City of San Antonio

Department of Planning and Development Services

August 24, 2010

Mark R. Johnson, P.E.
Bury + Partners, Inc.
922 Isom Road, Suite 100
San Antonio, TX 78216

Re: **HEB Culebra / 211** **MDP # 004-10**

Dear Mr. Johnson,

The Development Review Committee has reviewed **HEB Culebra / 211** Master Development Plan, or **MDP 004-10**. 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, drainage, 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.

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

The proposed development plan includes the construction of a Supermarket/Discount Superstore, fueling station, car wash, Specialty retail, and Fast Food Restaurant with Drive Thru. The proposed HEB is projected to generate 1,322 AM peak hour trips, 1,988 PM peak hour trips, and 21,983 daily trips by 2016.

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 the HEB, at no cost to the City of San Antonio:

- Culebra Road / SH 211 - The developer shall be responsible for coordinating with TXDOT, Bexar County and/or City of San Antonio Public Works on the installation of a traffic signal at the intersection of Culebra Road and SH 211.

- All driveways along Culebra Road (FM 471) and SH 211 will be approved by TXDOT.

- Right-turn deceleration lanes with storage and bay tapers as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C are required for the following driveways;
  - Driveway A
  - Driveway B
  - Driveway C

- Left turn lanes (Temporary until TXDOT improves SH 211 and FM 471 to access control highways) with storage and bay tapers as it relates to the submitted TIA traffic counts, (UDC – 35-502 (a)(7), subsection C are required for the following driveways:
  - Driveway A
  - Driveway B
  - Driveway C

- Subtraction of project driveways will require an update to the TIA under HB 1835 Rough Proportionality requirements.

- Driveway throat lengths for all driveways shall comply with City of San Antonio UDC 35-506, Table 506-7 requirements, to facilitate the safe and efficient flow of traffic.

- All access driveways shall comply with UDC 35-506 (r) (8) Alignment.

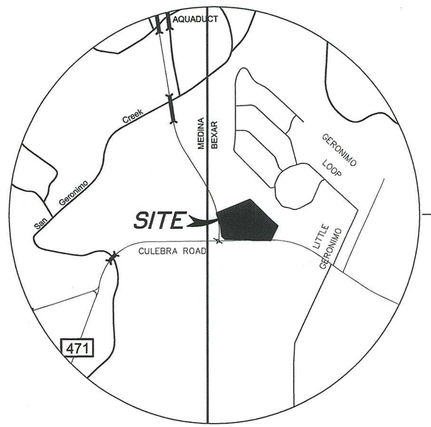
- Bicycle lanes along Culebra Road (FM 471) and along SH 211 shall be as required by TXDOT.

- Locations of access points on Bexar County and/or TXDOT maintained facilities are to be approved and permitted by TXDOT and are not determined by the MDP.

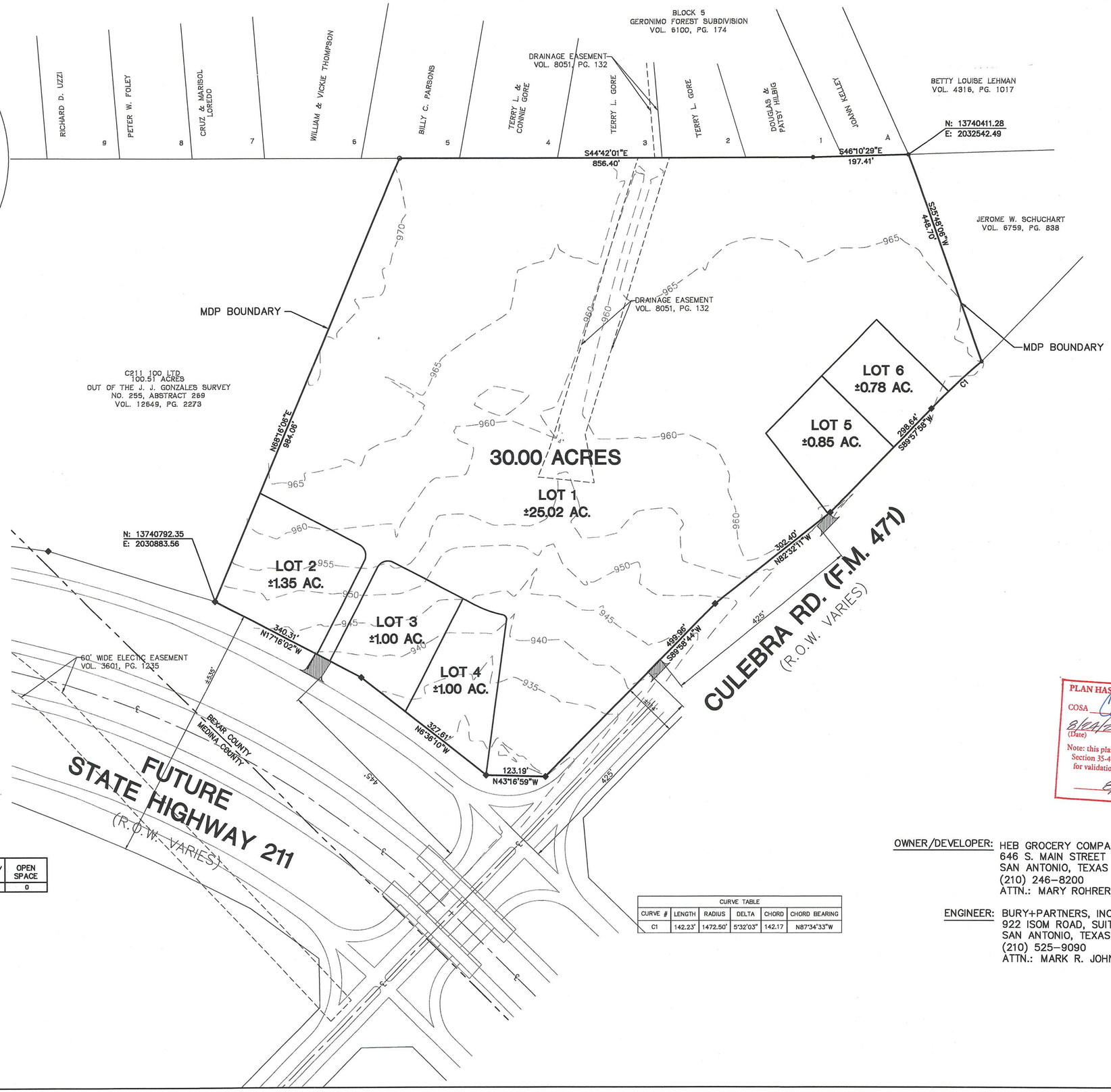
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h) (1). Should you need further assistance, please contact Richard Carrizales at (210) 207-8050.

Sincerely,

Christopher J. Looney, AICP
Interim Assistant Director
Land Development Division



VICINITY MAP
1"=2000'
SAN ANTONIO, TEXAS



NOTES

1. LAND USE: ENTIRE 30 ACRES IS DEDICATED FOR COMMERCIAL USE.
2. THE ENTIRE MDP CONSIST OF A SINGLE PHASE.
3. R.O.W. DEDICATION TO COMPLY WITH MAJOR THROUGHOFARE PLAN AND/OR TxDOT REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.
4. AREA IS NOT LOCATED ON THE EDWARDS AQUIFER RECHARGE ZONE (ERZD).
5. PARKS/OPEN SPACE WILL NOT BE REQUIRED SINCE LAND USE IS COMMERCIAL.
6. UTILITY EASEMENTS TO BE DEDICATED DURING PLATTING STAGE.
7. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983.
8. ACCORDING TO FEMA FIRM PANEL 48029C0220F, THE ENTIRE PORTION OF THE MDP IS OUTSIDE THE 500-YEAR FLOODPLAIN.
9. ALL ON-SITE DRAINAGE EASEMENTS WILL BE RELOCATED DURING THE PLATTING STAGE.
10. DATE PREPARED: 02/19/2010
    RESUBMITTED 04/05/2010
    RESUBMITTED 05/17/2010
    RESUBMITTED 05/24/2010
    RESUBMITTED 06/24/2010
    RESUBMITTED 07/14/2010

PHASE	# OF LOTS	ACRES	DWELLING UNITS	DWELLING UNITS/ ACRE	OPEN SPACE
1	6	30.00	0	0	0

UTILITIES

WATER: S.A.W.S.
SEWER: S.A.W.S.
ELECTRIC AND GAS: CITY PUBLIC SERVICE
TELEPHONE: AT&T

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	142.23'	1472.50'	5°32'03"	142.17	N87°34'33"W

PLAN HAS BEEN ACCEPTED BY
COSA
8/24/2010 004-10
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
8/23/2012
Date

OWNER/DEVELOPER: HEB GROCERY COMPANY, LP
646 S. MAIN STREET
SAN ANTONIO, TEXAS 78204
(210) 246-8200
ATTN.: MARY ROHRER

ENGINEER: BURY+PARTNERS, INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216
(210) 525-9090
ATTN.: MARK R. JOHNSON, P.E.

PLAN #004-10

DEVELOPMENT SERVICES
RECEIVED
2010 AUG 24 PM 12: 16

DATE	NO.	REVISION	APPROVAL

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
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HEB-CULEBRA/211
MASTER DEVELOPMENT PLAN #004-10

HEB GROCERY COMPANY, LP

HEB-CULEBRA/211
CULEBRA RD AND SH 211

PLOTTING SCALE: 1"= 100'
DATE REVISED: Jul 14, 2010
FILE: 001523MDP.dwg
DRAWN BY: CJC
DESIGNED BY: CJC
REVIEWED BY: MRJ
PROJECT NO.: 001-523.10

SHEET
MDP