



# City of San Antonio

Department of Development Services

March 5, 2007

Robert Thornber  
CEC  
11550 IH 10W Ste 395  
San Antonio, TX 78230

Re: Grissom Road Business Park

MDP # 006-07

Dear Mr. Thornber,

The City Staff Development Review Committee has reviewed Grissom Road Business Park Master Development Plan **M.D.P. # 006-07**. Please find enclosed a signed copy for your files. 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. 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.

**DSD – Traffic Impact Analysis & Streets** indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Grissom Road Business Park MDP, at no cost to the City of San Antonio:

- All access driveways shall comply with UDC 35-506(r)
- All roadways shall conform to Table 506-2 Functional Classification System Description for Traditional Design Classification.
- All sidewalks shall comply with UDC 35-506 (q).
- 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 distances areas.

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. All technical requirements of the Unified Development Code (35-506) will be complied with at the time of platting.

**Tree Preservation** approves with the following conditions:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan has been approved under for this project – AP 1148085.
- Landscape ordinance per UDC Section 35-511. Some landscape points might be met by preserving existing vegetation (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.

If you have any further questions, please call Joan Miller at (210) 207-8265.

**Environmental Services Department** states:

- A soil assessment shall be submitted to the Texas Commission on Environmental Quality before any permits for development of the site in accordance with rule §330.953 of the Texas Administrative Code to determine if the site is a former landfill.

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

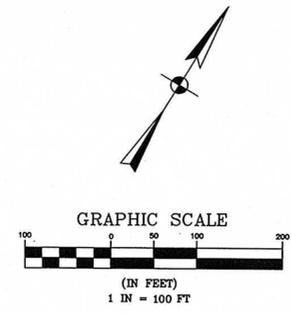
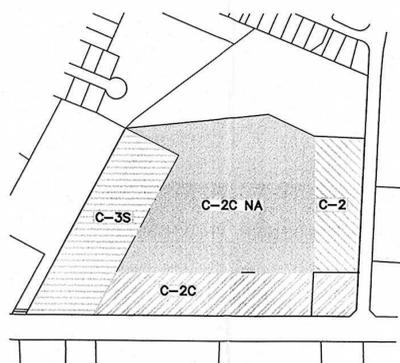
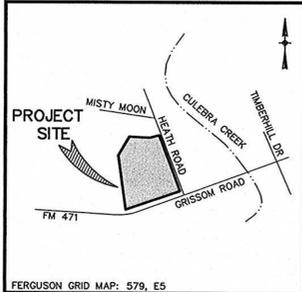
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan (MDP) will be invalid.

If you should need further assistance, please feel free to contact Larry Odis at 210-207-0210.

Sincerely,



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



LEGEND:  
 HOA HOMEOWNER'S ASSOCIATION  
 MDP MASTER DEVELOPMENT PLAN

TXDOT NOTES

FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". PHASE I IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS TO FM 471, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 374.50'.

IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TXDOT.

NOTE:  
 NEW SIDEWALKS HAVE BEEN CONSTRUCTED ALONG GRISSOM RD. AS REQUIRED BY TXDOT & THE UDC.

UPON DEVELOPMENT OF INDIVIDUAL LOTS, SIDEWALKS WILL BE CONSTRUCTED ALONG HEATH RD. TO UDC CHAPTER 35 REQUIREMENTS.

LIMITS OF MDP

PLAN HAS BEEN ACCEPTED BY  
 COSA *[Signature]*  
 3/5/07 (Date) 006-07 (Number)  
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 3/4/09 Date

NOTE "A": LOT - 3, NCB 18670  
 PLAT No. 010066  
 FORCED TO PLAT SUBDIVISION UNIT 4  
 VOL. 9550, PG. 184, D.P.R. OWNER:  
 HEATHRO, LTD.

OWNER/DEVELOPER: GRISSOM ROAD STORAGE, LTD  
 25300 IH 10 WEST  
 SAN ANTONIO, TEXAS 78257-9517

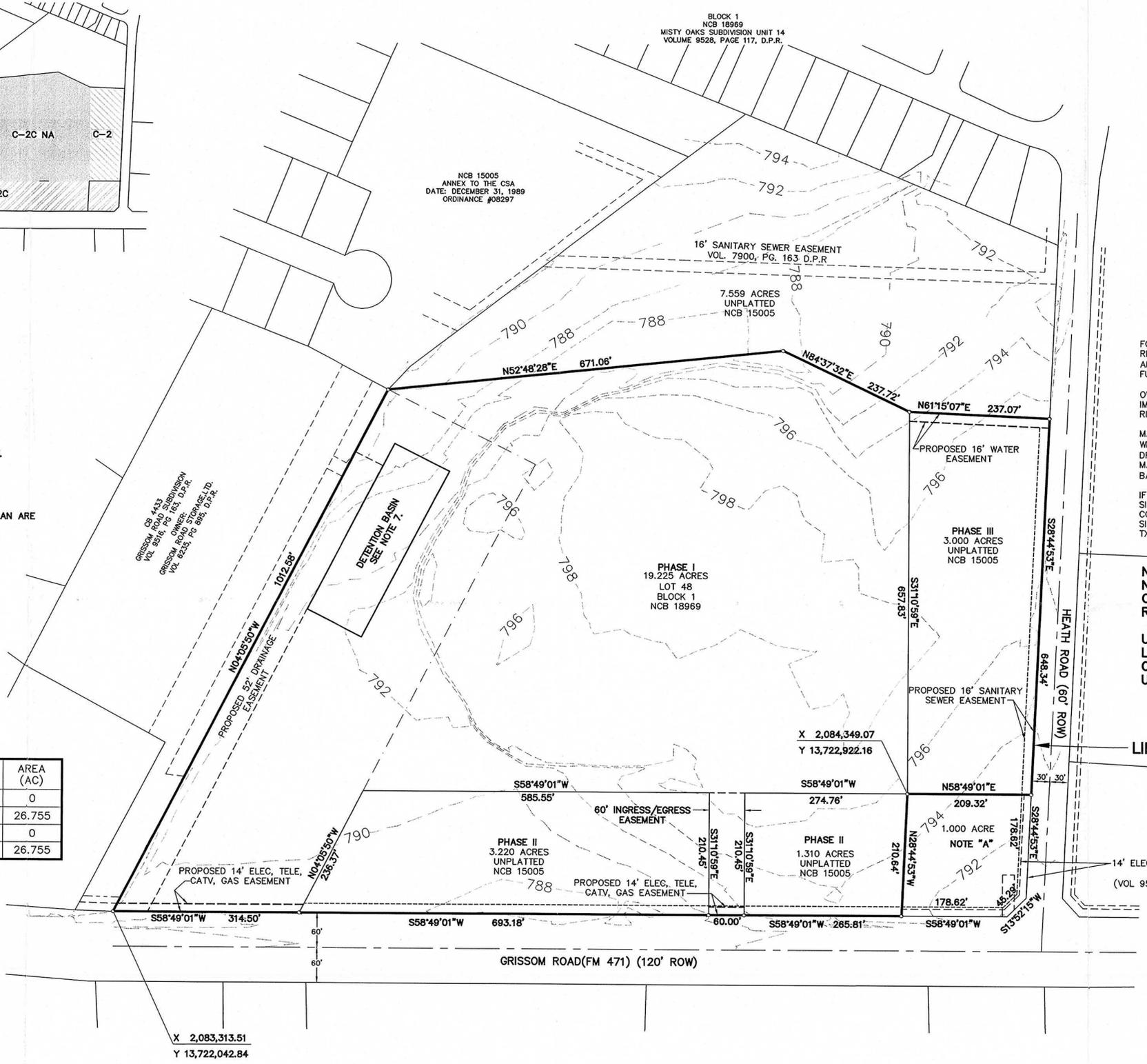
- NOTE:
1. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
  2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
  3. WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
  4. THE FRONT, SIDE AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
  5. 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.
  6. THE BASIS OF BEARING SHOWN HEREON IS THE PLAT OF GRISSOM ROAD SUBDIVISION AS RECORDED IN VOLUME 9516, PAGE 163, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
  7. SIZE AND LOCATION OF DETENTION BASIN IS FOR SCHEMATIC PURPOSES ONLY. FINAL PLANS WILL BE SUBMITTED WITH BUILDING PERMIT.

FLOOD PLAIN IS NOT SHOWN WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT PLAN PER FEMA MAP NUMBER 48029C PANEL 0407 SUFFIX F (4JAN02)

APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE

AREA SUMMARY

PHASE I	PHASE II	PHASE III	LAND USE	AREA (AC)
			INDUSTRIAL	0
19.225 AC	4.530 AC	3.000 AC	COMMERCIAL	26.755
			DRAINAGE ROW	0
TOTAL/AVERAGE				26.755



# GRISSOM ROAD BUSINESS PARK MASTER DEVELOPMENT PLAN

BEING 26.755 ACRES OF LAND IN NEW CITY BLOCK (NCB) 18969, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE REMAINING PORTION OF A 35.00 ACRE TRACT OF LAND DESCRIBED IN VOLUME 10928, PAGE 310, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

DESIGNED BY: RPT  
 DRAWN BY: RPT  
 APPROVED: RPT  
 JOB NO.: E0245001

CIVIL ENGINEERING CONSULTANTS  
 DON D U R D E N, I N C.  
 11660 L.H. WEST, SUITE 395  
 SAN ANTONIO, TEXAS 78230  
 P) 210.641.9999  
 F) 210.641.6440  
 Email: cececectexas.com

**CEC**

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY: ROBERT P. THORBER, P.E. NO. 83416 ON: 1/11/07 DATE

DESCRIPTION

REV DATE

GRISSOM ROAD BUSINESS PARK

**MASTER DEVELOPMENT PLAN**

PLAN # 006-07

SHEET NO.

**MDP**

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