



# City of San Antonio

*Department of Planning and Development Services*

July 12, 2010

Song Tan  
Pape-Dawson Engineers  
555 East Ramsey  
San Antonio, TX 78216

Re: **Interpark**

**MDP # 002-08**

Dear Mr. Tan,

The Development Review Committee has reviewed **Interpark** Master Development Plan, or **MDP 002-08**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

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 you can contact TXDOT at 615-5814.

**The Office of Historic Preservation** approves with the following conditions:

The Texas Sites Atlas indicates that portions of the project area have been previously surveyed (the southern part) and the archaeological site 41BX1062 may lie within the project area or in close proximity. Additionally, the USGS map shows a structure within the project boundaries. Also, due to the proximity of the project area to Panther Springs Creek and the Walker Ranch Historic District there is a high probability for archaeological sites to exist. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any.

**Disability Access** approves with the following conditions:

Place sidewalks along property lines instead of curb-line for proper alignment with perpendicular curb-ramps and crosswalks.

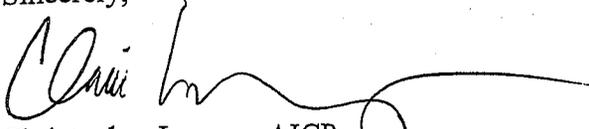
R303.2.1 Perpendicular Curb Ramps. Perpendicular curb ramps shall have a running slope that cuts through or is built up to the curb at right angles or meets the gutter grade break at right angles.

**PDS Traffic Impact Analysis & Streets** approves with the following conditions:

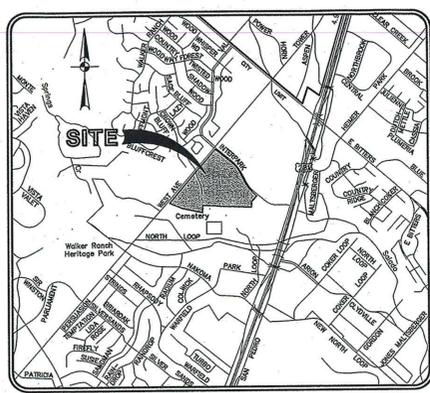
- West Avenue and Driveway A Intersection – Northbound right turn lane is required for the intersection of West Avenue and Driveway A. A minimum of 270 feet (including 120 feet of taper and 150 feet of storage) shall be provided based on the 45 miles per hour posted speed on West Avenue.
- Interpark Boulevard shall be restriped to provide a center two way left turn lane and one travel lane in each direction.
- Driveways located within 400 feet of the intersection of West Avenue and Interpark Boulevard shall be restricted to right-in/right-out access using appropriate PW standards.
- The City of San Antonio recommends the construction of a northbound right turn lane at the intersection of West Avenue and Interpark Boulevard.
- The westbound approach for the intersection of West Avenue and Interpark Boulevard should include one thru/left-turn lane and one right-turn lane. The traffic signal timing operation for the intersection of West Avenue and Interpark Boulevard should be optimized to improve the LOS operation. Please coordinate with the Public Works Department.
- Driveways A, B, C, and D shall be designed in accordance with the City of San Antonio requirements for Collector roadways. The approaches from these driveways shall include separate left and right turn lanes.
- Driveways E, F, J, K, L, M, and N shall be designed to include one entering and one exiting lane.
- Driveways G, H, and I shall be designed to include one entering and two exiting lanes, one of which is a dedicated right-turn lane.

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 Larry Odis at (210) 207-0210.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Looney", with a long horizontal flourish extending to the right.

Christopher Looney, AICP  
Interim Assistant Director  
Land Development Division



LOCATION MAP  
N.T.S.

**NOTES:**

1. PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
3. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
4. ALL SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS IN ACCORDANCE TO THE UNIFIED DEVELOPMENT CODE.
5. ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q). MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH.
7. MDP WILL BE DEVELOPED IN ONE PHASE.
8. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000  
FAX: 210.375.9010

**INTERPARK  
MASTER DEVELOPMENT PLAN (MDP)**

**69.40 ACRES**

**OWNER/DEVELOPER: INTERPARK ASSOCIATES, LTD.  
300 CONVENT STREET, SUITE 1350  
SAN ANTONIO, TEXAS  
FEBRUARY 2010**

**M.D.P. AREA ANALYSIS**

ZONING	ACREAGE	PERCENT
C3	16.29	23.47
C2	53.11	76.53
<b>TOTALS</b>	<b>69.40</b>	<b>100</b>

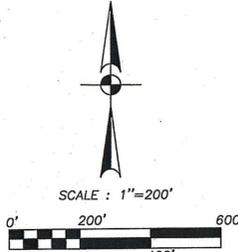
**OWNER INFORMATION**

A	VILLAS OF BLUFFVIEW (VOL. 5737 PG. 1977)
B	ROBERT ELUEDKE (VOL. 9316 PG. 1480)
C	JEFFERSON LMYERS (VOL. 12528 PG. 1030)
D	JOHN AND LINDA FRIEBELE (VOL. 9502 PG. 1434)
E	HELEN P. HAZUDA (VOL. 10381 PG. 2401)
F	ANDREW W. LEVIN (VOL. 11357 PG. 0916)
G	RUSSEL EARL MARCH (VOL. 8586 PG. 1255)
H	DICK B AND MARY HELEN FLORES (VOL. 10015 PG. 0897)
I	SHERRY L. SMITH (VOL. 7370 PG. 1092)
J	BHATIA NAVIN AND SUSAN E. THOMS (VOL. 7396 PG. 1444)
K	SHEARER HILLS BAPTIST CHURCH (VOL. 7823 PG. 0180)

**LEGEND**

- FLOW ARROW
- MDP BOUNDARY LINE
- 100-YEAR FLOOD PLAIN
- - - ZONING BOUNDARY LINE
- ||| LIMITS OF NON-ACCESS TO WURZBACH PARKWAY
- ⇒ PROPOSED SHARED ACCESS POINT

REVISIONS:	11/07/07	11/26/07	4/09/08	4/09/10
REVISIONS PER COSA COMMENTS				
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REVISIONS PER COSA COMMENTS				
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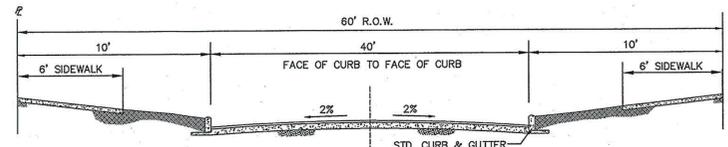
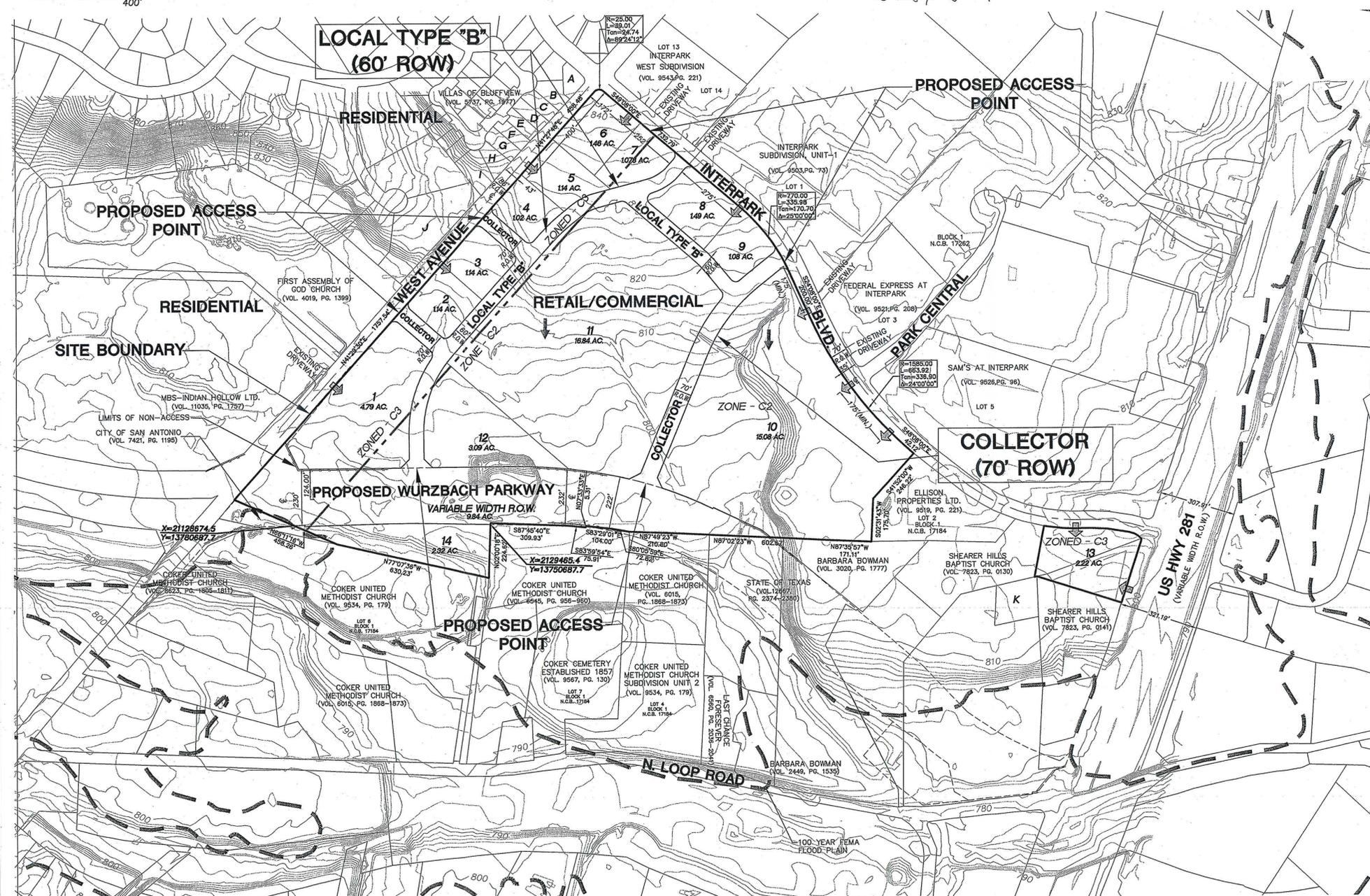
BASIS OF BEARING: THE BEARINGS FOR THIS MDP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

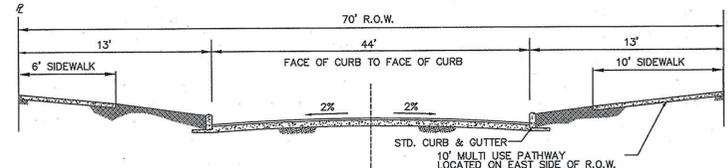
OWNERS REPRESENTATIVE:  
*As Manager for the general partner*

ENGINEER:  
*SJTW 6/25/10*

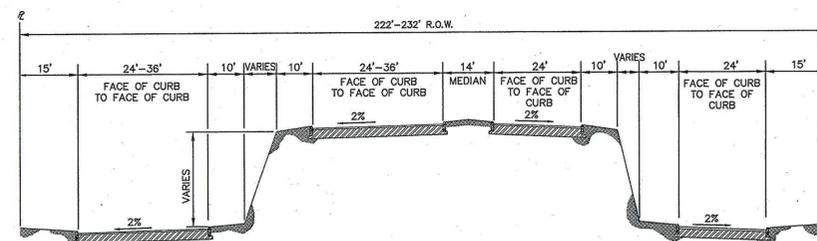
PLAN HAS BEEN ACCEPTED BY  
COSA  
*Chia*  
7/12/10 002-08  
(Date) (Number)  
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on  
7/11/12  
Date



60' R.O.W. STREET SECTION - LOCAL TYPE-'B'  
NOT TO SCALE



70' R.O.W. STREET SECTION - COLLECTOR  
NOT TO SCALE



WURZBACH PARKWAY - STREET SECTION  
NOT TO SCALE

RECEIVED  
10 JUL -9 PM 3:14  
SAN ANTONIO  
CITY ENGINEERING  
SERVICES DIVISION