



# City of San Antonio, Texas

Department of Planning and Development Services

July 29, 2010

Frank Corey, P.E.  
Pape Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, TX. 78216

RE: Master Development Plan - MDP 027-06 Coventry Commercial Tract application status

Dear Mr. Corey:

We have reviewed your MDP application that was submitted on May 17, 2006. Based on the Texas Local Government Code 245.002 (e) *Uniformity of Requirements* the following is our official finding:

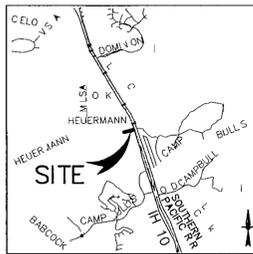
Planning and Development Services Department deemed your MDP technical application invalid. The applicant has failed to provide documents or other information necessary to comply with the City's technical requirements since the City's last request on August 15, 2006. The MDP permit application has expired. Should you care to develop your property in the future by phases then a new MDP application and fees will need to be submitted.

If you have any further questions please contact Larry Odis at [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov) or 207-0210.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Looney", with a long horizontal line extending to the right.

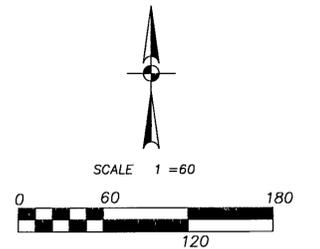
Christopher Looney, AICP  
Interim Assistant Director,  
Land Development Division



**LOCATION MAP**  
NOT TO SCALE

**AREA/USE SUMMARY**

PHASE	LOTS	AREA (AC)	LAND USE
PHASE 1	1 (LOT 1)	1.10	RETAIL COMM RCIAL OFFICE
PHASE 2	1 (LOT 2)	3.25	RETAIL COMM RCIAL OFFICE
TOTAL		4.35	



**LEGEND**

- PROPERTY LINE/ MDP LIMITS \_\_\_\_\_
- PHASE LINE \_\_\_\_\_
- EXISTING LOT LINE - - - - -
- EXISTING CONTOUR - - - - -

**MAPPING NOTES**

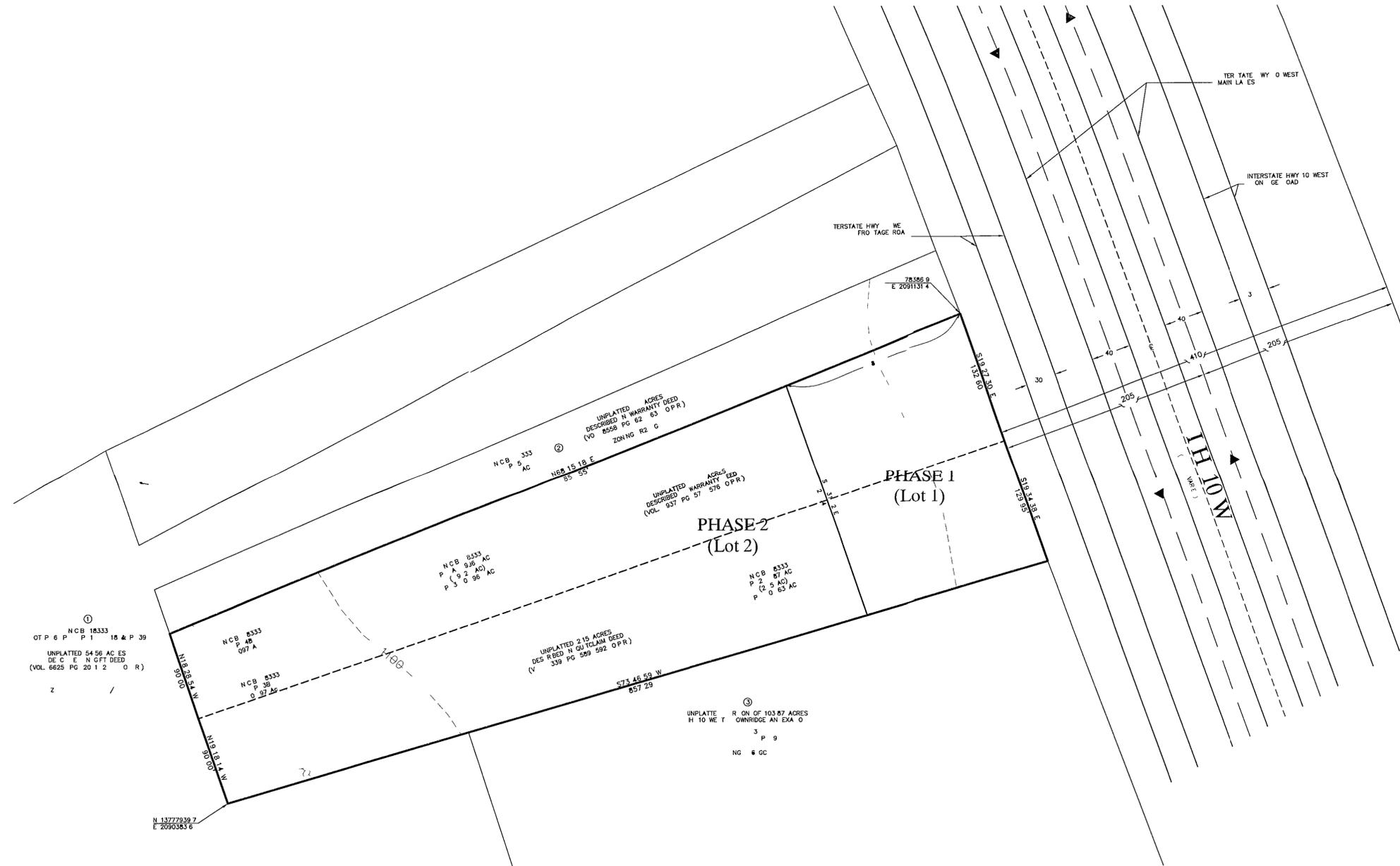
- 1 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED
- 2 NAD 83 GRID COORDINATES DERIVED FROM OPUS SOLUTION PID - AF3533 DESIGNATION - ANTO SAN ANTONIO RRP CORS ARP LATITUDE - N292928.342 LONGITUDE - W9985435.850
- 3 DIMENSIONS SHOWN ARE SURFACE
- 4 COMBINED SCALE FACTOR USED IS 0.99983
- 5 THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE

**GENERAL NOTES**

- 1 THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO
- 2 WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS)
- 3 A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL 2001 EDITION
- 4 SIDEWALKS TO BE INSTALLED PER UDC SECTION 35-506 (C)

**ADJACENT PROPERTY OWNERS**

- 1 OWNER BP HWY 10 SAN ANTONIO LTD  
8235 DOUGLAS AVE STE 770  
DALLAS TX 75225
- 2 OWNER CANO TOM & GLENDA S  
PO BOX 791731  
SAN ANTONIO TX 78279 1731
- 3 OWNER BELL STANTON P SR  
955 SE M L T RY DR  
SAN ANTONIO TX 78223-J 15



**ABBREVIATIONS**

- AC ACRE
- NCB NEW CITY BLOCK
- NAD NORTH AMERICAN DATUM
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS
- MDP MASTER DEVELOPMENT PLAN
- N NORTH/NORTHING
- E EAST/EASTING

**PROJECT INFORMATION**

- OWNER/DEVELOPER WAYNE WRIGHT L L P  
5707 IH-10 WEST  
SAN ANTONIO TX 78201  
TEL (210) 698-0910  
FAX (210) 698-1869
- ASSOCIATED PLANS NONE
- ZONING C3
- PHASING 2 LOTS TO BE DEVELOPED AS 2 PHASES (SEE TABLE THIS SHEET)
- SCHEDULING PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY
- TOTAL AREA 4.347 ACRES

**COVENTRY COMMERCIAL TRACT**  
**MASTER DEVELOPMENT PLAN**

A 4.363 ACRE TRACT OF LAND COMPRISED OF ALL OF A 2.16 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 10785 PAGES 1831-1837 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS AND ALL OF A 2.187 ACRE TRACT CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 6937 PAGES 572-576 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS.

ACKNOWLEDGED BY

PAPE DAWSON ENGINEERS INC WAYNE WRIGHT L L P

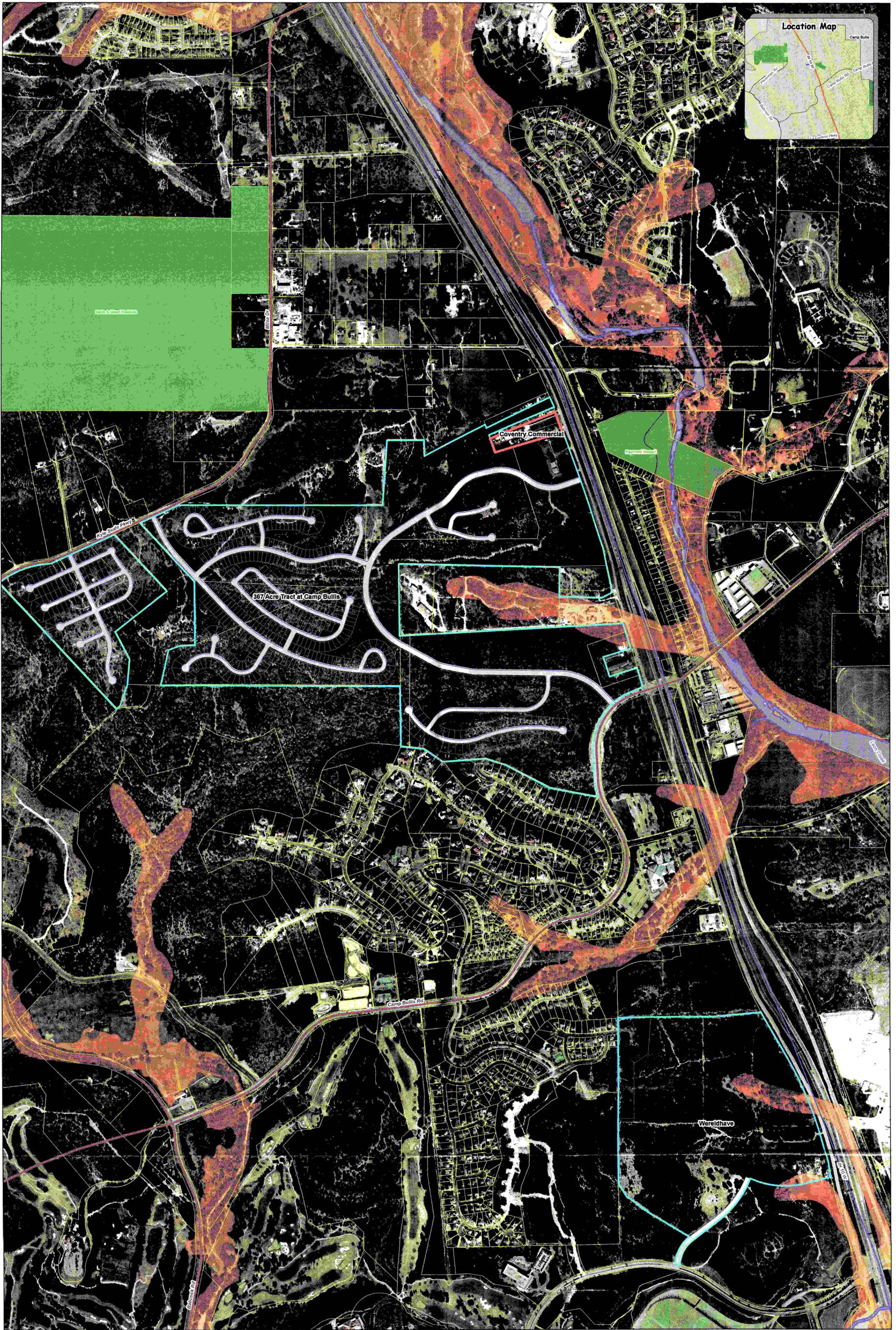
MDP PLAN NO \_\_\_\_\_

APPROVED BY THE PLANNING COMMISSION  
OF THE CITY OF SAN ANTONIO

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210 375 9000  
FAX 210 375 9010



***Master Development Plan Review***

**Coventry Commercial**  
**MDP 06-027 (4.4 acres)**

Legend	
MDP/PUD Boundary	100 yr Floodplain
MDP Lots	Public Schools
Existing Parcels	Parks
Major Thoroughfare Plan	Bexar Water
Other MDP's and PUD's	

Scale: 1" = 1/10 mile  
 Council District 8



Produced by the City of San Antonio  
 Development Services Department  
 (08/08/2008)



**City of San Antonio**  
Development Services Department  
Master Development Plan  
**APPLICATION**



Date: May 9, 2006

<b>Case Manager:</b> Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov  Ismael Segovia, Planner II (Odd file Number) (210) 207-7207, ISegovia2@sanantonio.gov	<b>Admin. Assistant:</b> Larry Odis (210) 207-0210 lodis@sanantonio.gov	<b>File Number:</b> MDP 027-06
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**\*\*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).

05-26-06P02:04 KCVJ

(Check One)

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

*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: Coventry Commercial Tract

Owner/Agent: Wayne Wright Investments Phone: (210) 698-0910 Fax: (210) 698-1869

Address: 5707 IH-10 West, San Antonio, TX Zip code: 78201

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9040

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Frank Corey, P.E. E-mail: fcorey@pape-dawson.com

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**

**APPLICATION**

(Continued)

Existing legal Description: N.C.B. 18333, Lots P-2, P-3, P-3B, P-4A, P-4B

Existing zoning: R6 GC-1, R20 GC-1

Proposed zoning: C3 GC-1

Projected # of Phases: 2

Number of dwelling units (lots) by Phases: N/A

Total Number of lots: 2 divided by acreage: 4.363 = Density: 0.458

(PUD Only) Linear feet of street N/A  Private  Gated  Attached  
 Public  Un-Gated  Detached

(PUD Only) Total open space: N/A divided by total acreage: N/A = Open space N/A %

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

(PUD Only) Construction start date: N/A

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

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone:  Yes  No

San Antonio City Limits?  Yes  No

Council District: 8 School District: Northside Ferguson map grid: 480 B7

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A No.                     

Is there a corresponding PUD for this site? Name N/A No.                     

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No.                     

Name N/A No.                     

Name N/A No.

**City of San Antonio**  
Development Services Department  
**Master Development Plan Section**  
Technical Review

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number; **To Be Issued**
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner; N/A
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected; N/A
- Two points identified by Texas Planes Coordinates;
- 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;
- (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; N/A
- 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); N/A



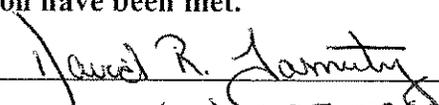
**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan. N/A
- (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.
- (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. N/A
- 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 COVENTRY COMMERCIAL TRACT Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: DAVID R. TAMUTY Signature:   
Date: 05-09-06 Phone: (210) 734-7077 Fax: (210) 737-7244  
E-mail: DTAMUTY@WAYNEWRIGHT.COM

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



**City of San Antonio**  
 Development Services Department  
**Master Development Plan**



**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 Name:** Coventry Commercial Tract MDP

**Project Engineers/Surveyors or Firm Name:** Pape-Dawson Engineers, Inc.

**Address:** 555 E. Ramsey, San Antonio, TX 78216

**Phone #** (210)375-9000      **Fax #:** (210) 375-9040      **E-mail:** fcorey@pape-dawson.com

Development Services Department

**MDP Division**

**Required Items for Completeness Review**

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

*COVENTRY COMMERCIAL TRACT*

• **(Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan                                    | <input checked="" type="checkbox"/> Street and Drainage         |
| <input checked="" type="checkbox"/> Major Thoroughfare   | <input checked="" type="checkbox"/> Traffic T.I.A.              |
| <input checked="" type="checkbox"/> Neighborhoods <input checked="" type="checkbox"/> Historic | <input checked="" type="checkbox"/> Building Inspection - Trees |
| <input checked="" type="checkbox"/> Disability Access (Sidewalks)                              | <input checked="" type="checkbox"/> Parks – Open space          |
| <input checked="" type="checkbox"/> Zoning   | <input checked="" type="checkbox"/> Fire Protection             |
| <input checked="" type="checkbox"/> SAWS Aquifer   | <input type="checkbox"/> Bexar County Public Works              |
| <input checked="" type="checkbox"/> Storm Water Engineering                                    | <input type="checkbox"/> Other: _____                           |

**Accepted**

**Rejected**

Completeness Review By: Larry Odis      Date: 5/26/06



**City of San Antonio**  
Development Services Department  
Master Development Plan



**Completeness Review**

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Project/Plat I.D. #: \_\_\_\_\_

Plat Name: Coventry Commercial Tract

Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.

Address: 555 E. Ramsey, San Antonio, TX 78216

Phone # (210)375-9000 Fax #: (210) 375-9040 E-mail: fcorey@pape-dawson.com

Development Services Department

**MDP Division**

**Required Items for Completeness Review**

- Completed and signed Application Form / missing # of lots, acreage, phases
- Appropriate MDP/PUD Plan Review Fee / density.
- Digital information (MDP's and PUD)
- 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- Storm Water Management Plan (MDP's and PUD)
- Appropriate Parks Review Fee

• (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- |  |   |
|--|---|
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| <input checked="" type="checkbox"/> SAWS Aquifer   | <input type="checkbox"/> Bexar County Public Works              |
| <input checked="" type="checkbox"/> Storm Water Engineering                                    | <input type="checkbox"/> Other: _____                           |

Accepted

Rejected

Completeness Review By: Larry Odis Date: 5/17/06