



City of San Antonio

Department of Development Services

January 18, 2008

Johnny Martinez, P.E.
Pape Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **South Park Commons**

MDP # 032-07

Dear Mr. Martinez,

The City Staff Development Review Committee has reviewed the **South Park Commons** Master Development Plan, **MDP # 032-07**. 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.

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

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of South Park Commons MDP at no cost to the City of San Antonio:

- All commercial driveways for this project shall comply with Unified Development Code (UDC) §35-506, (r) Access and Driveways.
- All access driveways shall provide clear sight distance along Yarrow Blvd., Zarzamora St., S.W. Military Dr. and IH-35 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.
- Provide a traffic signal warrant study and provide appropriate signalization if warrant(s) are met at the intersection of S.W. Military Drive and Yarrow Blvd.
- Widen the S. Zarzamora southbound approach at the IH-35 Southbound Frontage Road to provide three through lanes and a short channelized right-turn lane.
- The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the following driveway access points:

- a) Yarrow Blvd at Driveway A,
- b) IH-35 Southbound Frontage and Driveway C,
- c) IH-35 Southbound Frontage Road and Driveway D and
- d) Yarrow Blvd. at Driveway E

The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the driveway access points along IH-35 Frontage Roads as approved by TX DOT as it relates to the submitted TIA traffic counts, Unified Development Code (UDC) §35-502 (a)(7), subsection C.

- The developer should provide adequate width to accommodate two outbound lanes and a single inbound lane at all driveways except those along the IH-35 Southbound Frontage Road.
- Driveways C and D along the IH-35 Southbound Frontage Road should have a single exit lane due to the one-way operation of the frontage road.
- All driveways should have a minimum curb radius of 25 feet.
- The developer shall coordinate with Union Pacific Railroad for driveway access points for approval where appropriate.
- Coordinate with TxDOT in regard to location of proposed Driveway C and D in regard to the close proximity of existing off-ramp from IH-35 to minimize risk to drivers entering and exiting the proposed driveway.

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, or 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:

- 2006 Tree Preservation ordinance standards per UDC §35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage. No site work is permitted at this 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.

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 validity for this permit 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

