



# City of San Antonio

Department of Development Services

August 28, 2007

Mr. Hector Herrera, P.E.  
Sherfey Engineering SA, LLC  
8400 Blanco Rd., Suite 201  
San Antonio, TX 78216

Re: **Southton Park (Amending)**

**UD/MDP # 002-07-A**

Dear Mr. Herrera:

The City Staff Development Review Committee has reviewed Southton Park Urban Development Plan/Master Development Plan (**UD/MDP # 002-07-A (Amending)**). 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. An archaeological survey may be necessary at the time of platting.

If there are any questions or additional information regarding archaeological sites are needed, please call Kay Hinds 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 points approved by TX DOT as it relates to the submitted TIA traffic counts, as per 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 with the conditions stated below.

This project will be subject to:

- 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.

All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. If the proposed development is not platted in phases this Master Development Plan shall become invalid.

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.

Should need further assistance, please feel free to contact Robert Lombrano at 210-207-5014.

Sincerely,



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

