City of San Antonio

Department of Development Services

August 2, 2007

David Brown, P.E.

Unintech Consulting Engineers, Inc.
2431 East Evans Road
San Antonio, TX 78259

Re: Westover Hills Transit Service Center **MDP # 020-07**

Dear Mr. Brown,

The City Staff Development Review Committee has reviewed the **Westover Hills Transit Service Center** Master Development Plan, **MDP # 020-07**. 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 archaeological sites have been previously identified nearby the above referenced property, particularly along areas/ adjacent to Leon Creek. Therefore, the property may contain historic sites, some of which may be significant. Thus, before any site is begun we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed in accordance with Archeological Survey Standards for Texas. Previously identified sites if any, should be reexamined and reevaluated.

- If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the Texas Historical Commission (THC) may require other archaeological compliance efforts additional to those required by the City Historic Preservation Office (HPO).

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

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

- The Level-1 Traffic Impact Analysis (TIA) and the MDP plan for Westover Hills Transit Service Center MDP are in compliance with TIA Ordinance 91700 and the Unified Development Code.

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

  1. 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 not to block clear sight distance areas.

  2. All commercial driveways for this project shall comply with UDC §35-506, (r) Access and Driveways.

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:

- The 2006 Tree Preservation ordinance standards per UDC §35-523 require a Tree Preservation Plan prior to any work on site. This can be submitted either as a site work permit or at the platting or building permit stage.

- Landscape ordinance per UDC §35-511. It appears some landscape points can be met by preserving existing vegetation as well as meeting any mitigation requirements 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.

- Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

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

Fire Protection approves with the following conditions:

- The Fire Protection Review section reserves the right to review and make comments for fire protection at the time of permit submittal.

If you have any further questions, please call Richard Chamberlin at (210) 207-8281.

- Development of the property shall comply with the Highway 151 Gateway Corridor District Zoning ordinance.

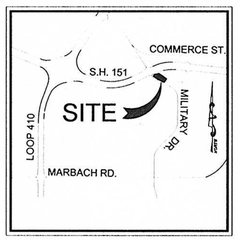
All platting shall comply with the Unified Development Code (UDC), Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is 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



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

200 0 50 200 400

1 inch = 200 ft.

NORTH

SCALE: 1" = 40'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	20°55'52"	844.66'	156.02'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N14°13'45"E	86.20'
L2	S19°17'40"E	23.71'

STATE HIGHWAY 151
(R.O.W. VARIES)
(MINIMUM R.O.W. 150')

N73°12'16"E 178.04'

APPROXIMATE 100-YR FLOOD PLAIN

S56°33'22"E 238.35'

N69°43'19"E 246.56'

L1

N = 581,881
E = 117,955

N53°03'24"W 150.84'

C1

S59°45'18"E 331.24'

L2

S45°08'34"E 189.47'

S26°28'39"E 314.67'

BLOCK . . . 49

MILITARY DRIVE WEST
(86' R.O.W.)

N63°31'21"W 742.42'

N = 581,318
E = 118,836

738.8 739.2 738.2 738.3 737.9 739.6 741.8 736.1 736.9

730 720 712 714 738 740 736

INDUSTRIAL

OWNER: VIA METROPOLITAN TRANSIT
U N P L A T T E D
8.796 ACRE TRACT
(VOL. 4276, PG. 615, R.P.R.)

OWNER: CHARLES LAW
U N P L A T T E D
5.75 ACRE TRACT
(VOL. 3481, PG. 1620-1623, R.P.R.)

OWNER: CHARLES LAW
U N P L A T T E D
5.00 ACRE TRACT
(VOL. 7791, PG. 1-4, R.P.R.)

LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14

LEVY TOWNHOUSE SUBDIVISION
(VOL. 9507, PG. 85, D.P.R.)

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE, OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. THIS SITE IS NOT WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE.
3. THIS SITE IS LOCATED WITHIN CITY COUNCIL DISTRICT NO. 6.
4. THIS SITE IS LOCATED WITHIN THE NORTHSIDE SCHOOL DISTRICT.
5. ALL INTERSECTIONS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506(D)(5) OF THE UNIFIED DEVELOPMENT CODE.
6. CURRENT ZONING: I-1 GC-2
   PROPOSED ZONING: I-1 GC-2
   CURRENT USAGE: VACANT / UNDEVELOPED
   PROPOSED USAGE: MAINTENANCE FACILITY
7. SIDEWALKS WILL BE INSTALLED PER CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

- 1 COMMERCIAL LOT
- TOTAL ACREAGE 8.796 ACRES

UTILITIES

WATER: BEXAR METROPOLITAN WATER DISTRICT
SEWER: S.A.W.S.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T

DATE PREPARED : 02/14/07

THIS MASTER DEVELOPMENT PLAN OF WESTOVER HILLS TRANSIT SERVICE CENTER HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D.,

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

NOTES:
1. BEARING REFERENCE SOURCE IS THE NORTH AMERICAN DATUM (NAD-83) TEXAS STATE PLANE COORDINATE SYSTEM.
2. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
3. PROPERTY IS LOCATED WITHIN THE CITY OF SAN ANTONIO CITY LIMITS.

OWNER/DEVELOPER:
VIA METROPOLITAN TRANSIT
P.O. BOX 12489
800 W. MYRTLE
SAN ANTONIO, TEXAS 78212
PHONE: (210) 362-2415
FAX: (210) 362-2588

PLAN HAS BEEN ACCEPTED BY
COSA _____
Aug. 2, 2007 (Date) 020-07 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
Aug. 1, 2009 Date

CITY PLAN # 020-07

REVISION			
DATE	NO.		
1/5/07	1	CITY COMMENTS	
2/5/07	2	CITY COMMENTS	
6/29/07	3	CONTOUR LINES REVISED	

JOB NO : 07-033-V
DESIGNED : D.G.B.
DRAWN : R.R
DATE : 02/14/2007
SHT : 1 OF 1

UNINTECH CONSULTING ENGINEERS, INC.
WWW.UNINTECH.COM
OFFICE LOCATIONS:
SAN ANTONIO • AUSTIN
UNITECH
2431 E. EVANS ROAD
SAN ANTONIO, TEXAS 78259
(210) 541-9166 FAX: (210) 541-8279

BEING 8.796 ACRES OF LAND OUT OF THE CABLE RANCH SUBDIVISION, P-80, BLOCK 49, N.C.B. 15330, BEXAR COUNTY, TEXAS
MASTER DEVELOPMENT PLAN
for

WESTOVER HILLS TRANSIT SERVICE CENTER