VICINITY MAP
N.T.S.

LEGEND

- ▲ CALCULATED POINT
- ☆ LIGHT POLE
- ● BENCHMARK
- OPEN TREES
- TREELINE

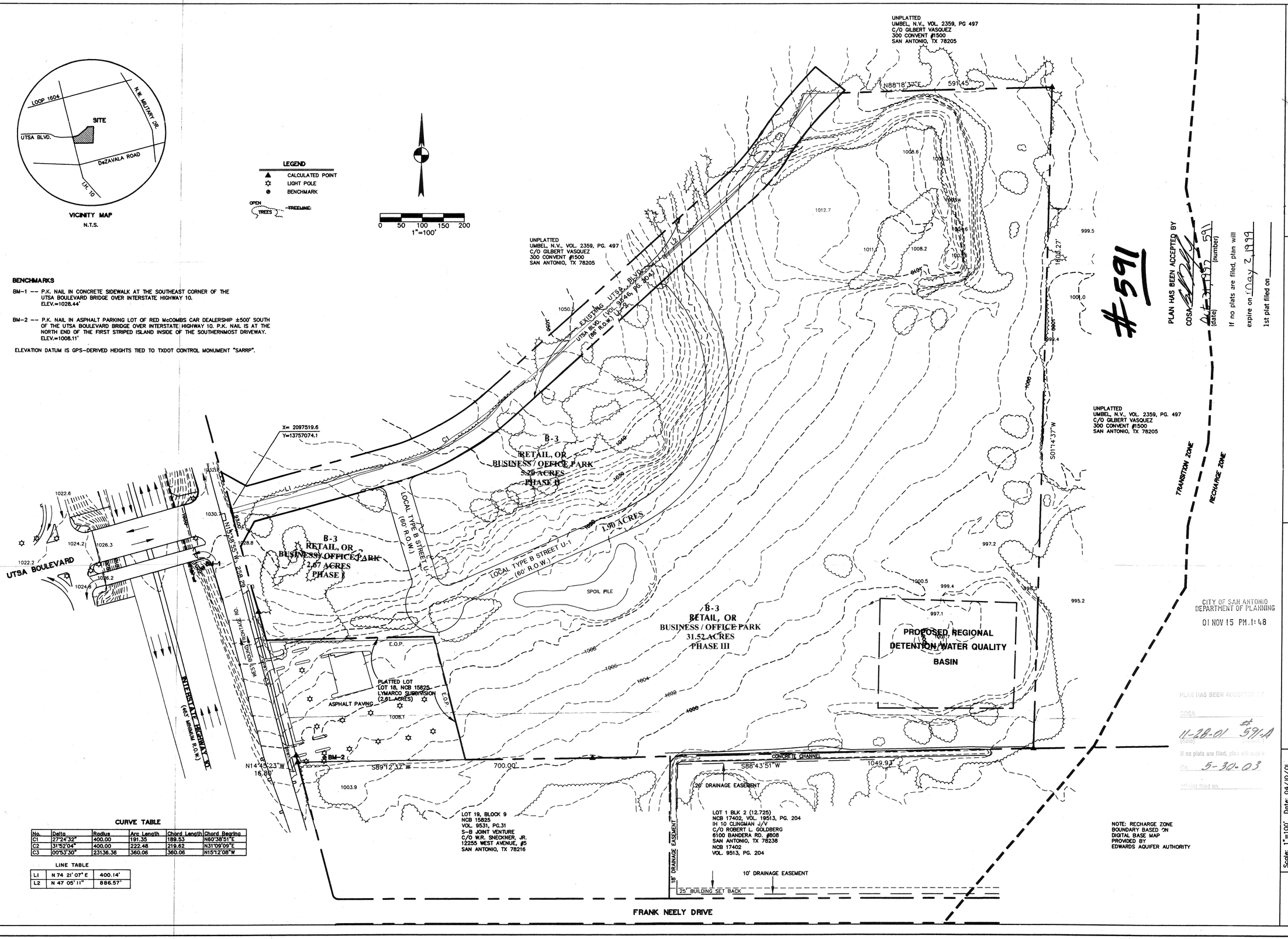
0 50 100 150 200
1"=100'

BENCHMARKS

BM-1 -- P.K. NAIL IN CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF THE UTSA BOULEVARD BRIDGE OVER INTERSTATE HIGHWAY 10. ELEV.=1028.44'

BM-2 -- P.K. NAIL IN ASPHALT PARKING LOT OF RED McCOMBS CAR DEALERSHIP ±500' SOUTH OF THE UTSA BOULEVARD BRIDGE OVER INTERSTATE HIGHWAY 10. P.K. NAIL IS AT THE NORTH END OF THE FIRST STRIPED ISLAND INSIDE OF THE SOUTHERNMOST DRIVEWAY. ELEV.=1008.11'

ELEVATION DATUM IS GPS-DERIVED HEIGHTS TIED TO TXDOT CONTROL MONUMENT "SARRP".



PLAN HAS BEEN ACCEPTED BY
COSA
Oct 31 1997 591
(date) (number)
If no plats are filed, plan will expire on May 2, 1999
1st plat filed on

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 NOV 15 PM 1:48

PLAN HAS BEEN ACCEPTED BY
COSA
11-28-01 #591-A
(date) (number)
If no plats are filed, plan will expire on 5-30-03
1st plat filed on

NOTE: RECHARGE ZONE BOUNDARY BASED ON DIGITAL BASE MAP PROVIDED BY EDWARDS AQUIFER AUTHORITY

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	27°24'32"	400.00	191.35	189.53	N60°38'51"E
C2	31°52'04"	400.00	222.48	219.62	N31°09'09"E
C3	00°53'30"	23136.36	360.06	360.06	N15°12'08"W

LINE TABLE

L1	N 74 21' 07" E	400.14'
L2	N 47 05' 11"	886.57'

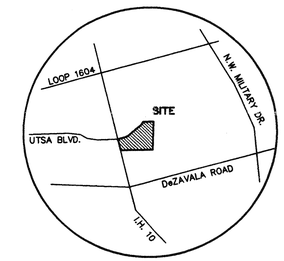
PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78216
555 EAST RAMSEY 210-375-9000

P.O.A.D.P. (AMENDED)
LONE STAR BUSINESS PARK
SOUTHEAST CORNER OF IH 10 AND UTSA BLVD.
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DEVELOPER
KOONTZ / Mc COMBS L.L.C.
200 CONCORD PLAZA DRIVE, #525
SAN ANTONIO, TEXAS

Scale: 1"=100' Date: 04/10/01
Book:
Drawn by: AC
File: G:\036\01\36SITE1.DWG
Approved by: TM
Project No.: 5092-00

SHEET
1
OF 1



VICINITY MAP
N.T.S.

LEGEND

- ▲ CALCULATED POINT
- ☆ LIGHT POLE
- ● BENCHMARK

OPEN TREES — TREELINE

0 50 100 150 200
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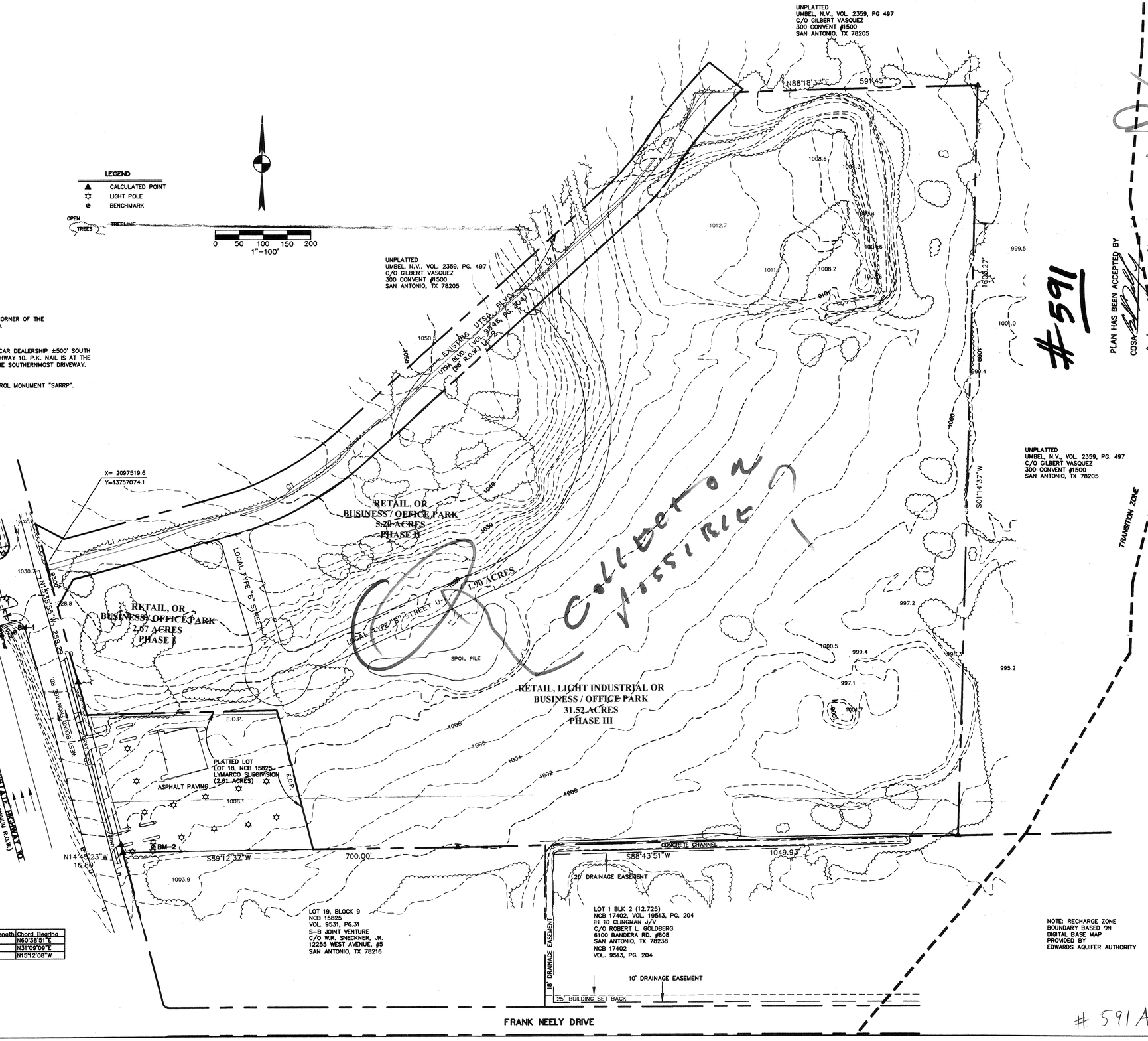

Collect on Missible ?

#591

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
Oct 31 1997 591
(date) (number)
If no plats are filed, plan will expire on May 2, 1999
1st plat filed on _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
SEP 25 PM 2:41

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
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#591A

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY SAN ANTONIO TEXAS 78216 210-375-9000

P.O.A.D.P. (AMENDED)
LONE STAR BUSINESS PARK
SOUTHEAST CORNER OF IH 10 AND UTSA BLVD.
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DEVELOPER
KOONTZ / Mc COMBS L.L.C.
200 CONCORD PLAZA DRIVE, #525
SAN ANTONIO, TEXAS

Scale: 1"=100' Date: 04/10/01
Book:
Drawn by: AC
File: G:\036\01\36SITE1.DWG
Approved by: TM
Project No.: 5092-00

SHEET 1 OF 1

City of San Antonio

NEW U.D.C.

Master Development Plan and P.U.D.

APPLICATION

RECEIVED
OCT 11 PM 3:14
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Date Submitted:	Project ID Number:

Project Name: Lone Star Business Park, POADP #591 Amendment

Owner/Agent: Koontz-McCombs 1, Ltd. Phone: (210)826-2600 Fax: (210)826-9633

Address: 200 Concord Plaza, Suite 525, San Antonio, TX Zip code: 78216

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210) 375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Existing legal Description (PUD Only): N/A

Existing zoning: B-3 Proposed zoning: B-3

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached ☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Number of lots: N/A divided by acreage: N/A = Density: N/A

(PUD Only) Total open space: N/A divided by total acreage: N/A Open space N/A%

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☐ No

Projected # of Phases: 3

Council District: 8 School District: Northside Ferguson map grid: 514 / D7 514 / E7

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

RECEIVED
01 OCT 11 PM 3:14
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Is there a previous Master Development Plan (a.k.a. POADP) for this Site? YES
Name Lone Star Business Park, POADP No. 591 (approved 10/31/99)

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this Master Development Plan (a.k.a. POADP) or site?
Name Lone Star Business Park, Unit-2 No. Volume 9546 Page 204
Name _____ No. _____
Name _____ No. _____

Contact Person and authorized representative:

Print Name: Trey Marsh, P.E. Signature: Trey Marsh

Date: 10/10/01 Phone: (210) 375-9000 Fax: (210) 375-9010

Master Development Plan and P.U.D.
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected, *N/A*
- ☐ Two points identified by Texas Planes Coordinates-,
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☐ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

RECEIVED
01 OCT 11 PM 3: 14
DEPT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

☒ Date of preparation;

☒ Graphic and written scale and north arrow,

☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand comer of the sheet;

☒ Total area of property

☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;

☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries; **(see note)**

☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR); **(OCL)**

☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☐ (PUD ONLY) The location and dimension of all proposed or existing lots.

☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☒ The schematic of all existing and proposed streets, as well as proposed access points.

☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

☐ **Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0- 10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

RECEIVED
01 OCT 11 PM 3:14
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LAND DEVELOPMENT
SERVICES DIVISION

☐ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

☒ Traffic Impact Analysis (section 35-502).

☐ (PUD Only) Utilities plan.

☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☐ (PUD Only) Lots numbered as approved by the City.

☐ (PUD Only) Layout shall show where lot setbacks as required.

☐ Location and size in acres of school sites, as applicable. *N/A*

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☒ A stormwater management plan (section 35-B119)

1 certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name:_____ Signature:_____ Date: _____

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED June 4, 2001

CITY OF SAN ANTONIO

November 28, 2001

Mr. Trey Marsh, P.E.

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

C.B. APPROVED

Re: Lone Stare Business Park (Amending) POADP # 591-A

Dear Mr. Marsh:

The City Staff Development Review Committee has reviewed Lone Stare Business Park Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 591-A. 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.) (formally 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.

C.B.
Posted
1-10-02
File 9

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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. (formally POADP) will be invalid.

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

City of San Antonio

NEW U.D.C.

Master Development Plan and P.U.D.

APPLICATION

RECEIVED
OCT 11 PM 3:14
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Date Submitted:	Project ID Number:

Project Name: Lone Star Business Park, POADP #591 Amendment

Owner/Agent: Koontz-McCombs 1, Ltd. Phone: (210)826-2600 Fax: (210)826-9633

Address: 200 Concord Plaza, Suite 525, San Antonio, TX Zip code: 78216

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210) 375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

PAPE-DAWSON ENGINEERS, INC.
555 East Ramsey San Antonio, Texas 78216

FROST NATIONAL BANK
SAN ANTONIO, TEXAS

035024

OCTOBER 10, 2001

PAY *****268****** DOLLARS AND *00* CENTS $ **$268.00*

PAPE-DAWSON
CONSULTING ENGINEERS, INC.

TO THE ORDER OF CITY OF SAN ANTONIO

AUTHORIZED SIGNATURE

⑈035024⑈ ⑆114923222⑆ 29 3997995⑈

AMENDING
P.O.A.D.P. #
#591-A

City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One) **Date:** 10-17-01

- ☒ Master Development Plan (MDP) (Formally POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development(TND)
- ☐ Plat Certification Request
  - ☐ Major ☐ Minor
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Project Name: LONE STAR BUSINESS PARK (AMENDS) **FILE #** #591-A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To:
- ☐ Master Development Plan
- ☒ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ SAWS Aquifer
- ☐ Other: _____
- ☐ Street and Drainage
- ☐ TIA
- ☐ Zoning
- ☐ Tree Preservation
- ☐ Parks – Open Space
- ☐ Fire Protection
- ☐ Bexar County Public Works

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II **Date:** 10-17-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 10-19-01 before the (MDP) committee

August 17, 2001

SEE COMMENT

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: IH10 IN IS ON THE MTP AND TXDOT SYSTEM REQUIRING A MIN. OF 110' ROW AND TXDOT REVIEW.
UTSA IS ON THE MTP REQUIRING A MIN. OF 86' ROW.

NEED TXDOT REVIEW

Signature	Title	Date
	Planner	102201

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17,2001

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Check One) **Date:** 11/27/01

- ☑ Master Development Plan (MDP) (Formally POADP)
- ☐ MDP/ P.U.D. Plan (combination)
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- ☐ Plat Certification Request
  - ☐ Major ☐ Minor
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Project Name: Lonestar business Park **FILE #** _____

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To:
- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ SAWS Aquifer
- ☐ Other: _____
- ☑ Street and Drainage
- ☐ TIA
- ☐ Zoning
- ☐ Tree Preservation
- ☐ Parks – Open Space
- ☐ Fire Protection
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This item is tentative scheduled for _____ before the (MDP) committee

August 17, 2001

☑ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature _____ Title Sr. Civil Assoc. Date 11/27/01

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17,2001

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Check One)

Date: 10/19/01

- ☑ Master Development Plan (MDP) (Formally POADP)
- ☐ MDP/ P.U.D. Plan (combination)
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- ☐ Plat Certification Request
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- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Project Name: Lone Star Business Park **FILE #** 591-A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To:
- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ SAWS Aquifer
- ☐ Other: _____
- ☑ Street and Drainage
- ☐ TIA
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- ☐ Tree Preservation
- ☐ Parks – Open Space
- ☐ Fire Protection
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City of San Antonio Planning Department use

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This item is tentative scheduled for_____before the (MDP) committee

August 17, 2001

☐ I recommend approval ☑ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Identify regional detention pond location.

	Sr Eng Assoc.	10/19/01
Signature	Title	Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17,2001

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Check One) **Date:** 10-17-01

- [x] Master Development Plan (MDP) (Formally POADP)
- [ ] MDP/ P.U.D. Plan (combination)
- [ ] Master Plan Community District (MPCD)
- [ ] Traditional Neighborhood Development(TND)
- [ ] Plat Certification Request
  - [ ] Major [ ] Minor
- [ ] P.U.D. Plan
- [ ] Mixed Used District (MXD)
- [ ] Military Airport Overlay Zone (MOAZ)
- [ ] Manufactured Home Park Plan (MHPP)
- [ ] Pedestrian Plan (PP)
- [ ] Other: _____

Project Name: LONE STAR BUSINESS PARK (AMENDS) **FILE #** #591-A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To:
- [ ] Master Development Plan
- [ ] Major Thoroughfare
- [ ] Neighborhoods
- [ ] Historic
- [ ] SAWS Aquifer
- [ ] Other: _____
- [ ] Street and Drainage
- [ ] TIA
- [x] Zoning
- [ ] Tree Preservation
- [ ] Parks – Open Space
- [ ] Fire Protection
- [ ] Bexar County Public Works

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City of San Antonio Planning Department use

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This item is tentative scheduled for 10-19-01 before the (MDP) committee

V on

August 17, 2001

☐ I recommend approval ☒ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: ① ADD ZONING "B-3"
② REMOVE "INDUSTRIAL" FROM PROPOSED USE. PROPERTY IS ZONED "B-3" AND DOES NOT ALLOW FOR INDUSTRIAL USES

Signature	Title	Date
	PLANNER II	10-29-01

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17,2001

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Check One) **Date:** 11/15/01

- ❑ Master Development Plan (MDP) (Formally POADP)
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- ❑ Manufactured Home Park Plan (MHPP)
- ❑ Pedestrian Plan (PP)
- ❑ Other: _____

Project Name: Lone Star Business Park **FILE #** 591-A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To:
- ❑ Master Development Plan
- ❑ Major Thoroughfare
- ❑ Neighborhoods
- ❑ Historic
- ❑ SAWS Aquifer
- ❑ Other: _____
- ❑ Street and Drainage
- ❑ TIA
- ☑ Zoning
- ❑ Tree Preservation
- ❑ Parks – Open Space
- ❑ Fire Protection
- ❑ Bexar County Public Works

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

August 17, 2001

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

	PLANNER II	11/27/01
Signature	Title	Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17,2001

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
01 SEP 25 PM 2:39

Project Name: Lone Star Business Park
Location: IH 10 & UTSA
Applicant: Pape Dawson ☐ Owner or ☐ Agent
Address: 555 E. Ramsy Phone Number:

Permit Type (check one):
☐ Zoning, N.C.B ☑ POADP # ☐ Plat # ☐ Bldg. Plan # ☐ Other:

Box A (Original TIA) *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

Box B (Original TIA) *NON-RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Project Size			Peak Hour?	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Business Park	44			AM	20	884	ITE Code: other:

*specify:

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in *Current* TIA	Peak Hour Trips (from Box A or B) Projected in *Updated* Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
884	884	0

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Date:
Comments:

Box E (For Official Use Only, Do Not Write in this Box)

A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
✓ A traffic impact analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.
The traffic impact analysis has been waived for the following reason(s):
No significant change in traffic patterns with amended design.

Reviewed by: Todd Lay Date: 8-23-01

Trip Generation, 6th Edition 525 School Street, S.W., Suite 410, Washington, DC 20024-2729, (202) 554-8050.

November 15, 2001

City of San Antonio
Planning Department
Attn: Michael O. Herrera
114 W. Commerce, 3rd Floor
San Antonio, TX 78206

Re: Amendment to POADP No. 591 – Lone Star Business Park
UTSA Blvd. and IH-10
San Antonio, Texas

Dear Mr. Herrera:

Pape-Dawson has addressed the outstanding comments from Public Works and Zoning with regard to the referenced POADP amendment. I have met with Kevin Love to resolve the type of street that is proposed for the development and it will remain as a Local Type B street. As requested by Zoning, we have added "B-3" and removed "Industrial" from the POADP.

As directed by Michelle Gonzalez, we have resubmitted fifteen (15) copies to your office for final approval of the amendment. We are currently platting a portion of the roadway and are trying to make the December 26th agenda (December 10th submittal deadline) for Planning Commission. It is my understanding that plat approval by the Planning Department is contingent on the POADP approval. Therefore, your assistance in coordinating final approval of the POADP amendment is critical to our timeline. Please advise when final approval can be expected. I am available to meet any time your schedule allows if necessary.

Thank you again for your assistance in this matter. Please call our office if I can answer any questions.

Sincerely,
Pape-Dawson Engineers, Inc.

Trey Marsh, P.E.
Engineering Manager

P:/51/80/02/WORD/LETTERS/011115A1.DOC

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 NOV 20 AM 8:35

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

August 28, 2001

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

01 SEP 25 PM 2:39

Mr. Michael O. Herrera, Planner II
Department of Planning
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Re: Amendment to POADP #591 – Lone Star Business Park
Southeast Corner of IH10 and UTSA Blvd.

Dear Mr. Herrera:

Thank you for meeting with us on Monday, August 27, 2001 to review the proposed amendment to the referenced POADP. As discussed, we are requesting approval of this amendment on behalf of our client Koontz-McCombs, LLC. The revision consists primarily of a revised alignment for the Local Type B street that will be constructed to access the future development of the property. The revised street alignment will intersect UTSA Boulevard at existing median cuts that have been field surveyed. Todd Sang has provided his endorsement of the street realignment and I understand that he has forwarded a written confirmation to your office. Todd has also reviewed the 1997 TIA that was done for the property and determined that it is still valid for the property's intended use. The original POADP and the proposed amendment are attached for your review. Please consider this formal application for approval of the amendment.

Also, attached is a Vested Rights Permit Application for the property. The supporting documentation includes the original POADP No. 591 – Lone Star Business Park, Plat No. 980177 – UTSA Blvd., and a Trust Agreement between Koontz-McCombs, LLC and the City of San Antonio for construction of UTSA Blvd. as it currently exists. Please accept these documents as formal application for assignment of vested rights for the property.

Our client would like to proceed with design documents for the roadway as soon as possible and is anxious to begin construction. Your prompt assistance in the above in matters would be greatly appreciated.

Please call our office if you have questions.

Sincerely,
Pape-Dawson Engineers, Inc.

Trey Marsh, P.E.
Engineering Manager

Attachment

P:\51\80\02\WORD\LETTERS/010828A1

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL

RECEIVED
01 OCT 11 PM 3:14
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

To: City of San Antonio Planning Dept.

Date: October 11, 2001

Attn: Michelle Gonzalez
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Re: Lone Star Business Park POADP Amendment (#591)

QUANTITY	DESCRIPTION
1	Check for $268.00
1	Master Development Plan Application

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS:

Michelle,

Attached you will find the missing application with a check of $268.00 for the Master Plan (POADP) amendment. Please let us know if the package is now complete, we appreciate your help on this matter.

THANKS!

From: Jorge E. Gomar (for Trey Marsh)

Project No.: 5180-02

cc:

P:\51\80\02\Word\Memos\010920a1.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9030 | info@pape-dawson.com

TRANSMITTAL

To: City of San Antonio Planning Dept.

Date: November 19, 2001

Attn: Michelle Gonzalez

114 W. Commerce, 4th Floor

SAN ANTONIO, TX 78205

Re: Lone Star Business Park-POADP #591

QUANTITY	DESCRIPTION
1	Letter
1	Copies of request for reviews w/ comments

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☒ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS:

Thank you for your help.

THANKS!

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 NOV 20 AM 8:35

From: Craig P. Fletcher
(for Trey Marsh)

Project No.: ~~5334-00~~ 5180-02

cc: File

O:\Users\JGOMAR\Transmittals\Transmittals.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9030 | info@pape-dawson.com