



City of San Antonio

Department of Development Services

June 20, 2007

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

Re: **Parkside Village**

MDP # 009-07

Dear Ms. Culpepper:

The City Staff Development Review Committee has reviewed Parkside Village Master Development Plan **MDP # 009-07**. 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, including Military Highway and Wurzbach Parkway, 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 states the following: The Texas Sites Atlas indicates an archaeological site previously identified within the above referenced property. Also, the property may contain other 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 and historical structures 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. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org. The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Any part of the property investigated since March 18, 2007 may be omitted and the report for the previous study may be submitted for that area. Both the HPO and SHPO are allowed 30 days from receipt for reviews.

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

Storm Water Engineering states: To facilitate future review of the plats, please address all comments below for MDP #009-07 and PUD #07-013. The following comments shall be addressed at the platting stage(s).

1. General: For resubmittal involving changes to hydrology or hydraulics, please provide a complete resubmittal report to better facilitate review.
2. General: MDP report has referenced the calculations within Stormwater reports for various plats, please provide the Stormwater reports for the referenced plats.
3. General: The report references hydrology done by Rust Lichlitter/Jameson in 1995, please provide all pertinent sections of this report/plans.
4. To facilitate review, please clarify how sheet flow time of concentration is combined with channel flow time of concentration for existing conditions for drainage area N1, N2 and N4.
5. Drainage Area N1: Please clarify the location of 1.38 acres of commercial impervious cover noted for existing conditions calculations.
6. Please use City of San Antonio UDC rainfall intensities and corresponding flows for the hydrologic calculations for N4 detention basin. To facilitate review, please also label calculations for N4 detention basin.
7. For calculation of existing condition hydrology within Appendix H, please revise existing conditions to match 2007 aerial map provided. Please also provide all necessary supporting documentation for HEC-HMS models.
8. Per City of San Antonio UDC, please provide 2000' downstream adverse impact analyses for plats where detention is not proposed.
9. The revised Boss HEC-2 model provided for Wurzbach Parkway has output flows that do not match the input flow, please revise and/or clarify.

Storm Water shall continue review pending receipt of the complete resubmittal. Additional comments may follow based on the new information.

If you have any questions please contact Jonn Kusch Phone: 210-207-8494

The **DSD – Traffic Impact Analysis & Streets Division** has reviewed the Level-3 Traffic Impact Analysis (TIA) for the proposed Parkside Village Development. The Streets and TIA division has no comments to return to the engineer and the analysis indicates compliance with TIA Ordinance 91700.

The site is bounded by Wurzbach parkway to the north, NW Military Highway / FM 1535 to the east, Lockhill-Selma Road to the west and a multi-family development to the south. The proposed site includes a 32-acre commercial site at the corner of NW Military and Wurzbach Parkway and a 117.78-acre residential subdivision. The overall traffic generated by the developed site is expected to be 1,118 AM peak-hour trips, 2,400 PM peak-hour trips and 23,685 daily trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Parkside Village, at no cost to the City of San Antonio:

There are several locations that are expected to meet or exceed the City of San Antonio threshold requirement (60 vph) for a right-turn lane, are listed as follows:

1. Eastbound Wurzbach Parkway at Driveway 9
 2. Eastbound Wurzbach Parkway at Driveway 8
 3. Eastbound Wurzbach Parkway at Driveway 7
 4. Southbound NW Military Hwy at Driveway 5
 5. Southbound NW Military Hwy at Driveway 2
- Design the right-turn deceleration lanes using the guidelines presented in the latest edition of the Texas Department of Transportation's (TxDOT) Roadway Design Manual.
 - Construct driveways with throat lengths in accordance with the City of San Antonio Unified Development Code and Appendix C TxDOT Roadway Design Manual. Construct throat lengths as indicated on the site plans to facilitate safe and efficient traffic flow.
 - Provide clear-sight distance at each roadway /driveway to provide adequate, obstruction free-viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to block these clear-sight distance areas.
 - It is our understanding that the City and TxDOT have been involved in discussions regarding the proposed signal locations at Driveway 2 and Driveway 5 on NW Military Highway/FM 1535. Because the location and spacing of these signals is set at these intersections, traffic signals warrant study was not performed for either location as part of this study.
 - All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
 - All access driveways shall comply with UDC 35-506 (r) – Access and Driveways
 - All access driveways 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 distance 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. 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 (35-506) will be complied with at the time of platting.

If you have any questions please contact Nickolas V. Fernandez at 210-207-0282

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

This project will be subject to:

- 2006 Tree Preservation ordinance standards per UDC Section 35-523 – a Master Tree Permit is pending for the MDP (AP 1333950). A \$75 review fee will be required for each plat submittal.
- Streetscape Standards per UDC Section 35-512 – any newly constructed ROW will require streetscaping (we recommend preservation of existing trees where available and possible).
- Landscape ordinance per UDC Section 35-511 for commercial development. Some landscape points can be met through preservation of existing vegetation as shown in proposed Tree Preservation Plan.

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

Parks and Recreation recommends approval with the following conditions:

Parkside Village is a proposed subdivision with 526 residential units, composed of 325 single-family units and 201 multi-family units. UDC Section 35-503, Table 503-1 states that Planned Unit Developments are required to provide 1 acre of park/open space per every 70 dwelling units. The requirement for this development is 7.5 acres. This subdivision provides 8.6 acres of park/open space dedication.

- 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*.

For information about these requirements you can contact David Clear at 207-4091.

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. I would encourage you to work closely with the school district, so that they can plan accordingly.

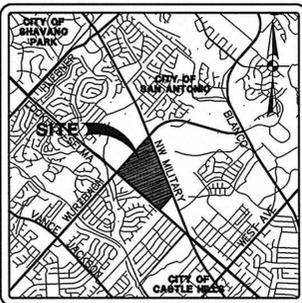
If the proposed development is not platted in phases this Master Development Plan (MDP) shall become invalid. All platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the City of San Antonio.

If you have any questions regarding this matter, please contact Robert Lombrano at (210) 207-5014.

Sincerely,

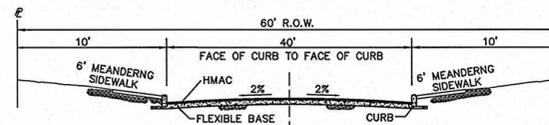


Fernando J. De León, P.E.
Assistant Director Development Services Department

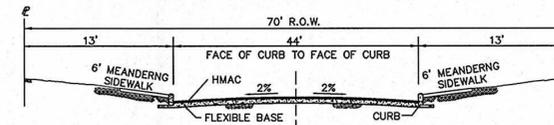


LOCATION MAP
SCALE: 1"=5000'

- LEGEND:**
- ① PROPERTY OWNERSHIP INFORMATION (SEE LIST)
 - (A) EASEMENT INFORMATION (SEE LIST)
 - - - 200' NOTIFICATION BOUNDARY
 - - - 2' CONTOURS
 - - - 10' CONTOURS
 - - - ZONING LIMITS
 - ▶ TxDOT ACCESS POINT (DRIVEWAY)
 - ▶ RESIDENTIAL ACCESS POINT



LOCAL 'B' STREET SECTION
NOT TO SCALE



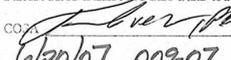
COLLECTOR STREET SECTION
NOT TO SCALE

PROPOSED LAND USE RATIO AND DENSITY TABLE

UNIT	PROPOSED LAND USE	SIZE-GROSS (AC.)	ALLOWABLE DENSITY (UNITS/AC.)	PROPOSED LOTS	PROPOSED DENSITY (UNITS/AC.)	OPEN SPACE (AC.)
1	RESIDENTIAL	41.98	5.00	113	2.69	13.39
2	RESIDENTIAL	23.94	25.00	201	8.40	6.54
3	RESIDENTIAL	38.59	5.00	150	3.89	6.33
4	RESIDENTIAL	14.53	5.00	62	4.27	2.07
5	COMMERCIAL	31.96	N/A	N/A	N/A	0
TOTAL		151.00	10.80	526	4.42	28.33

PARKS/OPEN SPACE

PARKS/OPEN SPACE REQUIRED PER UDC 35-503
540 LOTS/70 = 7.7 ACRES

PLAN HAS BEEN ACCEPTED BY

 6/20/07 007-07
 (Date) (Number)
 Note: This plan will have to comply with Section 35-412, (a) Scope of approval for validation or plan will expire on
 6/19/09
 Date

PROPERTY OWNERSHIP:

1. MAX AND MINNIE A. TOMERLIN VOELCKER P-10 ABS 124 NON-ADJ NCB 11672
2. GULFSTREAM APT. PORTFOLIO LLC LOT N 417.61 FT. OF 2 BLK 2 NCB 16160
3. VR WHISPERING OAKS HOLDINGS LIMITED PARTNERSHIP LOT 8 BLK 1 NCB 11696
4. ADITHY LIMITED PARTNERSHIP LOT 7 NCB 11671
5. PHU VAN NGUYEN AND TIENG THI PHAM LOT 1-4 BLK 1 NCB 11670
6. SYLVIA GARCIA LOT 56 BLK 1 NCB 14131
7. JORGE SALAS & GABRIELA G. LUJAN LOT 57 BLK 1 NCB 14131
8. BEVERLY J. BALDERAS LOT 58 BLK 1 NCB 14131
9. RAMONA TETER & LARRY LONAS LOT 59 BLK 1 NCB 14131
10. ROBERT V. AND SALLY L. HERRERA LOT 56 BLK 7 NCB 14137
11. LOWELL E. & JUDY CASTLEBERRY LOT 55 BLK 7 NCB 14137
12. JOHN J. & ERIN A. MCLENDON LOT 54 BLK 7 NCB 14137
13. LUIS & MARIA C. MONTANEZ LOT 53 BLK 7 NCB 14137
14. DANIEL R. AND IRMA SCIARAFFA LOT 52 BLK 7 NCB 14137
15. CHRISTOPHER D. ROLLINS LOT 51 BLK 7 NCB 14137
16. GEORGE C. & GLORIA V. GULLONG LOT 62 BLK 7 NCB 14279
17. JOE M. HERNANDEZ LOT 66 BLK 7 NCB 14137
18. ALLAN R. CROSS & DORIA G. LOT 65 BLK 7 NCB 14137
19. KARLA M. HANSON LOT 59 BLK 7 NCB 14137
20. JUAN A. ALVARADO LOT 58 BLK 7 NCB 14137
21. GLEN E. & LILLIAN MCALISTER LOT 74 BLK 10 NCB 14140
22. ROBERT S. JR. & EMILY KAUFMAN LOT 75 BLK 10 NCB 14140
23. KENNETH L. & MARGIE M. FOSTER LOT 76 BLK 10 NCB 14140
24. CARMEN GARZA LOT 56 BLK 10 NCB 14140
25. ROLANDO A. & MERCEDES MEDINA LOT 57 BLK 10 NCB 14140
26. SIRAJ ALI KAPADIA LOT 58 BLK 10 NCB 14140
27. SHEREE L. KREUSEL LOT 59 BLK 10 NCB 14140
28. YOLIE RIOS LOT 60 BLK 10 NCB 14140
29. CARLOS L. & OLGA J. CASAS LOT SE 55 FT OF 61 BLK 10 NCB 14140
30. ROSA L. OCHOA LOT 62 & NW 5' OF 61 BLK 10 NCB 14140
31. STEVE H. III & OLMA R. SANCHEZ LOT 63 BLK 10 NCB 14140
32. TUVIA ADAR LOT 64 BLK 10 NCB 14140
33. OSCAR R. & MARIE-FRANCE A. BENAVENTE LOT 65 BLK 10 NCB 14140
34. ELIZABETH B. SCHEID LOT 66 BLK 10 NCB 14140
35. PETER G. HERON & ANDRE S. STEGMAN LOT 1 BLK 1 NCB 11671
36. GUADALUPE T. & ELMIRA P. FRAGOZO LOT 68 & 69 BLK 10 NCB 14140
37. DEBRA GAIL WILCOX LOT 70 BLK 10 NCB 14140
38. PAUL K. & GLORIA J. DANIEL LOT 71 BLK 10 NCB 14140
39. KIM SON LY LOT 72 BLK 10 NCB 14140
40. ERNEST J. DENHAM LOT 73 & P-100 BLK 10 NCB 14140
41. TEN YEAR PLAN INVESTMENTS LTD. LOT 48 EXC W TRI 4.05 FT BLK 10 NCB 14140
42. TUPELO PARTNERS LTD. LOT 3 BLK 12 NCB 14142
43. FARMCO REALTY INC. # 255 LOT NE IRR 105' OF 2 BLK 12 NCB 14142
44. VOELCKER ESTATES LTD. LOT 1 BLK 8 NCB 11671
45. INVERNESS HOMEOWNERS ASSOCIATION INC. LOT 16 BLK 1 NCB 11671
46. VOELCKER ESTATES LTD. P-26A NCB 11671
47. INVERNESS HOMEOWNERS ASSOCIATION INC. LOT 1 BLK 1 NCB 11671
48. INVERNESS HOMEOWNERS ASSOCIATION INC. LOT 7 BLK 1 NCB 11671
49. INVERNESS HOMEOWNERS ASSOCIATION INC. LOT 6 BLK 1 NCB 11671
50. VOELCKER ESTATES LTD. P-26B NCB 11671
51. CAMPUS OF THE SAN ANTONIO JEWISH COMMUNITY LOT 4 BLK 1 NCB 17180

PROPERTY OWNERSHIP CONT.:

40. ERNEST J. DENHAM LOT 73 & P-100 BLK 10 NCB 14140
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NOTES:

1. ALL PROPOSED LOCAL "A" AND LOCAL "B" STREETS ARE PRIVATE.
2. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(g). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT-OF-WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT-OF-WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT-OF-WAY).
3. THE PRIVATE RECREATIONAL AREA (AMENITY CENTER) WILL BE CONSTRUCTED WITH UNIT 1.
4. 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.
5. PHASING OF UNIT DEVELOPMENT MAY NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN.
6. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS DEFINED BY THE LATEST VERSION OF AASHTO.
7. THIS PROJECT IS NOT LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE, WHERE REQUIRED. ACREAGES SHOWN ARE BASED ON PRELIMINARY SIZING CALCULATIONS ASSUMING A 5.0' WATER STORAGE DEPTH. FINAL LOCATIONS OF DETENTION BASINS WILL BE BASED ON THE DEVELOPMENT DESIGN AND MAY VARY FROM THIS PLAN.
9. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
10. GAS AND ELECTRIC SERVICE TO BE PROVIDED BY CPS ENERGY.
11. ENTIRE PROPERTY IS LOCATED INSIDE THE CITY LIMITS OF SAN ANTONIO.

EASEMENT INFORMATION:

- (A) 14' ELECTRIC OVERHEAD EASEMENT (VOL. 8600, PG. 96, D.P.R.)
- (B) 13.0' RIGHT-OF-WAY DEDICATION
- (C) 75' MAX TWO STORIES (VOL. 6951 PGS. 1064-1074)
- (D) 75' BUILDING SET-BACK LINE (VOL. 6951 PGS. 1064-1074)
- (E) 25' GREENBELT (VOL. 6951, PGS. 1064-1074)
- (F) VARIABLE WIDTH DRAINAGE CHANNEL EASEMENT (VOL. 6982, PGS. 1108-1114)
- (G) EXISTING DRAINAGE R.O.W. (VOL. 8800 PG. 55)
- (H) 17' ELECTRIC, SANITARY SEWER, TELEPHONE & ACCESS EASEMENT (VOL. 8800 PG. 55)
- (I) ELECTRIC, SANITARY SEWER, TELEPHONE & ACCESS EASEMENT (VOL. 8200 PG. 248)

LINE TABLE

LINE	LENGTH	BEARING
L1	455.82'	S41°13'14"W
L2	338.17'	S41°18'37"W
L3	330.15'	S41°11'03"W
L4	1698.55'	N48°59'26"W
L5	23.77'	N41°16'47"E
L6	198.26'	N49°14'11"W
L7	16.36'	N41°50'28"E
L8	964.99'	N49°03'00"W
L9	215.23'	N48°11'16"W
L10	16.32'	N41°23'29"E
L11	265.04'	N48°16'14"W
L12	48.53'	N04°14'30"E
L13	333.38'	N45°35'27"E
L14	580.80'	N40°39'42"E
L15	5.00'	S49°23'18"E
L16	210.08'	N40°39'42"E
L17	89.98'	N42°42'52"E
L18	5.00'	N49°20'18"W
L19	245.08'	N42°42'52"E
L20	250.00'	N40°39'42"E
L21	125.40'	N45°14'08"E
L22	195.59'	N40°39'42"E
L23	103.43'	S81°41'15"E
L24	364.37'	S21°22'21"E

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 371-9000
FAX: (210) 375-9020

DEVELOPER:

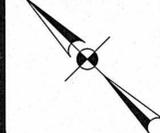
KB HOME
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
PHONE: (210) 342-1667
FAX: (210) 366-2378

OWNER:

VOELCKER INVESTMENT GROUP, LTD.
BY: TENOTEX PARTNERS, INC. G.P.
BY: BRAD RICHIE, V.P.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230
PHONE: (210) 344-9200

APPROVED
MASTER DEVELOPMENT PLAN # 007-09
 PLANNING COMMISSION
 CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
 SECRETARY: _____ DATE: _____



PARKSIDE VILLAGE
MASTER DEVELOPMENT PLAN

JOB NO. 6469-06
 DATE NOVEMBER 2006
 DESIGNER BH
 CHECKED BAC DRAWN KB
 SHEET C1.00