



CITY OF SAN ANTONIO

July 27, 2006

Mr. Caleb Chance

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

Re: Abdo West Commercial Tract

MDP #014-06

Dear Mr. Chance,

The City Staff Development Review Committee has reviewed Abdo West Commercial Tract Master Development Plan **M.D.P. #014-06**. 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.
- **DSD – Traffic Impact Analysis & Streets** indicates the that the following requirements and onsite improvements are necessary and shall be provided by the developer, on and before the completion of the Westwinds MDP, at no cost to the City of San Antonio:
 - Driveway throat lengths shall comply with UDC 35-506, Table 506-7 requirements
 - All commercial driveways for this project shall comply with UDC §35-506, (r) Access and Driveways
 - All access driveways shall provide clear sight distance along IH 10 Frontage Road 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 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, (Uniform Development Code (UDC) – 35-502(a)(7), subsection C.)
 - Texas Department of Transportation (TX DOT) will determine access point along frontage road.

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- **Trees** approves with the following conditions:
 - 2003 tree Preservation ordinance standards per UDC Section 35-512 – a Tree Preservation Plan with 40% preservation is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage. Heritage trees have been identified on the site if removed will require mitigation at 3:1.
 - Streetscape standards per UDC Section 35-512 – IH-10 requires streetscape on existing ROW
- **Parks** recommends approves with the following conditions:
 - If the owner elects to pursue a multi-family development at the time of platting then supplemental information must be provided to this department in order to determine Park Dedication requirements
- **Bexar County** states the following shall apply prior to completion of the Abdo West Subdivision:
 - All Traffic controls shall follow the Texas Manual on Unified Control Devices
 - Driveway locations and driveway throat length shall comply with the minimum standards set forth in the City of San Antonio Unified Development Code and the Texas Department of Transportation specifications
 - Appropriate permits will be required prior to any reclamation of property within floodplain
- 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.

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

Interim Development Services Director

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

