City of San Antonio

Department of Planning and Development Services

October 29, 2009

Mr. Matt Johnson
Pape Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **Potranco Market** **MDP # 022A-07**

Dear Mr. Johnson,

The Development Review Committee has reviewed **Potranco Market** Master Development Plan **MDP # 022A-07** major amendment. Please find enclosed a signed copy for your files. However, please note the following conditions:

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

- See approval letter 2007TIA0608 for mitigation requirements.

- Controlled access should be maintained in order to uphold safe and efficient traffic flow and all access shall comply with the requirements of the Unified Development Code and shall be within the guidelines of the American Association of State Highway and Transportation Officials. City of San Antonio and Bexar County reserve the right to address all design issues including, but not limited to: driveways, street design, sight distance, ADA requirements, drainage and flood plain issues at the time of platting.

If you have any further questions, please contact Jesse Muniz at (210) 207-5732.

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

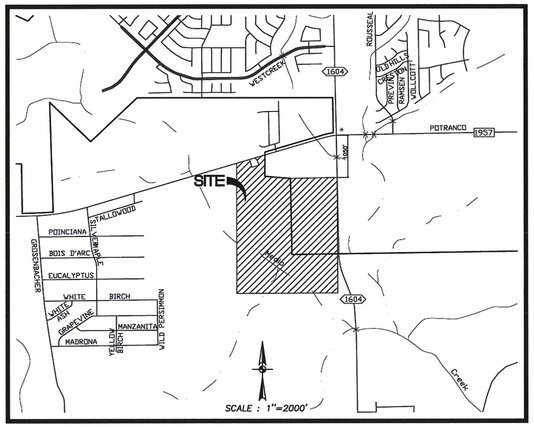
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly. 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 please contact TXDOT at (210) 615-5814.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with 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
Land Development Division
Planning and Development Services Department



SITE LOCATION MAP

NOTES:

1. OWNERS:
   LEVCAL LOOP 1604 LP
   9660 KATY FREEWAY
   HOUSTON, TEXAS 77055
   TEL: 713-952-0366
2. ENGINEER/SURVEYOR:
   PAPE-DAWSON ENGINEERS
   555 EAST RAMSEY
   SAN ANTONIO, TEXAS 78216
   TEL: 210-375-9000
3. CONTOURS SHOWN ARE SCALED FROM A USGS MAP AND FROM AN ACTUAL ON THE GROUND SURVEY.
4. WATER WILL BE PROVIDED BY THE BEXAR METROPOLITAN WATER DISTRICT.
5. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
7. THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE/CONTRIBUTING ZONE.
8. ESTIMATE OF EDU'S
   WATER: 201.10 ACRES x 4.88 EDU'S PER ACRE = 982 EDU'S
   SEWER: 201.10 ACRES x 5.58 EDU'S PER ACRE = 1,122 EDU'S
   A. WATER DEMAND IS ESTIMATED AT 213.45 GPM BASED ON AN AVERAGE OF 313 GALLONS PER DAY PER EDU
   B. SEWER DEMAND IS ESTIMATED AT 187 GPM BASED ON AN AVERAGE OF 240 GALLONS PER DAY PER EDU
9. ACCORDING TO FEMA COMMUNITY MAP PANEL 48029C0415 E, DATED FEBRUARY 16, 1996, APPROXIMATELY 92 ACRES OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD ZONE. A FEMA STUDY WILL BE CONDUCTED FOR THE SITE TO DETERMINE THE AMOUNT OF THE FLOOD PLAIN THAT CAN BE RECLAIMED.
10. FM 1957 (POTRANCO ROAD) IS LISTED ON THE CITY OF SAN ANTONIO'S MAJOR THOROUGHFARE PLAN AND INDICATES IT WILL REQUIRE A 120 FOOT R.O.W. THE LOCATION OF PUBLIC ROADS SHOWN ON THIS MDP ARE APPROXIMATE.
11. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(Q.). 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).
12. WITHIN THE M.D.P. WATERSTONE PLACE IS A COLLECTOR STREET WITH A 70' R.O.W. AND 44' PAVEMENT AND EMPRESARIO DRIVE IS A SECONDARY ARTERIAL WITH AN 86' R.O.W. AND 48' PAVEMENT.
13. THE BEARINGS FOR THIS SURVEY ARE TEXAS STATE PLAN COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD 83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS)
14. ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.
15. APPROXIMATELY 48.16-ACRES ARE LOCATED INSIDE THE CITY LIMITS AND APPROXIMATELY 152.94-ACRES ARE LOCATED OUTSIDE THE CITY LIMITS.
16. PROPERTY LOCATED INSIDE THE CITY LIMITS IS ZONED C-3.
17. THIS PROJECT WILL COMPLY WITH THE 2006 TREE PRESERVATION ORDINANCE.
18. A VARIABLE SIGHT CLEARENCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
19. PARKLAND SHALL BE MAINTAINED BY THE OWNER.
20. A MINIMUM OF 50' OF ACCESS TO PUBLIC R.O.W. WILL BE PROVIDED TO PARKLAND PER SECTION 35-503 (D) OF THE UDC.
21. BICYCLE FACILITIES WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-506 (d)(4). BIKE PATHS, WHEN REQUIRED WITHIN THE CITY LIMITS, MAY BE CONSTRUCTED WITH DEVELOPMENT OF THE ABUTTING PROPERTY AT THE TIME BUILDING PERMIT ACQUIRED. WHEN IDENTIFIED ON THE CITY COUNCIL APPROVED BIKE FACILITIES MASTER PLAN ROADWAYS REQUIRING BICYCLE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS "GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES."
22. DRIVEWAY LOCATIONS IN THE ETJ WILL BE DETERMINED AND PERMITTED AT THE TIME OF PLAT SUBMITTAL. LOCATIONS OF DRIVEWAYS SHOWN ON THIS MDP ARE DEEMED TO BE FOR REFERENCE ONLY.
23. THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS 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.
24. DRIVEWAY LOCATIONS ALONG TxDOT R.O.W. WILL BE APPROVED BY TxDOT AT TIME OF PLATTING AND/OR CONSTRUCTION AND SHALL NOT BE DETERMINED BY THE MDP.

DRAINAGE NOTE: REFERENCE STORMWATER MANAGEMENT PLAN SUBMITTED TO THE CITY OF SAN ANTONIO WITH THIS MASTER DEVELOPMENT PLAN. DETENTION IS NOT PROPOSED FOR THIS PROJECT.

UTILITY PURVEYORS:

WATER: BEXAR METROPOLITAN WATER DISTRICT
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CPS ENERGY
CABLE TELEVISION: TIME WARNER CABLE
TELEPHONE: SOUTHWESTERN BELL/AT&T

Proposed land uses will be compatible with existing zoning within the city limits. Proposed land uses outside the city limits, but within the ETJ, will include, but not be limited to retail, commercial, office, single family residential or multi-family residential.

EXISTING AREAS:

1. AREA WITHIN THE 100 YR. FLOODPLAIN: 92.00 ACRES
2. AREA OUTSIDE THE 100 YR. FLOODPLAIN: 109.10 ACRES
3. TOTAL AREA: 201.10 ACRES

PROPOSED AREAS:

1. AREA WITHIN THE 100 YR. FLOODPLAIN: 52.89 ACRES
2. AREA OUTSIDE THE 100 YR. FLOODPLAIN: 148.21 ACRES
3. TOTAL AREA: 201.10 ACRES

PROPERTY LEGAL DESCRIPTION:

AS RECORDED IN BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:
18.18-ACRES: (VOL. 12346, PGS. 422-428 O.P.R.)
162.634-ACRES: (VOL. 12511, PGS. 298-318 O.P.R.)
20.29- ACRES: (VOL. 12511, PGS. 277-283 O.P.R.)

TEXAS PLANES COORDINATES:

Δ POINT 1: X=2057615.5 Y=13705245.7
Δ POINT 2: X=2060478.2 Y=13701607.7

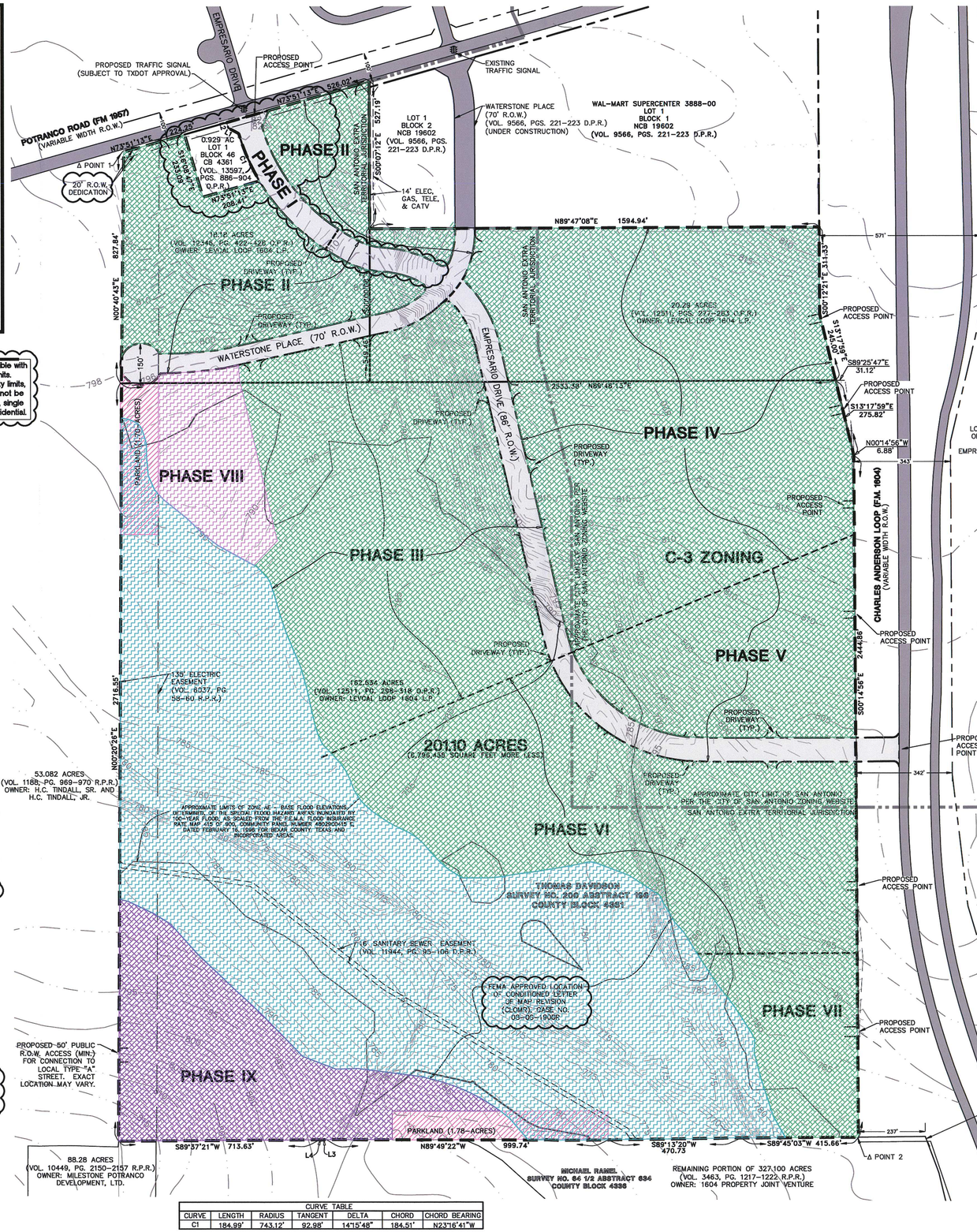
LAND USE AND DENSITY TABLE:

LAND USAGE	ACRES (GROSS)	PARKLAND/ REC CENTER (ACRES)	GREEN SPACE	FLOODPLAIN (ACRES)	ACRES (NET)	DWELLING UNITS PER ACRE	DENSITY (DWELLING UNITS)
MULTI-FAMILY RESIDENTIAL	5.36	1.12	0.00	0.58*	4.78	33	158
SINGLE FAMILY RESIDENTIAL	12.54	0.89	0.00	0.89*	11.65	4	47

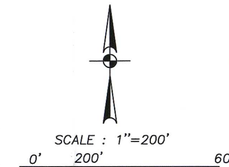
* ADDITIONAL PARKLAND PROVIDED IN FLOODPLAIN

AMENDMENT NOTES:

1. THE OVERALL MDP BOUNDARY CHANGED NEAR THE EMPRESARIO DRIVE AND POTRANCO ROAD INTERSECTION.
2. PROPERTY BOUNDARY OWNERSHIP CHANGED BETWEEN IBC BANK AND LEVCAL LOOP 1604 LP.
3. THE ALIGNMENT OF EMPRESARIO DRIVE CHANGED BETWEEN POTRANCO ROAD AND WATERSTONE PLACE.
4. THE FLOODPLAIN AREA WAS MODIFIED BASED ON RECENTLY APPROVED FEMA CLOMR (CASE NO. 08-06-1900R).
5. PHASING LIMITS AND SCHEDULE CHANGED.
6. LAND USE TABLE ACREAGE CHANGED.
7. DRIVEWAY LOCATIONS CHANGED.
8. MULIT-USE PATH WAS MODIFIED FROM 8' TO 9'.



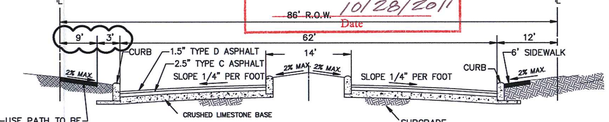
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	184.99'	743.12'	92.98'	14°15'48"	184.51'	N23°16'41"W



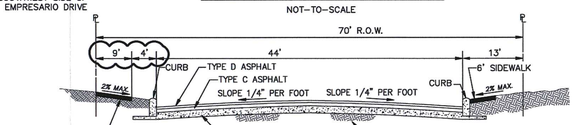
LEGEND:

- ETJ — EXTRA TERRITORIAL JURISDICTION
- 1015 — EXISTING CONTOUR LINE
- EXISTING 100-YEAR FLOODPLAIN
- PROPERTY LINE
- RIGHT-OF-WAY
- PHASE LINE
- COMMERCIAL
- MULTI-FAMILY 50 UNITS MAX PER ACRE
- RESIDENTIAL
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED PARKLAND WITHIN 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED PARKLAND

PLAN HAS BEEN ACCEPTED BY COSA
10/29/2009 022A-07
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 10/28/2011
Date



SECONDARY ARTERIAL TYPICAL STREET SECTION
NOT-TO-SCALE



COLLECTOR TYPICAL STREET SECTION
NOT-TO-SCALE

PARK SPACE SUMMARY

REQUIRED PARKLAND

SINGLE FAMILY RESIDENTIAL 4 UNITS X 11.54 ACRE/70 UNITS = 0.70 ACRES
MULTI-FAMILY RESIDENTIAL 33 UNITS X 5.36 ACRE/114 UNITS = 1.55 ACRES
TOTAL PARKLAND REQUIRED 2.25 ACRES

PARKLAND REQUIREMENT IN FLOODPLAINS OR WATER FEATURES UDC SECTION 35-503(d)(2) SHALL BE UTILIZED FOR THIS DEVELOPMENT.

ACTUAL PARKLAND PROVIDED

SINGLE FAMILY RESIDENTIAL
PARKLAND 50% X 1.78 ACRES = 0.89
PARKLAND WITHIN 100 YEAR FLOODPLAIN 50% X 1.78 ACRES = 0.89
TOTAL PARKLAND 1.78 ACRES

MULTI-FAMILY RESIDENTIAL
PARKLAND 66% X 1.70 ACRES = 1.12
PARKLAND WITHIN 100 YEAR FLOODPLAIN 34% X 1.70 ACRES = 0.58
TOTAL PARKLAND 1.70 ACRES

1.78 ACRES
1.70 ACRES
TOTAL PARKLAND PROVIDED 3.48 ACRES

PARKLAND PROVIDED TO FOLLOW TABLE 503-4 OF THE UDC FOR PARK FACILITIES CREDIT. PARKLAND REPRESENTED ON THIS MASTER PLAN IS CONCEPTUAL. FINAL PARKLAND DESIGNATION WILL BE DETERMINED AT THE TIME OF PLATTING.

PHASING SCHEDULE

PHASE	YEAR	ACRES	DWELLING UNITS
PHASE I	2009	2.13	
PHASE II	2010	18.99	
PHASE III	2011	29.80	
PHASE IV	2012	34.88	
PHASE V	2013	13.36	
PHASE VI	2014	24.21	
PHASE VII	2015	6.03	
PHASE VIII	2016	5.36	158
PHASE IX	2017	12.54	47

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.43'	N61°08'47"W
L2	20.00'	N16°08'47"W
L3	19.87'	S84°57'27"W
L4	4.22'	N75°37'56"W

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL IN ETJ (NET)	11.65
MULTI FAMILY RESIDENTIAL IN ETJ (NET)	4.78
COMMERCIAL	117.82
RECREATION CENTER/PARKLAND	3.48
PROPOSED FLOODPLAIN	55.27
GREEN SPACE / OPEN SPACE	0.00
PUBLIC ROW (COLLECTOR)/(SECONDARY ARTERIAL)	9.76
TOTALS	201.10*

NOTES:

1. ACREAGES ARE APPROXIMATE.

*2: THE SUMMATION OF ALL LAND USE ACREAGE DOES NOT TOTAL 201.10 BECAUSE 1.50 ACRES OF 3.48 ACRES OF PARKLAND ARE WITHIN THE 55.27 ACRES OF PROPOSED FLOODPLAIN.

POTRANCO MARKET

MASTER DEVELOPMENT PLAN

#022A-07

MAJOR AMENDMENT

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

LEVCAL LOOP 1604 LP
BY: LEVCAL LOOP 1604 GP LLC
ITS: GENERAL PARTNER
BY:
HERBERT L. LEVINE, PRESIDENT

ORIGINAL APPROVAL DATE OF MDP 022-07: AUGUST 27, 2007
AMENDED MDP PREPARATION DATE: JUNE 29, 2009 PROJECT No. 654302

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

File: P:\65\43\02\Design\Civil\MDP\MDP-AMEND.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.