



City of San Antonio, Texas

Planning & Development Services Department

October 5, 2009

Becky Culpepper, P.E.
Pape-Dawson Engineers.
555 East Ramsey
San Antonio, Texas 78216

RE: MDP 007-07 Urbana Norte

Dear Ms. Culpepper:

The Master Development Plan (MDP), 007-07 Urbana Norte, has failed to comply with **Sec. 35-412 (h)(1)(a) Scope of Approval** of the **Unified Development Code (UDC)**:

Sec. 35-412 (h)(1)(a) Scope of Approval

The master development plan shall expire unless a final plat is approved within twenty-four (24) months from the approval of the master development plan

This Master Development Plan (MDP) has been deemed invalid. It will be scanned and archived with the Department's permanent files. You may submit a new Master Development Plan application under the current Unified Development Code (UDC) for our consideration. If you feel this is in error, an appeal in writing with supporting documentation may be filed within thirty (30) days of receipt of this notice.

For additional information on your permit status please visit the MDP Master List website at: <http://epay.sanantonio.gov/dsddocumentcentral/upload/MDPMasterList.xls>

If you have any questions regarding this matter, contact Richard Carrizales at (210) 207-8050.

Sincerely,

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

LAND DEVELOPMENT
SERVICES DIVISION

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City of San Antonio

Department of Development Services

February 26, 2007

Becky Culpepper
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Urbana Norte

MDP # 007-07

Dear Ms. Culpepper,

The City Staff Development Review Committee has reviewed the Urbana Norte Master Development Plan **M.D.P. # 007-07**. 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 Urbana Norte 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.
- No parking will be allowed in the drive section 503.9 2003 IFC COSA Amendments.

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. The internal 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. All technical requirements of the Unified Development Code will be complied with at the time of platting.

Parks and Recreation recommends approval with the following conditions:

- 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 shall be dedicated to the Homeowners Association.
- The instruments creating the Homeowners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*
- Parkland dedication shall be platted by the second phase of development; UDC section 35-503(f) *Development Phasing*.
- All amenities provided shall comply with standards and specification found in UDC section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

Historic Preservation states the following: The Texas Sites Atlas indicates that archaeological site 41BX981 has been previously identified within the above referenced property. Also, the property is in close proximity to the Walker Ranch National Register District. Thus, before any work that might affect the site is begun, qualified professionals conduct an archaeological investigation (reassessment) of the property.

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

Tree Preservation approves with the following conditions:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Permit has already been approved under 2003 Tree Preservation Ordinance for this project – AP 1200596. The revisions to the original plan are pending approval and a \$75.00 revision fee.

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

MDP/MTP states Storm Water Engineering approval will be addressed at the time of platting.

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

