



City of San Antonio

Development Services Department

October 29, 2010

Brian Parker
Kimley-Horn and Associates, Inc.
45 NE Loop 410, Suite 890
San Antonio, TX 78216

Re: **WE-Walzem**

MDP # 006-10

Dear Mr. Parker,

The Development Review Committee has reviewed **WE-Walzem** Master Development Plan, or **MDP 006-10**. 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 drainage, 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.

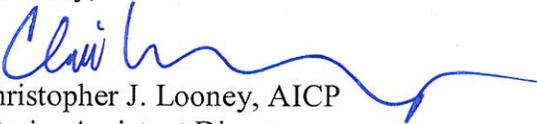
DSD Traffic Impact Analysis & Streets approves with the following conditions:

- **Gibbs-Sprawl Rd and Driveway D Intersection** – Northbound left turn lane is required for the intersection of Gibbs-Sprawl and Driveway D with storage and bay taper as it relates to the submitted TIA traffic counts, UDC - 35-502 (a)(7), subsection C.
- **Walzem Rd and Driveway A** – Provide left and right turn deceleration lanes with storage and bay taper as it relates to the submitted TIA traffic counts (UDC – 35-502 (a)(7), subsection C) along Walzem Rd.
- **Walzem Rd and Driveway B** – Provide left turn deceleration lane with storage and bay taper as it relates to the submitted TIA traffic counts (UDC – 35-502 (a)(7), subsection C) along Walzem Rd. Coordinate with City of San Antonio Public Works Department for the submittal of Traffic Signal Warrant Analysis and if required install traffic signal.

- **Driveway C** – Shall be limited to right-in/right-out movements using approved City of San Antonio standards. 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. (see attachment)
- The developer shall be required to improve Gibbs-Sprawl Road by adding one addition travel lane along the project property per the City of San Antonio Major Thoroughfare Plan. Gibbs-Sprawl Road is classified as a Secondary Arterial Roadway with 86 – 110 ft of Right-of-way and 48 – 81 ft of pavement
- Lots with less than 400 feet of frontage along an arterial roadway shall provide for shared cross access.
- Coordinate with TXDOT for mitigation improvements along state maintained roadways.

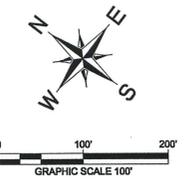
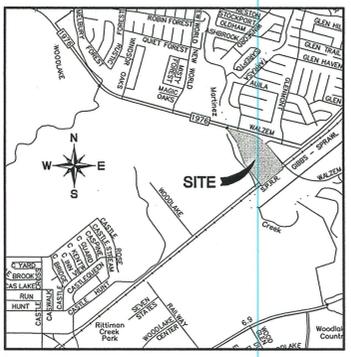
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h) (1). Should you need further assistance, please contact Richard Carrizales at (210) 207-8050.

Sincerely,



Christopher J. Looney, AICP
Interim Assistant Director

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PHASE LINE
- MDP BOUNDARY LINE
- - - CREEK CENTERLINE
- · - · - DFIRM FLOODPLAIN BOUNDARY
- RAILROAD ALIGNMENT
- - - ZONING LINES

- GENERAL NOTES:**
- REFERENCE BEARING DETERMINED FROM STATE PLANE COORDINATES BASED ON NAD 83 (CORS 96) (EPOCH 2002.0000).
 - PROPERTY IS LOCATED INSIDE SAN ANTONIO CITY LIMITS.
 - ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
 - 100-YR FLOOD PLAIN BASED ON BEXAR COUNTY FIRM MAP 48029C043G.
 - 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.
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER U.D.C. ARTICLE 5, DIVISION 2, 35-506(q).
 - PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - EXACT LOCATION OF THE DETENTION POND(S) WILL BE DETERMINED AT TIME OF PLATTING.
 - SHARED ACCESS WILL BE PROVIDED FOR LOTS WITH LESS THAN 400 FEET FRONTING ON AN ARTERIAL ROADWAY.

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.

OWNER: *[Signature]*

LICENSED PROFESSIONAL ENGINEER: *[Signature]*

ENGINEER
Kimley-Horn and Associates
 45 N.E. LOOP 410, SUITE 890
 SAN ANTONIO, TEXAS 78216
 TEL: (210) 541-9166
 FAX: (210) 541-8699
 CONTACT: BRIAN J. PARKER, P.E.
 EMAIL: Brian.Parker@kimley-horn.com

OWNER/DEVELOPER
 WE-WALZEM, L.P.
 3100 ARAPAHOE, SUITE 301
 BOULDER, CO 80303
 TEL: (303) 402-1200
 FAX: (303) 402-1202
 CONTACT: TOM RÖHDE
 EMAIL: tomrohde@rhoderrealty.com

MASTER DEVELOPMENT PLAN ID NO. 006-10

WE-WALZEM
MASTER DEVELOPMENT PLAN
 30.742 ACRES
 VOLUME 10048, PAGE 2118
 J.H. MILLER SURVEY NO. 41, ABSTRACT 487
 NEW CITY BLOCK 15894
 CITY OF SAN ANTONIO
 BEXAR COUNTY, TEXAS
 MARCH 22, 2010

LIST OF UTILITY PROVIDERS:

- | | | |
|---|---|---|
| <p>SANITARY SEWER
 SAN ANTONIO RIVER AUTHORITY
 100 EAST GUENTHER ST.
 SAN ANTONIO, TEXAS 78204
 PH. (210) 227-1373
 CONTACT: JOHN GOMEZ</p> | <p>GAS
 CITY PUBLIC SERVICE (CPS)
 17281 NORTH GREEN MOUNTAIN
 SAN ANTONIO, TEXAS 78247
 PH. (210) 353-2886
 CONTACT: JOE MORALES</p> | <p>PHONE
 AT&T
 PH. (210) 283-1015
 CONTACT: SANDRA MERCER</p> |
| <p>WATER
 BEXARMET WATER DISTRICT
 2047 W. MALONE AVE.
 SAN ANTONIO, TEXAS 78245
 PH. (210) 922-1221</p> | <p>ELECTRIC
 CITY PUBLIC SERVICE (CPS)
 17281 NORTH GREEN MOUNTAIN
 SAN ANTONIO, TEXAS 78247
 PH. (210) 353-6867
 CONTACT: STEVE BLAIN</p> | <p>CABLE
 TIME WARNER CABLE
 PH. (210) 352-4464
 CONTACT: TONY RODRIGUEZ</p> |

PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 10/29/2010 (Date) 006-10 (Number)
 Note: this plan will have to comply with Section 35-41.2, (h) Scope of approval for validation or plan will expire on 10/28/2012 Date

PARCEL TABULATION				
PARCEL	AREA (S.F.)	AREA (AC.)	USE	PHASING
1	153,825	3.5±	RETAIL/COMMERCIAL	PHASE 1
2	88,180	2.0±	RETAIL/COMMERCIAL	PHASE 2
3	88,155	2.0±	RETAIL/COMMERCIAL	PHASE 2
4	86,740	2.0±	RETAIL/COMMERCIAL	PHASE 2
5	81,825	1.9±	RETAIL/COMMERCIAL	PHASE 2
6	72,925	1.7±	RETAIL/COMMERCIAL	PHASE 2
7	121,860	2.8±	RETAIL/COMMERCIAL	PHASE 2
8 - FLOODPLAIN	645,852	14.8±	RETAIL/COMMERCIAL	PHASE 2
TOTAL	1,339,362	30.7±		

MASTER DEVELOPMENT PLAN NO. 006-10

SCALE AS SHOWN DESIGNED BY B.J.P. DRAWN BY ABC CHECKED BY

Kimley-Horn and Associates, Inc.
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 SAN ANTONIO, TEXAS 78216
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 WWW.KIMLEY-HORN.COM
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 TBE FIRM #28

NO.	REVISIONS	DATE	BY