City of San Antonio, Texas

Planning & Development Services Department

November 3, 2009

Ms. Shauna Weaver
Pape Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

RE: MDP 859 FCS Fischer, Ltd. 86.73 acre Subdivision

Dear Ms. Weaver:

The Master Development Plan (MDP), 859 FCS Fischer, Ltd 86.73 acre 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

CITY OF SAN ANTONIO

November 17, 2005

Shauna Weaver, P.E.

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

Re: FCS Fischer, LTD. 86.73 Acres Subdivision MDP # 859

Dear Ms. Weaver:

The City Staff Development Review Committee has reviewed **FCS Fischer, LTD. 86.73 Acres Subdivision.** Master Development Plan M.D.P. # 859. 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 Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.

1. 100 year Flood Plain Shown and Buffing (if applicable)
2. Sensitive Recharge Features and Buffing (if applicable)
3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

Additional Comments:
Comment added to the MDP Plan "The MDP Developable area shown totals 73.47 acres. However, the total allowable impervious cover for this property is limited to 71.64 acres per a

previous written agreement with SAWS. Therefore, it can be concluded that the ultimate development of this property will be adjusted so as not to exceed the allowable impervious cover for 71.64 acres.

- 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.

- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

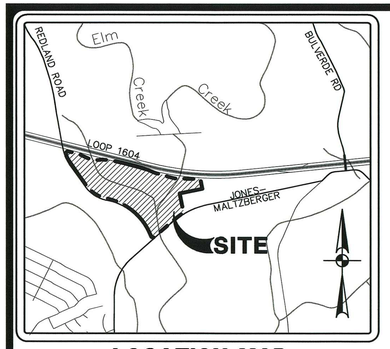
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

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



LOCATION MAP
SCALE: 1" = 2000'

LEGEND:

- COMMERCIAL
- ONSITE FLOOD PLAIN
- GREENSPACE
- APPROXIMATE LOCATIONS OF DETENTION PONDS
- (1) PROPERTY OWNERSHIP INFORMATION (SEE LIST)
- (A) EASEMENT INFORMATION (SEE LIST)
- 200' NOTIFICATION BOUNDARY
- EXISTING FEMA 100-YEAR FLOOD PLAIN
- COSA ULTIMATE DEVELOPMENT 100-YEAR FLOOD PLAIN
- 10' CONTOURS
- 50' CONTOURS
- TxDOT ACCESS POINT (ALONG LOOP 1604)
- ACCESS POINT (ALONG REDLAND ROAD AND JONES-MALTSBERGER ROAD) - IN ACCORDANCE WITH 35-506 (r), WHICH ALLOWS ONE DRIVEWAY FOR EVERY 200' OF FRONTAGE. ACTUAL DRIVEWAY LOCATIONS WILL BE EVALUATED BASED ON THE PROPOSED SITE PLAN, SITE DISTANCE CRITERIA, POTENTIAL VEHICLE CONFLICTS, AND A TRAFFIC ENGINEERING STUDY.

PROPERTY OWNERSHIP:

1. JUNE L. BOLDT
2. WALLACE L. BOLT
3. CORP PRESIDING BISHOP % LDS CHURCH TAX 548-0523
4. NORTHEAST I.S.D. DRISCOLL MIDDLE SCHOOL
5. ETHEL R. HOLDMAN
6. MELISSA E. TREVINO
7. MICHAEL B. & BOBBIE J. HYDEN
8. RICARDO LUNA & LOUIS M. BRATTON III
9. JAMES M. BOWER IV
10. PAUL CHUPP
11. JUAN G. & MELISSA RENDON
12. KATHLEEN A. BERARD
13. WANDA A. NEWSOME
14. MARILYN F. PLOCH
15. CITY OF SAN ANTONIO (DRAINAGE R.O.W.)
16. FROST BANK TRUST 10040
17. STEPHEN A. & DIANE C. ELYEA
18. SARAH MARCH & HARTLEY F. KANE
19. CHRIST REDEEMER CHURCH
20. BETHESDA TEMPLE INC. OF SAN ANTONIO
21. RANDY R. & SUZANNE S. DYM
22. JON D. & KATHLEEN P. JACKSON
23. NORTHERN OAKS CHURCH OF CHRIST
24. CITIFINANCIAL MORTGAGE COMPANY, INC.
25. JAY V. JR. & TERRI L. GOVAN
26. JAMES C. & CYNTHIA L. POWERS
27. JOSEPH R. MALLETTE
28. DOUGLAS J. WATSON & DAVID SALINAS
29. STANLEY T. SANO
30. MARK E. & PAMELA R. CARTER
31. PHILIP J. & JULIA M. FARRELL
32. DOUGLAS N. & MICHELLE R. JONES
33. IRA L. JOHNSON & BILLIE JOYCE JOHNSON
34. MARK W. HUDSON
35. RANDY S. & SANDRA A. SUTTON
36. STATE OF TEXAS

EASEMENT INFORMATION:

A. 0.004 ACRE GAS R.O.W. AGREEMENT (VOL. 7329, PGS. 343-348, R.P.R.)

B. REM. 0.168 ACRE CHANNEL EASEMENT

C. 1.897 AC. 60-FOOT HI-LINE EASEMENT (VOL. 5463, PGS. 615-620, D.R.)

D. 25' SANITARY SEWER EASEMENT (VOL. 8059, PGS. 119-124, D.R.)

E. VARIABLE WIDTH SANITARY SEWER EASEMENT

F. VARIABLE WIDTH DRAINAGE EASEMENT

G. 13-FOOT R.O.W. DEDICATION FOR WIDENING

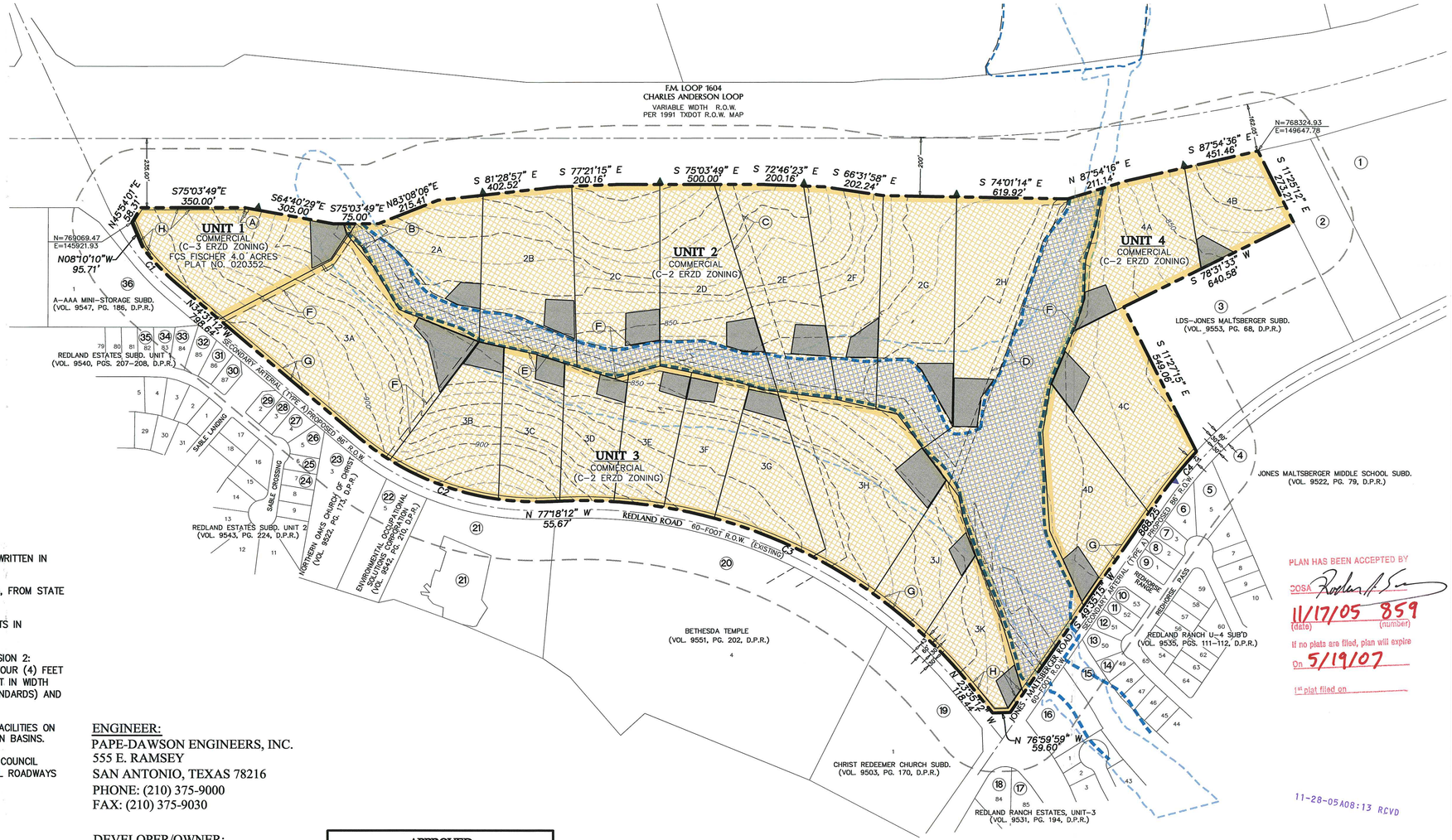
H. 1-FOOT VEHICULAR NON-ACCESS EASEMENT

DETENTION POND PRELIMINARY SIZING	
UNIT	AREA (ACRES)
1	0.30
2A	0.17
2B	0.25
2C	0.28
2D	0.26
2E	0.27
2F	0.22
2G	0.28
2H	0.36
3A	0.52
3B	0.21
3C	0.18
3D	0.15
3E	0.15
3F	0.15
3G	0.21
3H	0.39
3J	0.15
3K	0.15
4A	0.25
4B	0.16
4C	0.31
4D	0.25

LAND USE AND DENSITY TABLE

UNIT	LAND USAGE	# OF LOTS	ACREAGE (GROSS)	FLOOD PLAIN	ACREAGE (NET)
1	COMMERCIAL (C-3 ZONING)	1	4.00	0.01	3.99
2	COMMERCIAL (C-2 ZONING)	8			
A			3.29	1.02	2.27
B			4.00	0.74	3.26
C			4.21	0.57	3.64
D			4.28	0.89	3.39
E			4.08	0.59	3.49
F			3.30	0.46	2.84
G			4.59	0.94	3.65
H			12.64	8.04	4.60
		SUBTOTAL	40.39	13.25	27.14
3	COMMERCIAL (C-2 ZONING)	12			
A			6.86	–	6.86
B			2.77	–	2.77
C			2.37	–	2.37
D			2.00	–	2.00
E			2.00	–	2.00
F			2.00	–	2.00
G			2.73	–	2.73
H			5.12	–	5.12
J			2.00	–	2.00
K			2.00	–	2.00
		SUBTOTAL	29.85	–	29.85
4	COMMERCIAL (C-2 ZONING)	4			
A			3.28	–	3.28
B			2.11	–	2.11
C			3.96	–	3.96
D			3.14	–	3.14
		SUBTOTAL	12.49	–	12.49
	GRAND TOTALS:	25	86.73	13.26	73.47*

*THE MDP DEVELOPABLE AREA SHOWN TOTALS 73.47 ACRES. HOWEVER, THE TOTAL ALLOWABLE IMPERVIOUS COVER FOR THIS PROPERTY IS LIMITED TO 71.64 ACRES PER A PREVIOUS WRITTEN AGREEMENT WITH SAWS. THEREFORE, IT CAN BE CONCLUDED THAT THE ULTIMATE DEVELOPMENT OF THIS PROPERTY WILL BE ADJUSTED SO AS NOT TO EXCEED THE ALLOWABLE IMPERVIOUS COVER FOR 71.64 ACRES.



NOTE:
1. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

2. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.

3. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.

4. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.

5. 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.

6. ALL INTERSECTIONS / DRIVEWAYS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506 (d)(5).

7. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q.). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR LOCAL BS, COLLECTORS AND ARTERIALS (MINIMUM RIGHT-OF-WAY PER 2004 UDC STANDARDS) AND FOUR (4) FEET FOR LOCAL A STREETS (MINIMUM 50 FEET RIGHT-OF-WAY).

8. STORMWATER MANAGEMENT PLAN: THIS PROPERTY WILL PROVIDE ON-SITE DETENTION FACILITIES ON INDIVIDUAL LOTS. REFERENCE THIS SHEET FOR APPROXIMATE SIZE OF INDIVIDUAL DETENTION BASINS.

9. AS REQUIRED IN THE BICYCLE MASTER PLAN (ORDINANCE 100741 – APPROVAL BY CITY COUNCIL APRIL 21, 2005), THE ULTIMATE STREET SECTION OF ALL FUTURE COLLECTOR AND ARTERIAL ROADWAYS WILL BE REQUIRED TO INCLUDE BICYCLE FACILITIES (PATH OR LANE).

THE FLOOD PLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE BASED ON A DRAINAGE FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS. THIS STUDY IS CURRENTLY UNDER REVIEW BY THE CITY OF SAN ANTONIO.

ACKNOWLEDGED BY:

_____ _____
PAPE-DAWSON ENGINEERS, INC. ***FCS FISCHER, LTD.***

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

DEVELOPER/OWNER:
F.C.S. FISCHER, LTD.
601 SONTERRA
SAN ANTONIO, TEXAS 78258
PHONE: (210) 490-2500
FAX: (210) 490-4465

APPROVED
MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN:_____ DATE:_____

SECRETARY:_____ DATE:_____

PLAN HAS BEEN ACCEPTED BY
COSA
11/17/05 859
(date) (number)
If no plats are filed, plan will expire on 5/19/07
1st plat filed on

11-28-05A08:13 RCVD

REVISIONS:

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
400 200 100 0 200

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FCS FISCHER, LTD.
86.73 ACRE TRACT
MASTER DEVELOPMENT PLAN

JOB NO. 4763-70
DATE MAY 2005
DESIGNER AKP
CHECKED SLW DRAWN AKP
SHEET C1.00

Date: Nov 22, 2005, 2:01pm User ID: MBailey
File: M:\4763\70-86AC\Design\Civil\MDP\476370.dwg

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