City of San Antonio, Texas

Department of Development Services

October 9, 2006

Ben Bunker
Bury + Partners
922 Isom Rd
San Antonio, TX 78216

Re: 8.6 Acres US Hwy 281 South of Borgfeld Master Development Plan **MDP # 034-06**

Dear Mr. Bunker,

The City Staff Development Review Committee has reviewed the 8.6 Acres US Hwy 281 South of Borgfeld Master Development Plan **M.D.P. # 034-06**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance; however please note the following conditions:

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 following requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of the 8.6 Acres US Hwy 281 South of Borgfeld MDP, at no cost to the City of San Antonio:

- Driveway throat lengths shall comply with UDC 35-506, Table 506-7.
- 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 US Hwy 281 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 acceleration and 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.

Bexar County recommends approval with the following conditions:

- 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.

Trees states that this project will be subject to:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage.
- Existing tree canopy on site allows for tree stand delineation option to be used which requires 25% tree canopy preservation with understory preserved and 100% heritage tree preservation.
- Additional permitting fees and affidavits will be needed to obtain tree permits during the platting stages.

If you have any further questions on Tree's comments, please call Joan Miller at (210) 207-8265.

SAWS recommends approval with the following conditions:

- 100 year Flood Plain shown and buffering (if applicable).
- Significant recharge features and buffering (if applicable).
- Category letter for all site specific plats (if Category 2 or 3, and Aquifer Protection Plan is required) (if applicable).

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

TXDOT states the following:

> The Texas Department of Transportation has proposed construction plans for a grade separation at the intersection of US 281 and Borgfeld. This proposed project will construct a portion of the ultimate continuous frontage road, which will terminate in the vicinity of this property. As part of the right of way acquisition /negotiations, TxDOT will construct two temporary access points as depicted in the attached TIA exhibit prepared by Bury & Partners. In the future when US 281 is expanded to a full expressway section and the frontage roads are made continuous, TxDOT will permit a permanent access point to this property as depicted on the MDP and the attached TIA exhibit. Upon construction of the permanent access point, TxDOT will require the two temporary access points to be removed. As per TxDOT's "Access Management Manual", the permanent access point will require a right turn deceleration lane.

The property must be platted in accordance to the UDC and the Major Thoroughfare Plan to reflect the approved MDP. It is suggested to work closely with the school district, so 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 you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,

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

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

City of San Antonio, Texas

Planning & Development Services Department

RECEIVED
09 OCT 12 AM 11:36
LAND DEVELOPMENT SERVICES DIVISION

October 5, 2009

Ben Bunker
Bury & Partners Engineering Solution
922 Isom Suite 100
San Antonio, Texas 78216

RE: MDP 034-06 8.6 Acres US Hwy 281 South of Borgfeld

Dear Mr. Bunker:

The Master Development Plan (MDP), 034-06 8.6 Acres US Hwy 281 South of Borgfeld, 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 ....

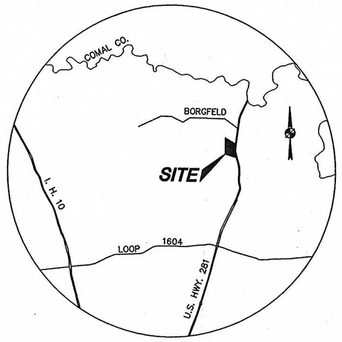
This Master Development Plan (MDP) has been deemed invalid. It will be scanned and archived with the Department's permanent files. You may submit a new Master Development Plan application under the current Unified Development Code (UDC) for our consideration. If you feel this is in error, an appeal in 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

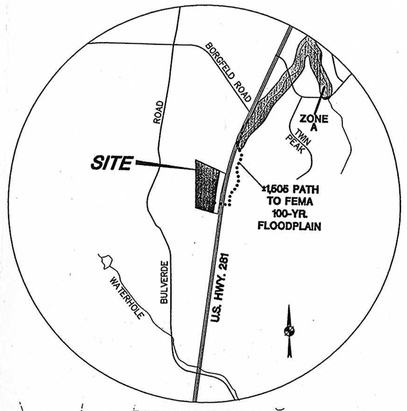
If you have any questions regarding this matter, contact Richard Carrizales at (210) 207-8050.

Sincerely,

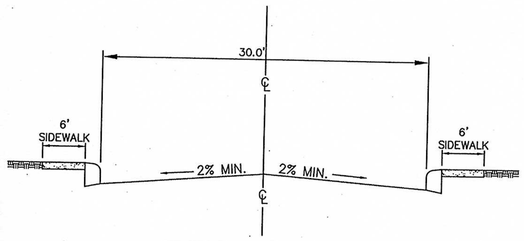
Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department



VICINITY MAP
N.T.S.
SAN ANTONIO, TEXAS



DRAINAGE PATH
N.T.S.
SAN ANTONIO, TEXAS



TYPICAL SECTION
N.T.S.

OWNER: 281 NORTH INVESTMENT CO
2321 W R LARSON RD
SAN ANTONIO, TX 78261
(830) 438-3800
ATTN: GLENN SMITH

CIVIL ENGINEER: BURY + PARTNERS, INC.
922 ISOM, STE. 100
SAN ANTONIO, TEXAS 78216
(210) 525-9090
ATTN: STEVE D. EKLUND, P.E.

LEGAL: BEING 10.752 ACRES OF LAND, MORE OR LESS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, COUNTY BLOCK 4864, BEXAR COUNTY, TEXAS AND ALSO BEING OUT A 39.847 ACRE TRACT DESCRIBED IN VOLUME 4765 PAGE 234 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

PLAN HAS BEEN ACCEPTED BY
COSA
10/9/06 (Date) 034-06 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
10/9/08 Date

0 30 60 90 120
1"=60'

LEGEND

- MASTER DEVELOPMENT PLAN LINE
- TxDOT AQUISITION LINE
- PROPOSED LAND USAGE (COMMERCIAL, RETAIL AND OFFICE)
- 1200 EXISTING CONTOURS
- EXISTING PATH TO FEMA 100-YR. FLOODPLAIN

NOTES:

1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATES, SC ZONE (NAD83) NAD83 STATE PLAN BEARINGS ARE ROTATED -0°15'47" COUNTERCLOCKWISE FROM ORIGINAL RIGHT-OF-WAY BEARINGS.
2. COORDINATES SHOWN ARE NAD83 TEX SC ZONE ADJUSTED TO THE SURFACE.
3. TO DETERMINE GRID COORDINATES, DIVIDE SURFACE COORDINATES SHOWN BY 1.00017.
4. TO DETERMINE GRID DISTANCES, DIVIDE DISTANCES SHOWN BY 1.00017.
5. THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
6. FINAL GRADES AT CUL-DE-SAC SHALL BE SET SO AS NOT TO EXCEED A SLOPE OF 8.0%.
7. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2:35-506(a.)

NOTES:

1. THE ENTIRE PROJECT AREA IS LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER RECHARGE ZONE.
2. THE ENTIRE PROJECT LIES OUTSIDE THE CITY LIMITS OF SAN ANTONIO AND WITHIN THE EXTRA TERRITORIAL JURISDICTION.

PHASE	LAND USE	ACRES
I	COMMERCIAL/RETAIL/ OFFICE	4.663
I	COMMERCIAL/RETAIL	3.940

CURVE TABLE					
CRV. NO.	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	4°36'57"	3819.72	307.72	N09°02'00"E	307.63
C2	9°21'42"	3879.72	633.91	S11°24'23"W	633.21

① PROPOSED TEMPORARY DRIVEWAY-(ENTRY ONLY)
② PROPOSED TEMPORARY DRIVEWAY-(EXIT ONLY)
③ PROPOSED PERMANANT DRIVEWAY UPON EXTENSION OF FRONTAGE ROAD

REVISED DATE: OCTOBER 4, 2006
REVISED DATE: SEPTEMBER 11, 2006
REVISED DATE: SEPTEMBER 8, 2006
REVISED DATE: SEPTEMBER 1, 2006
REVISED DATE: AUGUST 15, 2006
DATE: JULY 10, 2006

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
Bury+Partners-SA, Inc. ©Copyright 2006

APPROVAL | REVISION | NO. | DATE

STATE OF TEXAS
STEVEN D EKLUND
80187
LICENSED PROFESSIONAL ENGINEER
10/5/06

8.6 ACRES - US HWY 281 SOUTH OF BORGFELD

MASTER DEVELOPMENT PLAN

PLOTTING SCALE: 1"= 1"
DATE REVISED: 06/27/06
FILE: G:\633\01\EXHIBITS\633MDP.dwg
DRAWN BY: CJG
DESIGNED BY: CDA
REVIEWED BY: CDA
PROJECT NO.: 50633-01.00

SHEET
EX-1

Date: Oct 05, 2006, 8:01am User ID: rreyes
File: G:\633\01\EXHIBITS\633MDP.dwg