CITY OF SAN ANTONIO

October 19, 2005

Mr. Kevin Love, P.E.

Bury + Partners-SA, Inc.
10000 San Pedro Avenue, Suite 100
San Antonio, TX78216

Re: **Village at Stone Oak** **MDP # 864**

Dear Mr. Love,

The City Staff Development Review Committee has reviewed the Village at Stone Oak Master Development Plan, **M.D.P. # 864**. Enclosed, please find 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, pursuant to the Aquifer Protection Ordinance No. 81491, the following items 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.

The DSD – Traffic Impact Analysis & Streets Division
The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Village at Stone Oak Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

The Village at Stone Oak Development is located at the northeast quadrant of the intersection of US 281 and Stone Oak Parkway in San Antonio. The proposed development will consist of 578,029 square feet of shopping center and 28,400 square feet of high-turnover restaurant. The Village at Stone Oak is estimated to generate 776 AM peak hour trips and 2,303 PM peak hour trips with a total of 24,853 daily trips by the year 2009.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Village at Stone Oak Development MDP, at no cost to the City of San Antonio: (See Attached Site Layout)

- US 281 and Driveway A and Driveway B – These intersection will be a temporary access point until the completion of the US 281 frontage roads. Driveway A and B should be constructed with a minimum 30 foot cross-section and operate as a right-in/right-out driveway with a minimum 30 foot cross section consisting of one outbound lane and one inbound lane.
- US 281 and Driveway H – This intersection should be a right-turn exit only driveway located a minimum of 730 feet north of the end of the taper of the northbound entrance ramp to US 281.
- Stone Oak Parkway and Driveway C – This intersection should be constructed as a right-in/right-out driveway with a minimum 30 foot cross section consisting of one outbound lane and one inbound lane.
- Stone Oak Parkway and Driveway D, E, and F – These intersections should be constructed with a minimum 40 foot cross section consisting of two outbound lanes and one inbound lane.
- Stone Oak Parkway and Driveway G – This intersection should be constructed as a right-in/right-out driveway with a minimum 30 foot cross section consisting of one outbound lane and one inbound lane.
- Incorporate traffic control improvements such as signing and pavement markings into the site plan that conform to the *Texas Manual on Uniform Traffic Control Devices* for consistent, uniform traffic control.
- Construct driveways with throat lengths in accordance with UDC 35-506(r) Table 506-7. Minimum Driveway Throat Lengths
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for upgrading capacity and installing a traffic signal (when warranted and approved by Public Works – Traffic and Development Services – TIA Reviews) at

Driveway D and Stone Oak Parkway and/or Driveway E and Stone Oak Parkway as required by Public Works. The traffic signal shall be coordinated with all traffic signals on Stone Oak Parkway.

- The developer shall provide sufficient left-turn storage lanes, with a bay taper and transition (UDC - 35-506, (m), (2) on Stone Oak Parkway at Driveways D, E and F and at US 281, and right-turn deceleration lanes with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C, on US 281 as per TxDOT requirements on US 281 at driveways A and B.

- **It should be understood that the submitted TIA concurrent with the proposed Village at Stone Oak MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan.** All streets 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.

In closing, I would encourage you to work closely with the school district, so that they can plan accordingly.

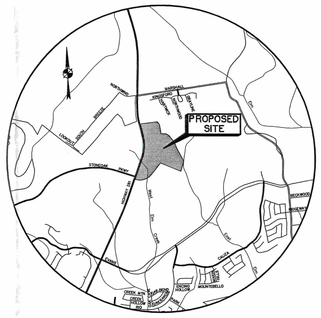
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan (M.D.P.) will be invalid.

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, DSD - Streets & Drainage
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County

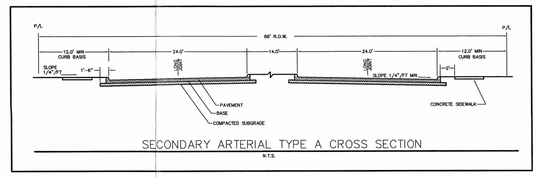


VICINITY MAP
NOT TO SCALE
SAN ANTONIO, TEXAS

0 100 200 300 400
1"=200'

NOTES:

1. AREAS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WHEN AN ACTUAL SURVEY IS PERFORMED.
2. THIS P.O.A.D.P. REVISION IS TO SHOW THE CURRENT PROJECT AREA AND REMOVE ROADS WHICH ARE NO LONGER POSSIBLE DUE TO RECENT SURROUNDING DEVELOPMENT.
3. STONE OAK PARKWAY WILL BE DEDICATED AND CONSTRUCTED WITHIN THE LIMITS OF THIS PROJECT AS A SECONDARY ARTERIAL TYPE "A" (86' R.O.W.).
4. THE AREA ADJACENT TO U.S. HWY 281 DENOTED AS "150.0' FUTURE TXDOT R.O.W. HAS BEEN CONDEMNED AND IS CURRENTLY UNDER PROCEEDINGS FOR SUCH.
5. BICYCLE FACILITIES TO BE PROVIDED ON STONE OAK PARKWAY AS REQUIRED BY ORDINANCE # 100741.



SECONDARY ARTERIAL TYPE A CROSS SECTION
N.T.S.

AREA SUMMERY

USE	ACREAGE
COMMERCIAL	79.785 AC.
PUBLIC R.O.W.	3.795 AC.
	83.581 AC.

LEGEND

EXISTING	PROPOSED	
●		1/2" IRON ROD FOUND
○		1/2" IRON ROD SET
■		MONUMENT FOUND
		PROPERTY LINE
678		CONTOUR
		LIMITS OF ZONING
		PROPERTY LINE
		LIMITS OF POADP REVISION

BOUNDARY CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BRNG
C1	32°52'13"	2199.86'	648.92'	1262.05'	1244.81	N02°50'07"E
C2	53°55'02"	657.00'	334.16'	618.26'	595.70	N64°15'18"E
C3	2°06'05"	2999.00'	54.98'	109.96'	109.95	S38°20'50"W
C12	79°49'57"	60.00'	50.20'	83.60'	77.00	S61°55'50"E
C13	52°20'07"	30.00'	14.74'	27.40'	26.46	N75°40'52"W
C14	11°52'02"	200.00'	20.79'	41.42'	41.35	N43°34'55"W
C15	36°38'28"	30.00'	9.93'	19.19'	18.86	N19°19'51"W
C16	46°42'24"	50.00'	21.59'	40.76'	39.64	S23°53'00"E
C17	2°18'39"	768.00'	15.49'	30.98'	30.97	S50°17'40"W

PLAN HAS BEEN ACCEPTED BY
COSA
(date)
If no plats are filed, plan will expire
On 4-20-07
1st plat filed on

CITY SERVICES
2005 OCT 19 A 7:49

Bury+Partners
ENGINEERING SOLUTIONS
HOUSTON | DALLAS | AUSTIN
San Antonio, TX 78216
Tel. (210)826-3900 Fax (210)826-3030
BuryPartners.com, Texas Registration #3666

DEVELOPER:
DBI
David Bernat Interests, Inc.
Commercial Real Estate and Investments
5665 N. MACARTHUR BLVD., SUITE 216
IRVING, TEXAS 75038

A REVISION TO:
PRELIMINARY OVERALL DEVELOPMENT PLAN
#268/M.D.P.
ENCINO PARK

VILLAGE AT STONE OAK
SAN ANTONIO, TEXAS

PLOTTING SCALE: 1"= 1"	
DATE REVISED: 03/5/05	
FILE:G:\138\Y6\138MdlDP.DWG	
DRAWN BY: GTG	
DESIGNED BY: KWL	
REVIEWED BY: KWL	
PROJECT NO.: 138-16.00	

SHEET 1 OF 1

Date: Oct 18, 2005, 7:25am User ID: rquiroz
File: G:\138\Y6\138MdlDP.dwg

City of San Antonio

Development Services Department

Master Development Plan

APPLICATION

Date: May 25, 2005

Case Manager:	**File Number:**
Robert Lombrano , Planner II (**Even** File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (**Odd** file Number) (210) 207-7207, ernestb@sanantonio.gov	MDP# 864

Will this project be used in conjunction with a Tax Increment Financing Application (TIF):* ❑ *YES* ☑ *NO*

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

☑ Master Development Plan (MDP) (Formerly POADP)
❑ MDP/ P.U.D. Plan (combination)
❑ Master Plan Community District (MPCD)
❑ Traditional Neighborhood Development (TND)
❑ Flexible Development District
  ❑ Urban Development (UD) ❑ Rural Development (RD)
  Farm and Ranch (FR) ❑ Mix Light Industrial (MI-1)
❑ P.U.D. Plan
❑ Mixed Used District (MXD)
❑ Military Airport Overlay Zone (MAOZ)
❑ Manufactured Home Park Plan (MHPP)
❑ Pedestrian Plan (PP)
❑ Other: _____

DEVELOPMENT SERVICES
2005 JUN -8 A 9:46

Master Plan Submittals: ***Completeness Review Form*** *and 15 copies (folded) with Development Services,* ***MDP Division Request for Review form*** *(attached) for respective departments or*

Project Name: Village at Stone Oak

Owner/Agent: DDR DB Stone Oak LP Phone: (972) 714-0765 Fax: (972) 714-0766

Address: 5605 N. MacArthur Blvd., Suite 2 Zip code: 75038

Engineer/Surveyor: Bury + Partners-SA, Inc. Phone: (210) 525-9090 Fax: (210) 525-0529

Address: 10000 San Pedro Ave, Suite 100 Zip code: 78216

Contact Person Name: Kevin Love, P.E. E-mail: klove@burypartners.com

February 23, 2004

City of San Antonio

Development Services Department

Master Development Plan Section

APPLICATION

(Continued)

Existing legal Description:
A 96.08 acre, or 4,185,267 square feet more or less, tract of land out of a called 1,036 acre tract of land identified as tract 1 and described in special warranty deed in volume 6057, page 1701-1748 of the official public records of real property for Bexar County Texas, out of the WM Brisbin Survey No. 89 1/2 , Abstract 54, County Block 4900 and the WM Brisbin Survey No. 396 ½, Abstract 55, County Block 4923, Now in New City Blocks (N.C.B.) 18218 and 18217 of the City of San Antonio of Bexar County, Texas.

Existing zoning: B-3R ERZD & B-3 ERZD Proposed zoning: SAME

Projected # of Phases: 1

Number of dwelling units (lots) by Phases: 4 lots, 1 phase

Total Number of lots: 4 divided by acreage: 85.095 = Density: 0.047

(PUD Only) Linear feet of street_____ ☐ Private ☐ Gated ☐ Attached ☑ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.):_____

(PUD Only) Construction start date:_____

(PUD Only) X/Y coordinates at major street entrance: X:_____ Y:_____

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Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☑ Yes ☐ No

San Antonio City Limits? ☑ Yes ☐ No

Council District: 9 School District: Northeast Ferguson map grid: E3 & E4, Page 483

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name Encino Park No. 268

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Village at Stone Oak No. 050270
Name _____ No. _____

February 23, 2004

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

DEV. SERVICES
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- ☑ Name of the Master Development Plan or P.U.D. and the subdivision;
- N/A ☐ City assigned Plan ID number;
- ☑ Name and address of owner of record, developer and engineer;
- ☑ The name names of all adjacent property owners as shown on current tax records;
- N/A ☐ Certificate of agency or power of attorney if other than owner;
- N/A ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☑ Two points identified by Texas Planes Coordinates; Located in CAD file.
- ☑ Basis of bearing used and a north point;
- ☑ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☑ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- N/A ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☑ Date of preparation;
- ☑ Graphic and written scale and north arrow;
- ☑ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☑ Total area of property;
- ☑ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☑ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- N/A ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

DEV. SERVICES
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(Continued)

☑ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

N/A ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☑ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☑ The location and dimension of all proposed or existing lots.

☑ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

N/A ☑ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☑ The schematic of all existing and proposed streets, as well as proposed access points.

N/A ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

N/A ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☑ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☑ The location, acreage, category and type of improvements if any for active and passive open space, including greenblet and active recreation space areas, private recreational areas.

☑ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:

(PUD ONLY)

(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

N/A ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:

(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

(Continued)

DEV. SERVICES
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☑ Traffic Impact Analysis (section 35-502).

N/A ☐ (PUD Only) Utilities plan.

☑ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

N/A ☐ (PUD Only) Lots numbered as approved by the City.

N/A ☐ (PUD Only) Layout shall show where lot setbacks as required.

N/A ☐ Location and size in acres of school sites, as applicable.

☑ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☑ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the Village at Stone Oak MDP **Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Print Name: Kevin Love Signature: [signature]

Date: 5-27-05 Phone: (210) 525-9090 Fax: (210) 525-0529

E-mail: klove@burypartners.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

City of San Antonio
Planning Department
Master Development Plan Section

Completeness Review

This completeness review is applicable to the following: Master Development Plan **(MDP)**, Master Plan Community District **(MPCD)**, Planned Unit Development **(PUD)**, Flexible Development Plan **(FDP)**, Traditional Neighborhood Development **(TND)**, Mixed Use District **(MXD)**, Military Airport Overlay Zone **(MAOZ)**, Manufactured Home Park Plan **(MHPP)**, Pedestrian Plan **(PP)** and Subdivision Plat. **To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.**

Project/Plat I.D. #: Plat # 050270
Plat Name: Village at Stone Oak
Project Engineers/Surveyors or Firm Name: Bury + Partners-SA, Inc.
Address: 10000 San Pedro Ave., Suite 100
Phone # (210) 525-9090 **Fax #:** (210) 525-0529 **E-mail:** klove@burypartners.com

Planning Department

Required Items for Completeness Review

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- [x] *Completed and signed Application Form*
- [x] *Appropriate Plan Review Fee* [redacted]
- [x] *Digital information* ***(MDP's and PUD)***
- [x] *8 1/2 " x 11" Reduced Copy* ***(MDP's and PUD)***
- [x] *Storm Water Management Plan* ***(MDP's and PUD)***

- ***(Plats Only):***
  4 copies (folded) with ***Planning Department*** *Request for Review form (attached):*
  (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- ***(Master Development Plans and PUD Plans):*** *15 copies (folded) with* ***Planning Department*** *Request for Review form (attached) for respective departments or agencies*

☐ Master Development Plan	☐ Street and Drainage
☐ Major Thoroughfare	☐ Traffic T.I.A.
☐ Neighborhoods ☐ Historic	☐ Building Inspection - Trees
☐ Disability Access (Sidewalks)	☐ Parks – Open space
☐ Zoning	☐ Fire Protection
☐ SAWS Aquifer	☐ Bexar County Public Works
☐ Storm Water Engineering	☐ Other: _____

☒ Accepted ☐ Rejected

Completeness Review By: Dustin Finley Date: 6/8/05

Legend

- Units 1 & 2
- Public School
- Parcels
- Floodplain 100 yr - 2001
- San Antonio City Limits
- Streets
- Major Highway
- Major Thoroughfare Plan

City of San Antonio

Master Development Plan
Westover Valley Subdivision
Units 1 & 2 (Amendment)

City of San Antonio

Master Development Plan

Village at Stone Oak

(Revision to MDP 268 Encino Park)