



City of San Antonio

Department of Development Services

October 3, 2007

J. Steven Brown, P.E.

Brown Engineering Co.
1000 Central Parkway North, Suite 100
San Antonio, TX 78232

Re: **Mallory Tract**

MDP # 011-07

Dear Mr. Brown,

The City Staff Development Review Committee has reviewed the **Mallory Tract** Master Development Plan, **MDP # 011-07**. 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 (210) 615-5814.

Historic Preservation approves with the following conditions:

- The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, staff of the HPO believes there is a high probability that the property may contain sites some of which may be significant. A historic agricultural complex may be located within the project area. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological / architectural investigation of the property.

If there are any questions or additional information regarding archaeological sites please call Kay Hinde at (210) 207-7306.

Traffic Impact Analysis & Streets Division approves with the following conditions:

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 or permitting.

~~If there are any questions or additional information call Nick V. Fernandez at (210)-207-0282.~~

Tree Preservation approves with the following conditions:

- A Tree Permit and Preservation Plan is required prior to any work on site. This can be submitted either as a clearing permit or at the plating stage. This project may be suited to a Tree Stand Delineation Plan (30% preservation of tree canopy at MDP or 35% preservation at platting) based on tree canopy area. Note that flood plain area must be delineated separately (preservation at 80% for significant trees and 100 % for heritage trees).
- The Right-Of-Ways designated as collectors will comply with Streetscape standards per UDC §35-512. The preservation of existing trees is highly recommended.

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

Parks and Recreation Department approves with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC §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 § 35-503(e) *Designation of Parkland*.
- Parkland dedication must be platted by the second phase of residential development; UDC §35-503(f) *Development Phasing*.

If you have any further questions, please call Joel Sears at (210) 207-4091.

Bexar County Infrastructure Services Department approves with the following conditions:

- A right-turn deceleration lane will be required on Toutant Beauregard Road for the main entrance roadway through separate permit by Bexar County. UDC §35-502(a)(7)(D)
- Secondary access must be constructed with or prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC §35-506(e)(7).
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County.

It should be understood that this Master Development Plan is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, and drainage and floodplain issues at time of platting.

If you have any further questions, please call Todd Sang at (210) 335-6649.

All platting shall comply with the Unified Development Code (UDC), Master Plan, and Major Thoroughfare Plan 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 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. The rights for this project shall expire within twenty-four months from the date of approval if less than eight percent of the net area 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 you need further assistance, please contact Richard Carrizales at (210) 207-8050.

Sincerely,



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

