



City of San Antonio, Texas

Planning & Development Services Department

November 9, 2009

Mr. Frank Corey
Pape Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

RE: MDP 020-06 Pfeiffer/Lee Tract

Dear Mr. Corey:

The Master Development Plan (MDP), 020-06 Pfeiffer/Lee Tract, 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,

A handwritten signature in black ink, appearing to read 'F. De León'.

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



CITY OF SAN ANTONIO

August 28, 2006

Mr. Frank Corey

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

Re: Pfeiffer/Lee Tract

MDP # 020-06

Dear Mr. Corey,

The City Staff Development Review Committee has reviewed the Pfeiffer/Lee Tract Master Development Plan **M.D.P. # 020-06**. 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.
- **Historic** has indicated the following conditions: 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 (Article 6 35-630 to 35-634). 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 Uniform 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 no archaeological/architectural sites have been previously identified within the above referenced property. However, staff of the HPO believe there is a **high probability** that the property may contain sites, some of which may

Pfeiffer/Lee Tract MDP #020-06, Page 1 of 4

Mr. Corey

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be significant. An historic agricultural complex may be located within the project area. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological/architectural investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO 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 me at 210-207-7306.

- **The DSD – Traffic Impact Analysis & Streets Division** has reviewed the Level-2 Traffic Impact Analysis (TIA) and the MDP plan for Pfeiffer Lee Tract. The Streets division has no comments to return to the engineer and the analysis indicates compliance with TIA Ordinance 91700 and the UDC.

This proposed development is located on the northwest corner of the intersection of Interstate Highway 10 and Ranchland View. The 19.04-acre tract will be a mix of multi-family, storage facilities, car lot, and a retail strip center. The proposed development is projected to generate 214 AM peak hour trips and 778 PM peak hour trips and 8,903 daily trips.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the 19.04 acre tract, 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 point approved by TX DOT as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, or streets and drainage plans. The internal 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. All technical requirements of the Unified Development Code will be complied with at the time of platting.

- **Trees** approves with the following conditions:
 - 2003 Tree Preservation ordinance standards per UDC 35-523 – a Master Tree Permit has been approved for this development – A/P 1052162.
 - Streetscape standards apply as per UDC Section 35-512 (we recommend preservation of existing trees where available and possible)
- **Bexar County** states the following improvements will be provided by the developer prior to completion of the Pfeiffer/Lee Tract Subdivision:
 - Access to IH 10 will be mandated by TxDOT.
 - ~~Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.~~
 - Driveway throat lengths shall conform to the Unified Development Code 35-506(r)(6).

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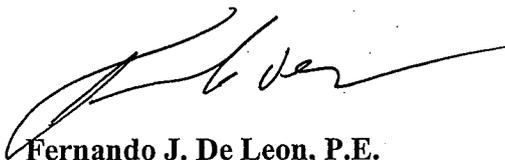
It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

- 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.

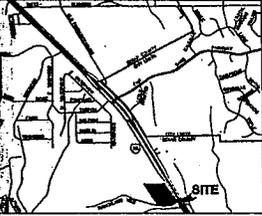
**All Platting will have to comply with the Unified Development Code,
Master Plan and Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,



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

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



LOCATION MAP

MAPPING NOTES

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- HAD 83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONGSTAR, 1933 (P.L.D. 4417000) N:13731522.2197 E:2140520.5354 ORBATE, 1933 (P.L.D. 4417001) N:13731285.2612 E:2127038.6019 BYTTERS, 1933 (P.L.D. 4417002) N:1372908.2190 E:2129277.3719
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CONS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

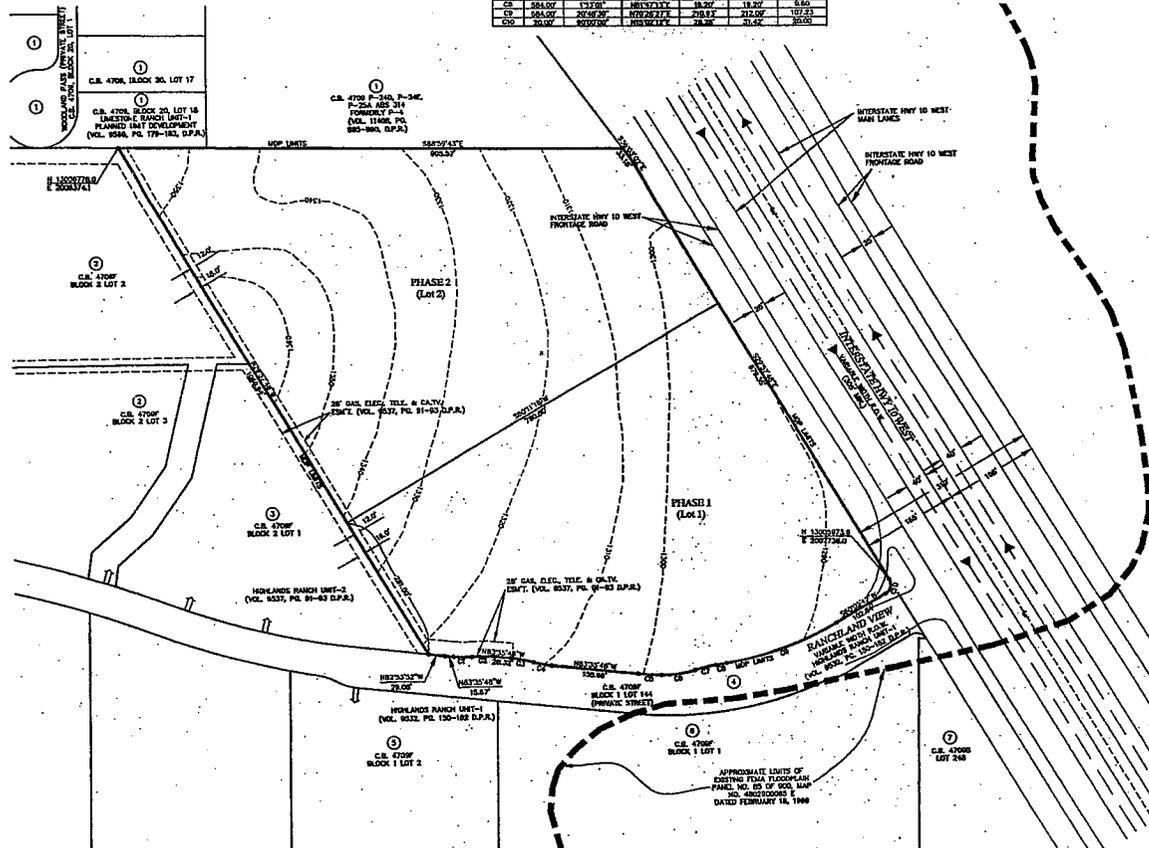
GENERAL NOTES

1. INTERNAL STREETS WITHIN THESE MDP LIMITS ARE PRIVATE.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS AND INSIDE THE E.T.A. OF THE CITY OF SAN ANTONIO.
3. WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
4. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN MOST RECENT EDITION OF AASHTO MANUAL.
5. THIS MDP IS SUBJECT TO PARKS AND OPEN SPACE REQUIREMENTS OF THE UDC SECTION 35-503. THESE REQUIREMENTS SHALL BE ADDRESSED DURING THE PLATTING PROCESS.

ABBREVIATIONS

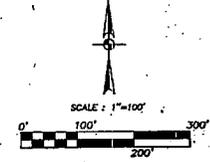
- A.C. ACRE
- E.SMT EASEMENT
- C.B. COUNTY BLOCK
- E.T.A. EXTRAJURISDICTIONAL JURISDICTION
- N.A.D. NORTH AMERICAN DATUM
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PAGE PAGE
- REC. RECORDS OF BEXAR COUNTY, TEXAS
- DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- MDP MASTER DEVELOPMENT PLAN
- N. NORTH/NORTHING
- EAST/CASTING

CURVE	BEGINS	CENTRAL ANGLE	ENDS	CHORD BEARING	CHORD DISTANCE	CHORD LENGTH	TANGENT
C1	178.00'	102.43°	S89°29'27"	33.36'	33.36'	33.36'	10.72'
C2	222.00'	104.13°	S89°29'27"	41.53'	41.53'	41.53'	12.88'
C3	222.00'	104.13°	S89°29'27"	41.53'	41.53'	41.53'	12.88'
C4	178.00'	102.43°	S89°29'27"	33.36'	33.36'	33.36'	10.72'
C5	266.00'	103.25°	S89°29'27"	43.77'	43.77'	43.77'	13.19'
C6	178.00'	102.43°	S89°29'27"	33.36'	33.36'	33.36'	10.72'
C7	222.00'	104.13°	S89°29'27"	41.53'	41.53'	41.53'	12.88'
C8	266.00'	103.25°	S89°29'27"	43.77'	43.77'	43.77'	13.19'
C9	266.00'	103.25°	S89°29'27"	43.77'	43.77'	43.77'	13.19'
C10	266.00'	103.25°	S89°29'27"	43.77'	43.77'	43.77'	13.19'



LEGEND

- PROPERTY LINE / MDP LIMITS
- PHASE/LOT LINE
- EXISTING EASEMENT
- EXISTING CONTOUR
- EXISTING ADJACENT DRIVEWAY ENTRANCE



AREA/USE SUMMARY

PHASE	LOTS	AREA (AC)	LAND USE
PHASE 1	1 (LOT 1)	9.10	RETAIL HOTEL COMMERCIAL RESTAURANT MULTI-FAMILY OFFICE
PHASE 2	1 (LOT 2)	9.94	RETAIL HOTEL COMMERCIAL RESTAURANT MULTI-FAMILY OFFICE
TOTAL		19.04	

ADJACENT PROPERTY OWNERS

1. OWNER: GREEN LAND VENTURES, LTD. 5100 MADISON CIRCLE SAN ANTONIO, TX 78258-3074
2. OWNER: AQUARIUS & OCEAN LP 2725 RANCHLAND WEST BOULEVARD, TX 78008-8800
3. OWNER: DELANDA, MARTY & EMERELDA 3405 RANCHLAND WEST BOULEVARD, TX 78008-8828
4. OWNER: BEXAR COUNTY HIGHLANDS RANCH HOMEOWNERS ASSOCIATION 11 LYNN BATES LN SUITE 100 SAN ANTONIO, TX 78216-3076
5. OWNER: CALDWELL, JERRY S & CONNIE S 2725 RANCHLAND WEST BOULEVARD, TX 78008-8828
6. OWNER: BEXAR COUNTY HIGHLANDS RANCH HOMEOWNERS ASSOCIATION 7815 WELLS ROAD SAN ANTONIO, TX 78230-3274
7. OWNER: JONES, RAYMOND L ETAL 1640 SW MILITARY DR SAN ANTONIO, TX 78221-1106

PROJECT INFORMATION

- OWNER/DEVELOPER: PFEIFFER/LEE JV 970 ISOM ROAD, SAN ANTONIO, TX 78216 TEL: (210) 804-4383 FAX: (210) 804-4394
- ASSOCIATED PLANS: NONE
- ZONING: O.C. (IN SAN ANTONIO E.T.A.)
- CHARGES: TWO LOTS DEVELOPED AS TWO PROJECTS/PHASES. (SEE TABLE THIS SHEET)
- SCHEDULING: PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY
- TOTAL AREA: 19.04 ACRES.

PFEIFFER/LEE TRACT MASTER DEVELOPMENT PLAN

A 19.04 ACRE TRACT OF LAND IN THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE MARLA F. HERNANDEZ SURVEY NUMBER 430, NEARLY THE CORNER BLOCK 4708 AND THE REMAINDER OF A CERTAIN 19.04 ACRE TRACT AS RECORDED IN VOLUME 8001, PAGES 503-504 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

ACKNOWLEDGED BY: *[Signature]*
PFEIFFER/LEE JV
PAPE-DAWSON ENGINEERS, INC.



1000 DUFF WAREWAY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.227.8800 | FAX: 210.227.8998