



City of San Antonio

Department of Development Services

February 20, 2008

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-B

Dear Mr. Herrera:

The City Staff Development Review Committee has reviewed Southton Park Urban Development Plan/Master Development Plan Amendment (**UD/MDP # 002-07-B**). 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 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 lane 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).

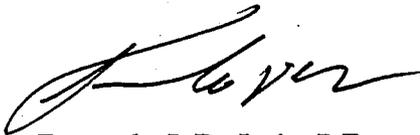
Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages. If you have any further questions on Tree's comments, please call Joan Miller at (210) 207-8265.

All platting shall comply with the Unified Development Code, Master Plan, Major Thoroughfare Plan, and all applicable regulations 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. It is suggested that you work closely with the school district so they can plan accordingly.

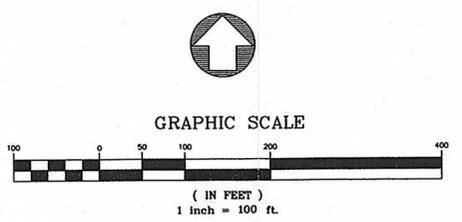
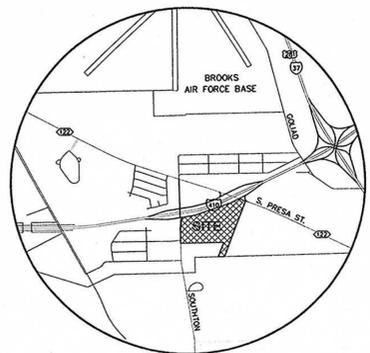
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this permit shall expire within twenty-four months from the date of approval if less than eight percent of the net are of the project or less than twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per UDC 35-412(h)(1).

Should need further assistance, please feel free to contact Jasmin Moore at 210-207-0142.

Sincerely,



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



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).

DEVELOPER
 SE Loop 410 Southton Park, L.L.C.
 1211 San Dorio Ave Ste 630
 Laredo, TX 78040
 (956) 645-0480

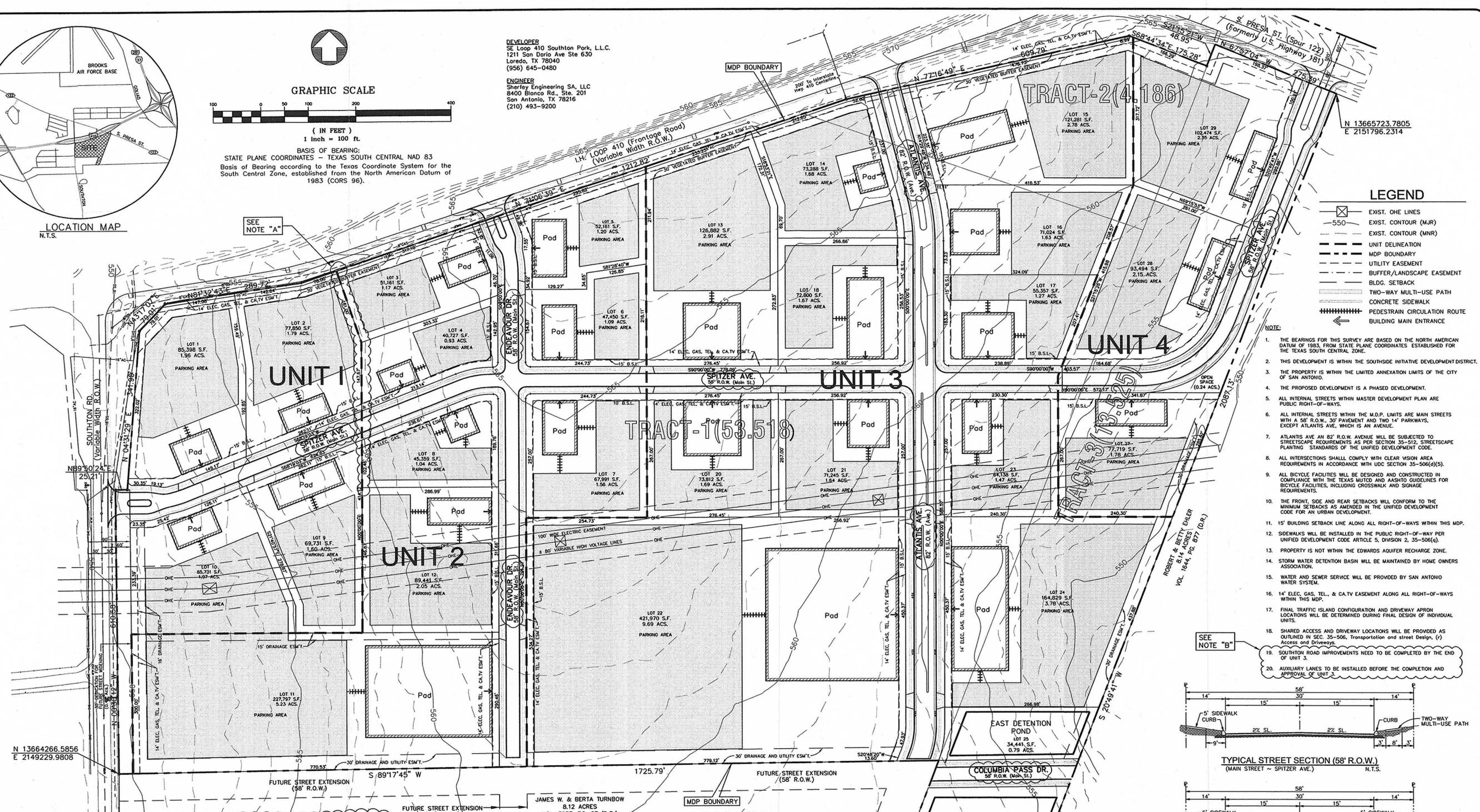
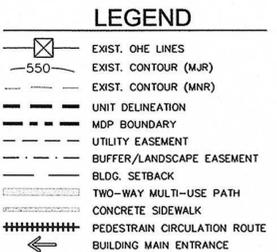
ENGINEER
 Sherley Engineering SA, LLC
 8400 Blanco Rd., Ste. 201
 San Antonio, TX 78216
 (210) 493-9200

LOCATION MAP
 N.T.S.

SEE NOTE "A"

NOTE:

- 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.
- THIS DEVELOPMENT IS WITHIN THE SOUTHSIDE INITIATIVE DEVELOPMENT DISTRICT.
- THE PROPERTY IS WITHIN THE LIMITED ANNEXATION LIMITS OF THE CITY OF SAN ANTONIO.
- THE PROPOSED DEVELOPMENT IS A PHASE DEVELOPMENT.
- ALL INTERNAL STREETS WITHIN MASTER DEVELOPMENT PLAN ARE PUBLIC RIGHT-OF-WAYS.
- 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 ATLANTIS AVE, WHICH IS AN AVENUE.
- ATLANTIS AVE 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.
- ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(4)(5).
- 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.
- THE FRONT, SIDE AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS AMENDED IN THE UNIFIED DEVELOPMENT CODE FOR AN URBAN DEVELOPMENT.
- 15' BUILDING SETBACK LINE ALONG ALL RIGHT-OF-WAYS WITHIN THIS MDP.
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UNIFIED DEVELOPMENT CODE ARTICLE 5, DIVISION 2, 35-506(4).
- PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- STORM WATER DETENTION BASIN WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- WATER AND SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
- 14" ELEC. GAS, TEL. & CATV EASEMENT ALONG ALL RIGHT-OF-WAYS WITHIN THIS MDP.
- FINAL TRAFFIC ISLAND CONFIGURATION AND DRIVEWAY APRON LOCATIONS WILL BE DETERMINED DURING FINAL DESIGN OF INDIVIDUAL UNITS.
- SHARED ACCESS AND DRIVEWAY LOCATIONS WILL BE PROVIDED AS OUTLINED IN SEC. 35-506, Transportation and Street Design, (i) Access and Driveways.
- SOUTHTON ROAD IMPROVEMENTS NEED TO BE COMPLETED BY THE END OF UNIT 3.
- AUXILIARY LANES TO BE INSTALLED BEFORE THE COMPLETION AND APPROVAL OF UNIT 2.



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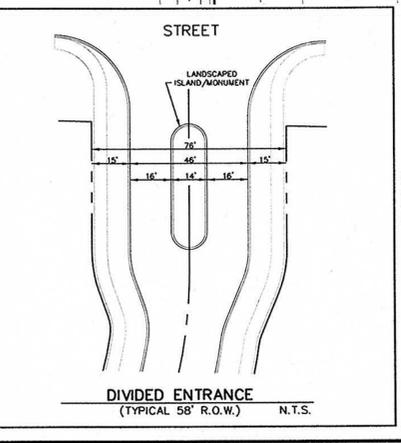
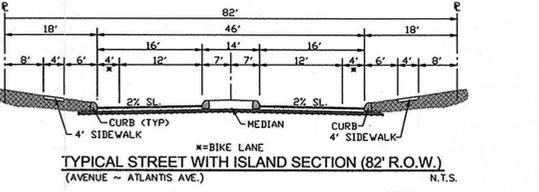
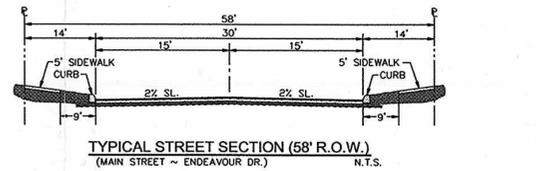
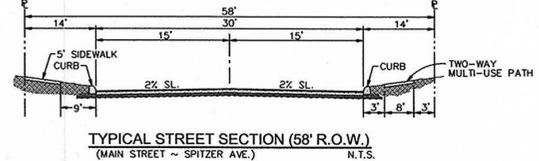
UNIT	LOT	AREA	ACRES	USE	BLDG PAD (SQ)	
UNIT 1	1	85,378	1.96	SERVICE	6,376	
	2	77,850	1.79	SERVICE	5,296	
	9	69,731	1.60	RETAIL	8,733	
	10	85,731	1.97	RETAIL	5,822	
	TOTALS	318,690	7.32		26,227	
	UNIT 2	3	51,161	1.17	RETAIL	2,485
		4	40,727	0.93	RETAIL	3,855
		5	52,161	1.20	RETAIL	6,937
		6	42,450	1.09	SERVICE	8,916
		7	67,992	1.56	SERVICE	8,515
8		45,359	1.04	SERVICE	3,986	
11		227,797	5.23	RETAIL	52,674	
12		89,441	2.05	RETAIL	89,810	
TOTALS		622,088	14.27		26,227	
UNIT 3		13	126,760	2.91	RETAIL	14,400
	14	13,181	0.30	SERVICE	7,437	
	15	121,097	2.78	DWELLING - HOTEL	12,350	
	16	71,003	1.63	RETAIL	10,109	
	17	55,321	1.27	RETAIL	10,787	
	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	
TOTALS	350,369	8.11		206,757		
UNIT 4	23	64,037	1.47	RETAIL	7,087	
	24	164,857	3.78	RETAIL	31,907	
	25	34,412	0.79	DRAINAGE EASEMENT		
	26	135,472	3.11	DRAINAGE EASEMENT		
	TOTALS	338,783	8.15		206,757	
	27	77,537	1.78	RETAIL	8,548	
	28	93,654	2.15	SERVICE	7,500	
29	102,366	2.35	RETAIL	7,500		
TOTALS	273,557	6.28		23,548		

UNIT	Unit Acreage	R.O.W.(Acres)	Permeable Drainage(Acres)	Open Space	Net Acreage	No. of Units	DU./Ac.
UNIT 1	8.04	0.72	-	-	7.32	4	1.8
UNIT 2	16.63	2.36	-	-	14.27	8	1.8
UNIT 3	38.30	4.18	3.90	-	30.22	11	2.7
UNIT 4	7.84	1.31	-	0.24	6.59	3	2.2
R.O.W. DEDICATION	0.42	8.57	-	-	0.18	-	-
TOTAL DEV.	71.23	8.57	3.90	0.24	58.28	26	8.5

NOTES:
 CURRENT ZONING: UD

NOTE "A"
 THIS AMENDMENT TO MDP NO. 02-007 WAS PREPARED IN ORDER TO MODIFY THE UNIT LIMITS DESIGNATION LINE AND STREET NAMES PREVIOUSLY SHOWN WITHIN THE "SOUTHTON PARK MDP".

NOTE "B"
 THIS AMENDMENT TO MDP NO. 02-007A WAS PREPARED IN ORDER TO ESTABLISH THE TIME TABLE FOR SOUTHTON ROAD IMPROVEMENTS.



PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 2/25/08 002-07B
 (Date) (Number)

Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 2/19/10 Date

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: JG
 Approved By: JG
 File: MDP5417-A

Sherley Engineering SA, LLC
 8400 Blanco Road, Ste. 201
 San Antonio, Texas 78216
 Ph: (210) 493-9200 Fax: (210) 493-9205
 DATE: AUG. 22, 2007



Rev.	Date	Description

SE LOOP 410 SOUTHTON PARK, L.L.C.
SOUTHTON PARK MASTER DEVELOPMENT PLAN
 71,931 ACRES TRACT OF LAND BEING TOGETHER WITH THE 1,538 ACRES TRACT OF LAND BEING TOGETHER WITH THE 991 ACRES TRACT OF LAND BEING TOGETHER WITH THE 57,680 ACRES TRACT OF LAND BEING TOGETHER WITH THE 53,518 ACRES OF BLOCK 5160 AND NEW CITY BLOCK 10915 SAID 57,680 ACRES BEING THE SAME AS THE 53,518 ACRES OF LAND AND A 4,186 ACRES OF LAND RECORDED IN VOLUME 6869 PAGE 109 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS AND NEW CITY BLOCK 10915 SAID 13,551 ACRES OF LAND BEING THE SAME AS THE 13,551 ACRES OF LAND RECORDED IN VOLUME 7391, PAGE 361 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

MDP #002-07B

PROJ. NO. 5417
C1
 SHT. 1 OF 1