



City of San Antonio

Department of Development Services

May 14, 2007

Jon Adame, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: **Falcon Landing**

MDP # 005-07

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Falcon Landing Master Development Plan **MDP # 005-07**. 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 over 20 archaeological sites previously identified nearby the above referenced property. Therefore, 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 qualified professionals conduct an archaeological investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any.

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

Traffic Impact Analysis & Streets Division The Development Services Department – Traffic Impact Analysis & Streets Division has reviewed the Level-2 Traffic Impact Analysis (TIA) and the MDP plan for Falcon Landing. The Falcon Landing MDP Development is located in west Bexar County along FM 471 (Culebra Road) between SH 211 and Talley Rd. The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Falcon Landing, 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. This shall 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.
- The developer shall be responsible for providing a left-turn lane at the two proposed entrances. These left-turn lanes shall provide storage length and bay taper per TxDOT design standards as it relates to the submitted TIA traffic counts, (Unified Development Code (UDC) - 35-502 (a)(7), subsection C.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

NOTE: Texas Department of Transportation (TxDOT) will determine access point along Culebra.

It should be understood that the submitted TIA concurrent with the proposed Falcon Landing is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways shall follow UDC 35-506 and the 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. UDC 35-506 will be implemented at the time of platting.

Tree Preservation has indicated as part of their approval, the following conditions shall be met:

- 2006 Tree Preservation ordinance standards per UDC Section 35-523 - A Tree Permit is required prior to any work on site. This can be submitted either as a clearing permit or at the platting stage. Additional fees will be required with future permits and the Tree Canopy Enhancement Fund payment shall be required prior to recordation of each plat.
- Streetscape standards per UDC Section 35-512 - The new collector section of ROW will require streetscaping.

For information about these requirements you can contact Joan Miller at 207-8265.

Parks and Recreation Department has indicated as part of their approval, the following conditions shall be met:

- 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.
- Parkland in the Detention Area shall comply with UDC section 35-503(d)(3)(A)(B)(C) Percentage in Detention Areas.

Bexar County Public Works has indicated the following conditions as part of their approval.

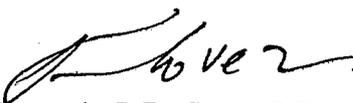
- Secondary access must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC 35-506(e)(7).
- Traffic control shall be warranted as per the Texas Manual on Uniform Control Devices and approved by TxDOT and Bexar County.

It is understood that this MDP is a conceptual plan and all regulations will be addressed at the time of platting. Bexar County reserves the right to address Driveways, Street Design, Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.

Please note that acceptance of this MDP 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 Master Development Plan (MDP) shall become be invalid. I would encourage you to work closely with the school district, so that they can plan accordingly.

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 (individual case manager) Robert Lombrano at (210) 207-5014.



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

