





# CITY OF SAN ANTONIO

January 24, 2002

Mr. Jose L. Carmona

M.B.C.  
1035 Central Parkway North  
San Antonio, TX 78232

Re: Monte Viejo

MDP # 723

Dear Mr. Carmona:

The City Staff Development Review Committee has reviewed Monte Viejo Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 723. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- 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 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Carmona

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- Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Monte Viejo, POADP. The analysis is in compliance with the TIA Ordinance 91700. The Level of Service (LOS) at this time is adequate to support existing traffic, however, with the addition of this development along with growth in this area, the LOS deteriorates to a highly congested roadway system.

The Monte Viejo Subdivision lies within the City of San Antonio corporate limits and extra territorial jurisdiction (ETJ). The proposed project is located on the south side of SE Military Drive (Loop 13) between IH 37 and W.W. White Road. The proposed development will contain approximately 1,250 single-family residences, approximately 250 low-rise apartment units, one community size shopping center and small commercial tracts. Included in the TIA is proposed elementary school on SE Military Drive (Loop 13) that is not part of the POADP but which is scheduled to open in fall 2002.

The Monte Viejo Subdivision is expected to begin construction in 2001. The single-family residences are expected to be completed in 2004 and the remaining development in the year 2006.

The following mitigation measures shall be provided by the developer, on or before completion of the Monte Viejo Subdivision:

- A signalized intersection at Alsbrook Drive.
- The six referenced access points to SE Military Drive (Loop 13) will be considered the maximum number allowed.

The traffic signal that has been recommended does meet traffic signal warrant analysis. In the UDC, under Article 5, Division 2, Section 35-506, (k) Traffic Signals (2). The developer shall install that portion of the traffic signal infrastructure that is underground on the proposed street. The design and construction of this partial signal installation shall comply with TMUTCD and the City of San Antonio specifications and design requirements. We agree that these on-site improvements are necessary and shall be provided by the developer, on or before the completion of the Monte Viejo Subdivision, at no cost to 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. If the proposed development is not platted in phases this Master Development Plan (M.D.P.) (formerly POADP) will be invalid.

Mr. Carmona

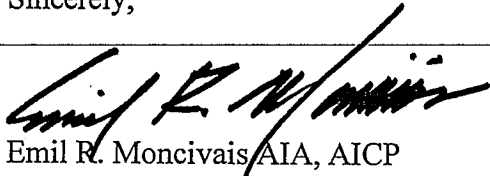
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**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivais/AIA, AICP  
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services

Richard De La Cruz, Senior Engineer Development Services