



# City of San Antonio

Department of Development Services

November 27, 2006

Aaron Parenica, P.E.  
Bury & Partners – SA, Inc.  
922 Isom Road, Suite 100  
San Antonio, TX 78216

Re: IH 10 & Utex Boulevard – 90 Acre Site

Master Development Plan, **MDP # 042-06**

Dear Mr. Parenica,

The City Staff Development Review Committee has reviewed the IH 10 & Utex Boulevard – 90 Acre Site Master Development Plan, **M.D.P. # 042-06**. Please find a signed copy for your files enclosed. 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.

**Historic section** states the following:

The Texas Sites Atlas indicates that archaeological site 41BX597 has been previously identified within the above referenced property. Also, the property may contain other sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property

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

**DSD – Traffic Impact Analysis & Streets** indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of UTEX 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).

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, nor 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 (35-506) will be complied with at the time of platting.

**Tree Preservation :** This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

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, platting or building permit stage.
- Landscape ordinance per UDC Section 35-511. It appears that some landscape points can be met by preserving existing vegetation as well as meeting any mitigation requirements (either through preservation of smaller material or transplanting). Recommend securing knowledgeable Landscape Architect at planning and design phase to better utilize existing trees and vegetation. Preservation will eliminate the need for irrigation. Staff would be willing to meet with developer at design stage to assist with tree preservation and landscape plan.
- Tree preservation and landscaping requirements of the Hill Country Gateway Corridor District.

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

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

**Parks and Recreation** recommends approval with the following conditions:

- If multi-family dwelling units are planned, a parkland dedication plan is submitted to this department at the time of platting.
- All amenities provided shall comply with standards and specifications found in UDC section 35- 503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

Also please be aware that portions of this property fall within the Hill Country Gateway Corridor District, please contact the Planning Department for additional information.

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,



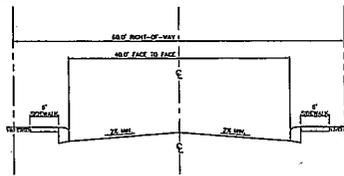
Fernando J. De León, P.E.  
Interim Assistant Director Development Services Department  
Land Development Division

CC: Andrew Spurgin, Planning Manager  
Andrew Winters, P.E. Interim Chief Engineer Development Service



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

PHASE	LAND USE	ACRES	PROJECTED PROJECT DATE
I (ONE)	OFFICE	8.000	JANUARY 2007 NO DECEMBER 2008
I (ONE)	COMMERCIAL RETAIL	38.877	JANUARY 2007 DECEMBER 2008
I (ONE)	RIGHT-OF-WAY	4.087	JANUARY 2007 DECEMBER 2008
I (TWO)	OFFICE MULTIFAMILY COMMERCIAL	39.618	DECEMBER 2008 NO DECEMBER 2009
	TOTAL	90.584	

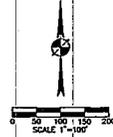


THE FLOODPLAIN LIMITS OF THIS MASTER DEVELOPMENT PLAN ARE IDENTIFIED AND SHOWN TO THE COMMISSION OF SUBDIVISION PLATS. APPROVED MASTER DEVELOPMENT PLANS ARE SUBJECT TO REVIEW AND APPROVAL BY THE COMMISSION OF SUBDIVISION PLATS IN ACCORDANCE WITH ORDINANCE 18, SECTION 35-318 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

*Man O'Connell* 11/19/06  
DATE  
*John L. Santikos* 11/19/06  
DATE

GENERAL NOTES:  
1. SPOWNS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

SUBMITTAL DATE: JULY 11, 2006  
REVISION DATE: FEBRUARY 15, 2006  
REVISION DATE: FEBRUARY 15, 2006  
REVISION DATE: DECEMBER 15, 2006



**Bury+Partners**  
PLANNING ARCHITECTURE  
1400 NORTH LOOP WEST, SUITE 1000  
SAN ANTONIO, TEXAS 78248  
PH: 214.343.8800  
WWW.BURYPARTNERS.COM

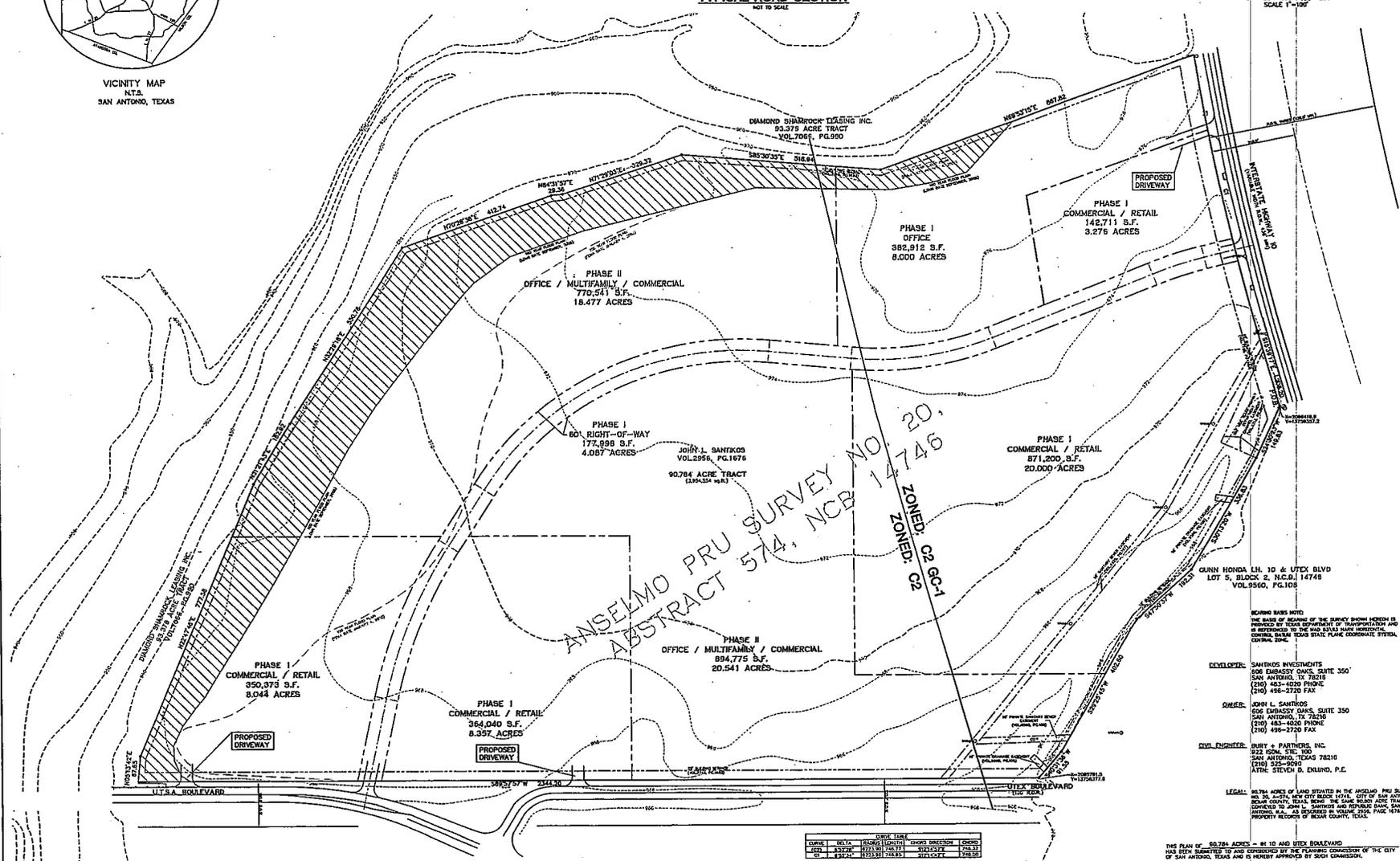


MASTER DEVELOPMENT PLAN

SANTIKOS  
14 10 AND UTEX BOULEVARD - 90 ACRE SITE  
SAN ANTONIO, TEXAS

PLANNING SCALE: 1"=100'  
DATE: 11/19/06  
DRAWN BY: JLS  
CHECKED BY: JLS  
PROJECT NO.: 11-20-06

SHEET  
**C-10**



ANSELMO PRU SURVEY NO. 20,  
ABSTRACT 574, NCB 14746  
ZONED: C2  
ZONED: C2 GC-1

PLAT	DATE	BOOK	PAGE	SECTION	REMARKS
103	8/27/04	8723	218	1	1/4-3/4
104	8/27/04	8723	218	2	1/4-3/4

THIS PLAN OF 90,784 ACRES - 84 10 AND UTEX BOULEVARD HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATE: 11/19/06  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY