



City of San Antonio

Department of Development Services

April 5, 2007

Mr. Hector Herrera, P.E.
Sherfey Engineering SA, LLC
13300 Old Blanco Rd., Suite 307
San Antonio, TX 78216

Re: **Southton Park**

UD/MDP # 002-07

Dear Mr. Herrera:

The City Staff Development Review Committee has reviewed Southton Park Urban Development Plan/Master Development Plan (**UDP/MDP # 002-07**). Please find enclosed a signed copy for your files. Your plan was approved for acceptance, 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 Preservation: The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is along the 550' contour of the San Antonio River, an elevation known to contain significant archaeological deposits. Therefore, there is a **high probability** that the property may contain sites, some of which may be significant.

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

DSD – Traffic Impact Analysis & Streets indicates 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 development 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 all streets surrounding the development 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.

- Southton Road at Proposed Drive A. Provide a SB Southton Road left-turn lane and NB Southton Road right-turn lane for traffic entering Drive A.
- Eastbound IH-410 Frontage at Proposed Drive B. Provide EB IH-410 Frontage Road deceleration/right turn lane for traffic entering Drive B and a right turn/acceleration lane on Northbound Drive B.
- Eastbound IH-410 Frontage at Proposed Drive C. Provide acceleration/deceleration lane on Eastbound IH-410 and a right turn lane on Northbound Drive C., and an acceleration lane for traffic exiting Drive C.
- S. Presa Street at Drive D. Provide a SB Presa Street deceleration/ right-turn lane for traffic turning right into Drive D, a NB Presa Street deceleration/left-turn land for traffic turning left into Drive D, and a left turn lane for traffic turning right from Drive D into Presa.
- Incorporate traffic control improvements such as signing and pavement markings into the site plan that conform to the Texas Manual on Uniform Traffic Control Devices.
- The developer shall be responsible for providing right-turn deceleration/acceleration lanes and left turn lanes with storage lengths and bay taper in all street and driveway access point approved by TX DOT as it relates to the submitted TIA traffic counts, (Unified 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 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.

Tree Preservation: This Master Development Plan meets the criteria of the 2006 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- 2006 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.
- Landscape ordinance per UDC Section 35-511. It appears some landscape points can be met by preserving existing vegetation as well as contributing to 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.

- Streetscape standards per UDC Section 35-512 – Southpark Ave. requires streetscape on the new ROW (recommend preservation of existing trees where available and possible).

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.

It will be expected that you will plat all of the property depicted in your Urban Development Plan/Master Development Plan (UDP/MDP) to include floodplains, drainage areas and open spaces.

I would encourage you to work closely with the school district, so that they can plan accordingly.

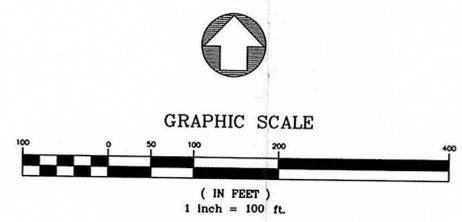
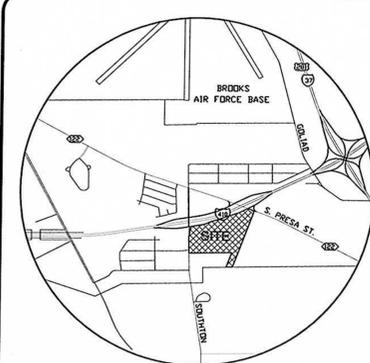
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Urban Development Plan/Master Development Plan (UDP/MDP) will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

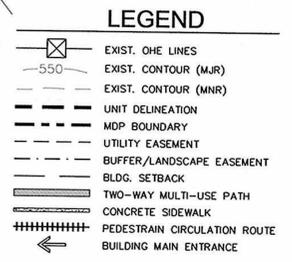
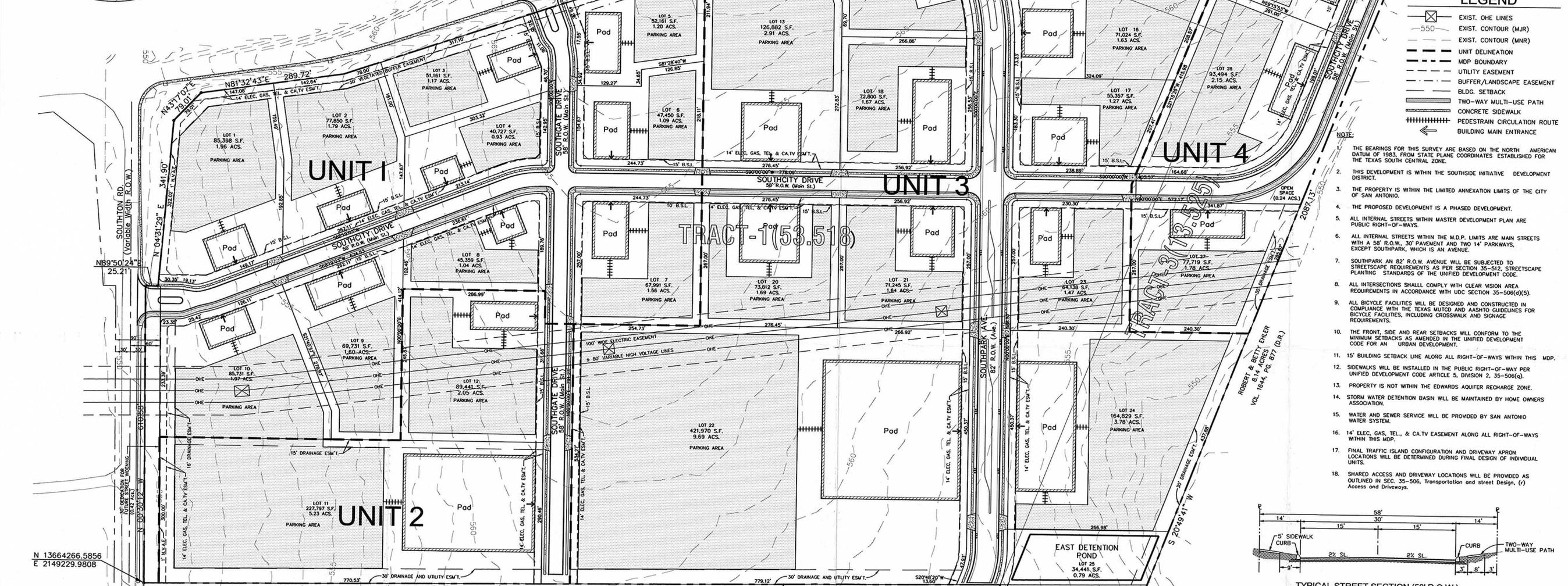
If you have any questions regarding this matter, please contact Robert Lombrano at (210) 207-5014.



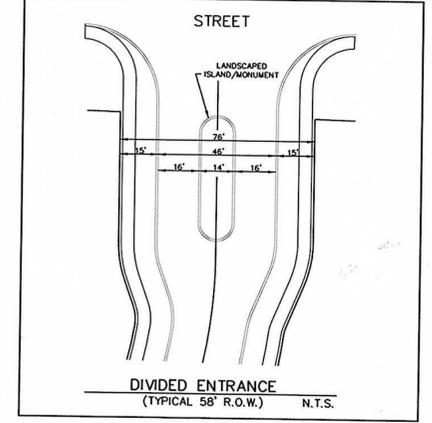
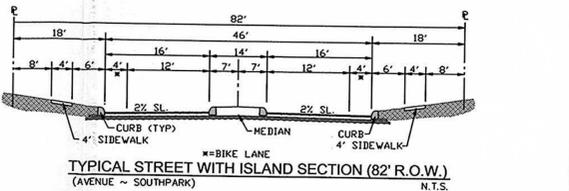
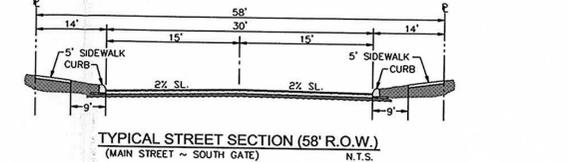
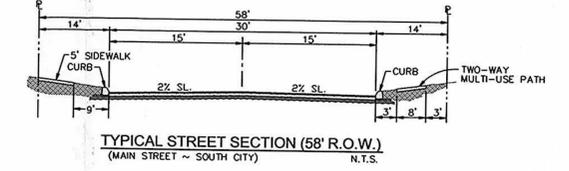
Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
BASIS OF BEARING:
STATE PLANE COORDINATES - TEXAS SOUTH CENTRAL NAD 83
Basis of Bearing according to the Texas Coordinate System for the South Central Zone, established from the North American Datum of 1983 (CORS 96).



- NOTE:
- 1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - 2. THIS DEVELOPMENT IS WITHIN THE SOUTHSIDE INITIATIVE DEVELOPMENT DISTRICT.
 - 3. THE PROPERTY IS WITHIN THE LIMITED ANNEXATION LIMITS OF THE CITY OF SAN ANTONIO.
 - 4. THE PROPOSED DEVELOPMENT IS A PHASED DEVELOPMENT.
 - 5. ALL INTERNAL STREETS WITHIN MASTER DEVELOPMENT PLAN ARE PUBLIC RIGHT-OF-WAYS.
 - 6. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE MAIN STREETS WITH A 58' R.O.W., 30' PAVEMENT AND TWO 14' PARKWAYS, EXCEPT SOUTHPARK, WHICH IS AN AVENUE.
 - 7. SOUTHPARK AN 82' R.O.W. AVENUE WILL BE SUBJECT TO STREETScape REQUIREMENTS AS PER SECTION 35-512, STREETScape PLANTING STANDARDS OF THE UNIFIED DEVELOPMENT CODE.
 - 8. ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
 - 9. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.
 - 10. THE FRONT, SIDE AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS AMENDED IN THE UNIFIED DEVELOPMENT CODE FOR AN URBAN DEVELOPMENT.
 - 11. 15' BUILDING SETBACK LINE ALONG ALL RIGHT-OF-WAYS WITHIN THIS MDP.
 - 12. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UNIFIED DEVELOPMENT CODE ARTICLE 5, DIVISION 2, 35-506(d).
 - 13. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - 14. STORM WATER DETENTION BASIN WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
 - 15. WATER AND SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - 16. 14' ELEC. GAS, TEL. & CATV EASEMENT ALONG ALL RIGHT-OF-WAYS WITHIN THIS MDP.
 - 17. FINAL TRAFFIC ISLAND CONFIGURATION AND DRIVEWAY APRON LOCATIONS WILL BE DETERMINED DURING FINAL DESIGN OF INDIVIDUAL UNITS.
 - 18. SHARED ACCESS AND DRIVEWAY LOCATIONS WILL BE PROVIDED AS OUTLINED IN SEC. 35-506, Transportation and Street Design, (r) Access and Driveways.



PARCEL TABULATION				
LOT	AREA	ACRES	USE	BLDG PAD (SF)
1	85,378	1.96	SERVICE	6,376
2	77,972	1.78	SERVICE	5,296
3	50,965	1.17	RETAIL	5,485
4	40,511	0.93	RETAIL	3,865
5	52,772	1.20	RETAIL	8,937
6	47,480	1.09	SERVICE	8,516
7	67,954	1.56	SERVICE	8,515
8	45,302	1.04	SERVICE	3,986
9	63,606	1.46	RETAIL	10,797
10	85,731	1.97	RETAIL	8,733
11	227,797	5.23	RETAIL	52,674
12	89,299	2.05	RETAIL	7,832
13	126,460	2.91	RETAIL	14,400
14	73,181	1.68	SERVICE	3,737
15	121,097	2.78	DWELLING - HOTEL	12,355
16	71,073	1.63	RETAIL	10,109
17	55,321	1.26	RETAIL	10,797
18	72,745	1.67	RETAIL	13,264
19			NOT USED	
20	73,616	1.69	RETAIL	14,400
21	71,438	1.64	RETAIL	9,032
22	422,096	9.69	RETAIL	79,679
23	64,033	1.47	RETAIL	7,087
24	164,697	3.78	RETAIL	10,797
25	34,412	0.79	DRAINAGE EASEMENT	31,907
26	136,472	3.11	DRAINAGE EASEMENT	
27	77,537	1.78	RETAIL	8,548
28	93,654	2.15	SERVICE	7,500
29	102,366	2.35	RETAIL	7,500

SOUTHTON PARK DEVELOPMENT SUMMARY					
Unit	Acres	R.O.W. (Acres)	Permeable Drainage (Acres)	Open Space	No. of Units
UNIT 1	16.80	2.39	-	-	10
UNIT 2	8.11	0.71	-	-	2
UNIT 3	38.30	4.18	3.90	-	11
UNIT 4	7.84	1.31	-	0.24	3
R.O.W. DEDICATION					2.2
TOTAL DEV.	71.23	8.59	3.90	0.24	26

CONSTRUCTION SEQUENCE	
Sequence	Acres
UNIT 1	16.80
UNIT 2	8.11
UNIT 3	38.30
UNIT 4	7.84

PLAN HAS BEEN ACCEPTED BY
CO3A
4/05/07 #002-07
(Date) (Number)

4/04/09
(Date)

SHANE DR. (50' R.O.W.)

NOTES:
1. THIS PLAN WILL HAVE TO COMPLY WITH SECTION 35-412, (h) SCOPE OF APPROVAL FOR VALIDATION OR PLAN WILL EXPIRE ON

THIS MASTER DEVELOPMENT PLAN HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ DIRECTOR OF PLANNING

BY: _____ SECRETARY

Designed By: H3
Drawn By: H3
Checked By: JC
Approved By: JC
File: MDP5417

Sherfy Engineering SA, LLC
13300 Old Blanco Road, Ste. 307
San Antonio, Texas 78216
Ph: (210) 493-9200
Fax: (210) 493-9200

DATE: FEB. 8, 2007
SCALE: 1" = 100' (H)

Rev.	Date	Description

SE LOOP 410 SOUTHTON PARK, L.L.C.
SOUTHTON PARK MASTER DEVELOPMENT PLAN
A 71,231 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEKAR COUNTY, TEXAS, CONSISTING OF A 57,680 ACRE TRACT OF LAND BEING OUT OF THE L'ESLANDER WELLS SURVEY NO. 99, ABSTRACT 795, COUNTY OF BEKAR COUNTY, TEXAS, AND A 13,551 ACRE TRACT OF LAND BEING THE SAME AS A 13,551 ACRE TRACT OF LAND BEING OUT OF THE L'ESLANDER WELLS SURVEY NO. 99, ABSTRACT 795, COUNTY OF BEKAR COUNTY, TEXAS, AND A 13,551 ACRE TRACT OF LAND BEING THE SAME AS A 13,551 ACRE TRACT OF LAND BEING OUT OF THE L'ESLANDER WELLS SURVEY NO. 99, ABSTRACT 795, COUNTY OF BEKAR COUNTY, TEXAS.

MDP #:002-07

PROJ. NO. 5417
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