At this time, the Moretti Subd. was provided. However, please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:
 - 100 year Flood Plain Shown and Buffering (if applicable)
 - Sensitive Recharge Features and Buffering (if applicable)
 - Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)(if applicable)
 - Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by Texas Commission on Environmental Quality (TCEQ) prior to construction.
 - It is noted that there has been a land use change. Please be aware, any changes identified in Section 34-926 of the City Code as "substantial alterations" that may be proposed within this property referenced above, may cause a recategorization of the property. If proposed, these changes will be considered as a substantial alteration,

Moretti Subd. MDP# 852, Page 1 of 4

PLANNING DEPARTMENT
TEL: (210) 207-7873

• P.O. BOX 839966 •
TTY: (210) 207-7911

SAN ANTONIO, TEXAS 78283-3966
FAX: (210) 207-7897

unless it is shown that the substantial alteration(s) does not increase the potential for degradation. Prior to platting, a substantial alteration letter will be required.

- **Stormwater** indicates the following conditions for approval:
 - Drainage easement identified in our letter of April 13, 2005, is to be provided at the time of platting. A note must be added to the MDP stating that all required drainage easements will be provided on the plat documents at the time of platting.
 - A detailed hydraulics analysis of the existing downstream culvert structure at Winding View will be required at the time of platting.
 - The project area is located upstream from Dam #8. One of the following three options may be exercised by the developer to participate in the RSWMP:
 - Option 1: Developers who wish to participate wish to participate in the Regional Storm Water Management Plan have the option of paying a fee in-lieu of on-site detention (Regional Storm Water Participation Fee), based on the fee structure found in Appendix C-109 (reference UDC 35-504.B.1.B.1). These fees will be used directly on the excavation behind the receiving regional facility. If the developer wishes to exercise this option, please submit a supplemental calculation showing the storage volume that would be required if on-site detention were used. This volume will assist the City in monitoring lost storage. The fee is acceptable to COSA provided that the excess flow from the project area does not cause an adverse impact downstream.
 - Option 2: The developer also may participate in the Regional Storm Water Management Plan via option number two (reference: UDC 35-504.B.1.B.2). This option allows for the developer to construct a RSWF to mitigate an existing flooding problem.
 - Option 3: The developer also may participate in the Regional Storm Water Management Plan via option number three (reference: UDC 35-504.B.1.B.3). This option allows for the developer to provide a mitigation procedure that will account for all additional runoff produced by the proposed site. This procedure may include but is not limited to excavation behind the receiving regional facility. If this option is selected, a site grading plan shall be submitted in conjunction with the plat showing the detail of excavation procedures for monitoring purposes.
- Please respond to these comments in a signed and sealed re-submittal package. Please include a cover letter detailing your response to each individual item. Once we received written responses to all the above comments we will complete our

Mr. Moczygamba

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April 3, 2006

review. If you have any questions please contact at (210) 207-8049 or by email at glendon.williams@sanantonio.gov

- **Trees** has indicated that this project will be subject to:
 - Streetscape standards
 - 2003 Tree Preservation ordinance
 - It is recommended that tree canopy and understory be retained along property boundaries to meet buffer requirements with residential development and along roadways to meet streetscape requirements with existing vegetation.
- **Parks** states that the parkland requirement will be addressed at platting.
- **Bexar County** states the following conditions:
 - The proposed 32.3 acres will consist of low-rise apartments, a medical office building, and a shopping center. Summerglen Way is a public roadway, which currently runs along the south end of the development between the Summerglen Subdivision and US 281. Future plans for the US 281 highway interchange project include extending Wilderness Oak Boulevard. into the current median opening provided for Summerglen Way at US 281. Summerglen Way will be realigned into Wilderness Oak approximately 800 feet west of US 281. The US 281 interchange project is not expected to be completed prior to the construction of the Moretti Subdivision. Therefore, access will be limited to only one on US 281 and two on Summerglen Way.

The following will be required by the developer prior to approval of a development permit.

- Access onto Summerglen Way will require separate right turn deceleration lanes and will require approval by Bexar County Infrastructure Services Department.
- Proposed access to US 281 will require approval from the Texas Department of Transportation.
- All traffic controls shall conform to the Texas Manual on Unified Control Devices.
- 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.

Mr. Moczygamba

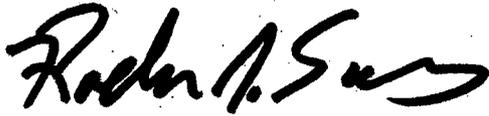
Page 4

April 3, 2006

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.

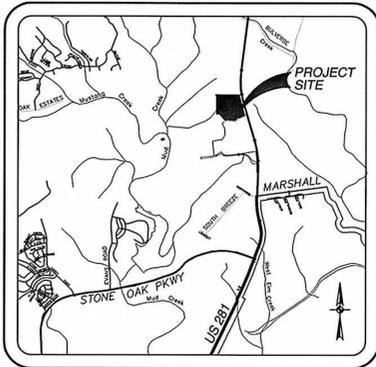
**All Platting will have to comply with the Unified Development Code,
Master Plan, and Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,



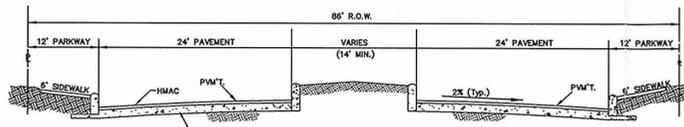
**Roderick J. Sanchez, AICP
Assistant Development Services Director**

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



LOCATION MAP
N.T.S.

LAND USE RATIO AND DENSITY TABLE				
APPROXIMATE LAND USE	SIZE-GROSS (AC.)	UNITS	FLOOR AREA (SQ FT)	FAR (BLDG SQ FT / LAND SQ FT)
MULTI-FAMILY RESIDENTIAL	14.1	310	-	-
MIXED-USE COMMERCIAL	18.2	-	26,500	0.033
MDP GROSS TOTAL	32.3	-	-	-



86' R.O.W. STREET SECTION
(FUTURE WILDERNESS OAKS EXTENSION)
NOT TO SCALE

- NOTE:
- NO PUBLIC INTERNAL STREETS WITHIN THE M.D.P. LIMITS.
 - THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 - PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - WATER AND SEWER SERVICES WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - THE BEARINGS FOR THIS PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q).
 - ALL REQUIRED DRAINAGE EASEMENTS WILL BE PROVIDED ON THE PLAT DOCUMENTS AT THE TIME OF PLATTING.

LEGEND:

- MDP BOUNDARY
- - - 5' CONTOURS
- ① OWNERSHIP INFORMATION SEE KEYED NOTES
- ➔ APPROXIMATE FUTURE ACCESS POINTS

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:

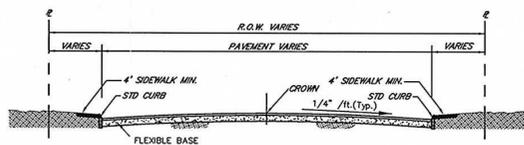
MICHAEL MORETTI
14230 US 281 N
SAN ANTONIO, TEXAS 78232-4342
PHONE: (210) 493-8080

MDP PLAN NO.:

APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRPERSON: _____ DATE: _____

SECRETARY: _____ DATE: _____



TYPICAL STREET SECTION
(NOT TO SCALE)

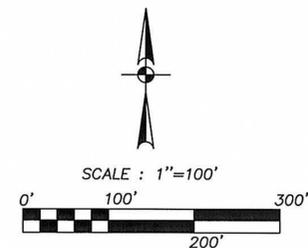
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	232.26'	730.00'	117.12'	181°3'46"	S70°42'42"W
C2	460.35'	770.00'	237.29'	34°15'12"	N78°43'28"E
C3	137.27'	630.00'	68.91'	12°29'03"	S88°19'54"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	182.97'	S61°35'49"W
L2	128.77'	N84°08'54"W
L3	186.93'	N85°25'34"W



PROPERTY OWNERSHIP KEY:

- TOWNSLEY, ROBERT E. & JOYCE M.
- URIBE, ALEJANDRO & JAIME KISSEL
- RYDGES CONSTRUCTION, INC.
- NIXON, JOHN J., & JEANNE L.
- KLEIN, CHRISTOPHER PAUL & CAROL P.
- SHWIFF, HAROLD & SHEILA E.
- SPECIA BUILDERS, INC.
- MEDLIN, PAUL STEVE
- WATSON, RONALD L. & WENDY M.



FEBRUARY 2005

MORETTI SUBDIVISION
MASTER DEVELOPMENT PLAN

A 32.3 ACRE, OR 1,406,988 SQUARE FOOT, TRACT OUT OF A 5,931 ACRE, OR 258,336 SQUARE FOOT MORE OR LESS, TRACT OF LAND BEING 4,678 ACRES OUT OF A 474.1 ACRE TRACT DESCRIBED IN CONVEYANCE TO 477 ACRES, LTD. IN VOLUME 5596 PAGE 1692-1699 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND 1.253 ACRES OUT OF THAT 52.24 ACRE TRACT DESCRIBED IN CONVEYANCE TO 51 ACRES, LTD. IN VOLUME 5596, PAGES 1614-1620 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY SEALE & FORWOOD SURVEY NO. 1, ABSTRACT 113, COUNTY BLOCK 4926, IN BEXAR COUNTY, TEXAS AND OUT OF ALL OF A 26.38 ACRE TRACT RECORDED IN VOLUME 5912, PAGES 448-451 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS.

PLAN HAS BEEN ACCEPTED BY

4/13/2006 852
(date) (number)
If no plats are filed, plan will expire
On 4/12/2008
1st plat filed on _____



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010