



City of San Antonio

Department of Development Services

October 26, 2006

Arthur Camacho
Camacho-Hernandez & Associates
1603 Babcock Ste 260
San Antonio, TX 78229

Re: Gibson Tract Master Development Plan, MDP # 040-06

Dear Mr. Camacho,

The City Staff Development Review Committee has reviewed the Gibson Tract Master Development Plan, M.D.P. # 040-06. 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.

MDP recommends approval with the following condition:

- Secondary access will be provided at the time phasing exceeds 125 lots.

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 Gibson Tract MDP, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order 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.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC Section 35-503(e) *Designation of Parkland*.
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC Section 35-503(e) *Designation of Parkland*.

- Parkland dedication must be platted by the second phase of residential development; UDC Section 35-503(f) *Development Phasing*.

Tree Preservation states that this project will be subject to:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – A Master Tree Permit, AP 1288638, has been approved for this subdivision. At platting, a heritage tree survey must be submitted and mitigation be approved. All understory in preserved areas must be left intact during construction. A fee of 75 dollars will be assessed at platting for additional review of heritage survey and mitigation.

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

Historic states the following:

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is adjacent to Salado Creek and there is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property.

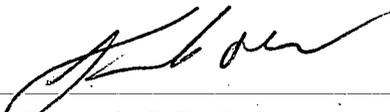
If there are any questions or additional information regarding archaeological sites is needed please call Kay Hinder at 210-207-7306.

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

