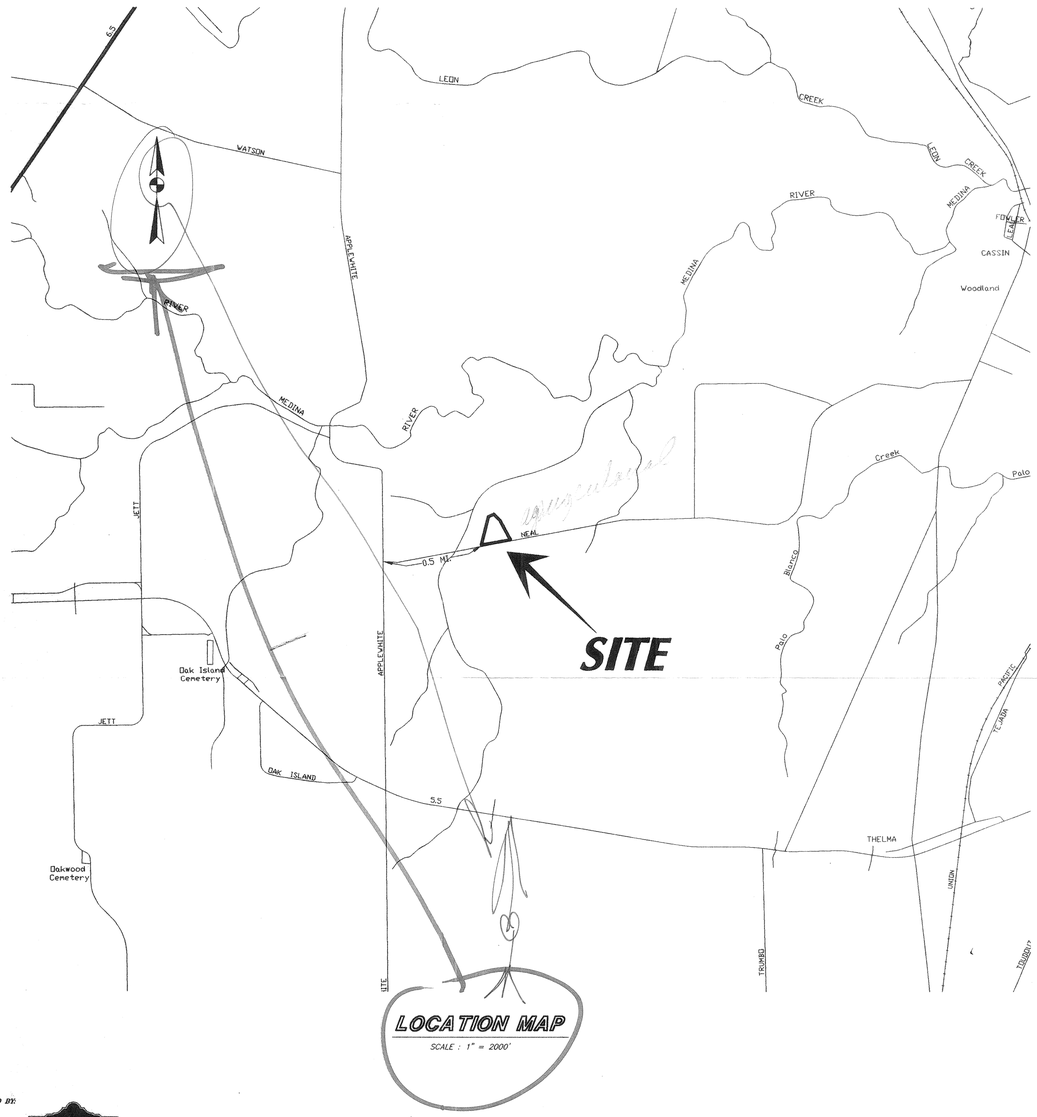
PIONEER COMMERCIAL

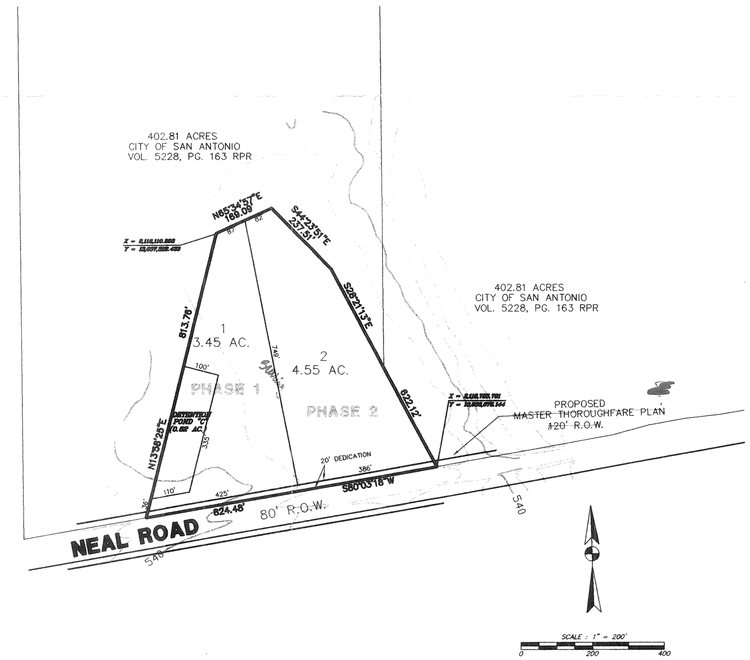
MASTER DEVELOPEMENT PLAN

RED LINE



LOCATION MAP

SCALE : 1" = 2000'



35-B101(c) F (24)
Total number of Dwelling units, By Development Phase.

DEVELOPMENT PHASE SCHEDULE		
PHASE	EST. CONST. START DATE	AC.
1	11/04	4.27
2	11/05	4.55
DED.		0.33
TOTAL		9.15

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -9 AM 8:27

Density
~~Show~~ Non Residential Fac. 35 B101(c) F (22) The location and general nature of proposed uses and proposed intensity
Site Plan 35 B101(c) F (18)
Show Prop Access Points
Has less than 125 units No Connectivity

PREPARED : JUNE 2, 2004

OWNER/DEVELOPER :
ESTATE OF WILLIAM T. MILLER
430 SOUTH SANTA ROSA
SAN ANTONIO, TEXAS 78207

ENGINEER :
ALAMO CONSULTING ENGINEEING & SURVEYING, INC.
140 HEIMER ROAD, SUITE 617
SAN ANTONIO, TEXAS 78232

PLANNING DIRECTOR OR ASSIGNEE

PREPARED BY:
ACES
ALAMO CONSULTING ENGINEERING & SURVEYING
140 HEIMER RD., STE 617 SAN ANTONIO, TEXAS 78232 (210) 828-0691
JOB NO.: 106620

BASIS OF BEARING IS STATE PLANE

PLAT No.

REVISIONS

0	
1	
2	
3	
4	
5	

STATE OF TEXAS
PAUL A. SCHROEDER
57564
REGISTERED PROFESSIONAL ENGINEER
6/8/04

ACES
ALAMO
CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232
PHONE: (210)828-0691 FAX: (210)824-3055

PIONEER COMMERCIAL
MASTER DEVELOPEMENT PLAN

SITE PLAN

CITY OF SAN ANTONIO BEXAR COUNTY TEXAS

JOB NO: 106630
HORIZ.: 1" = 200'
VERT.: N/A
DRAWN: R.W.
DESIGNED:
FILE: MDPCOM1.dwg
SHEET: 1 OF
PAGE: 1 OF 1

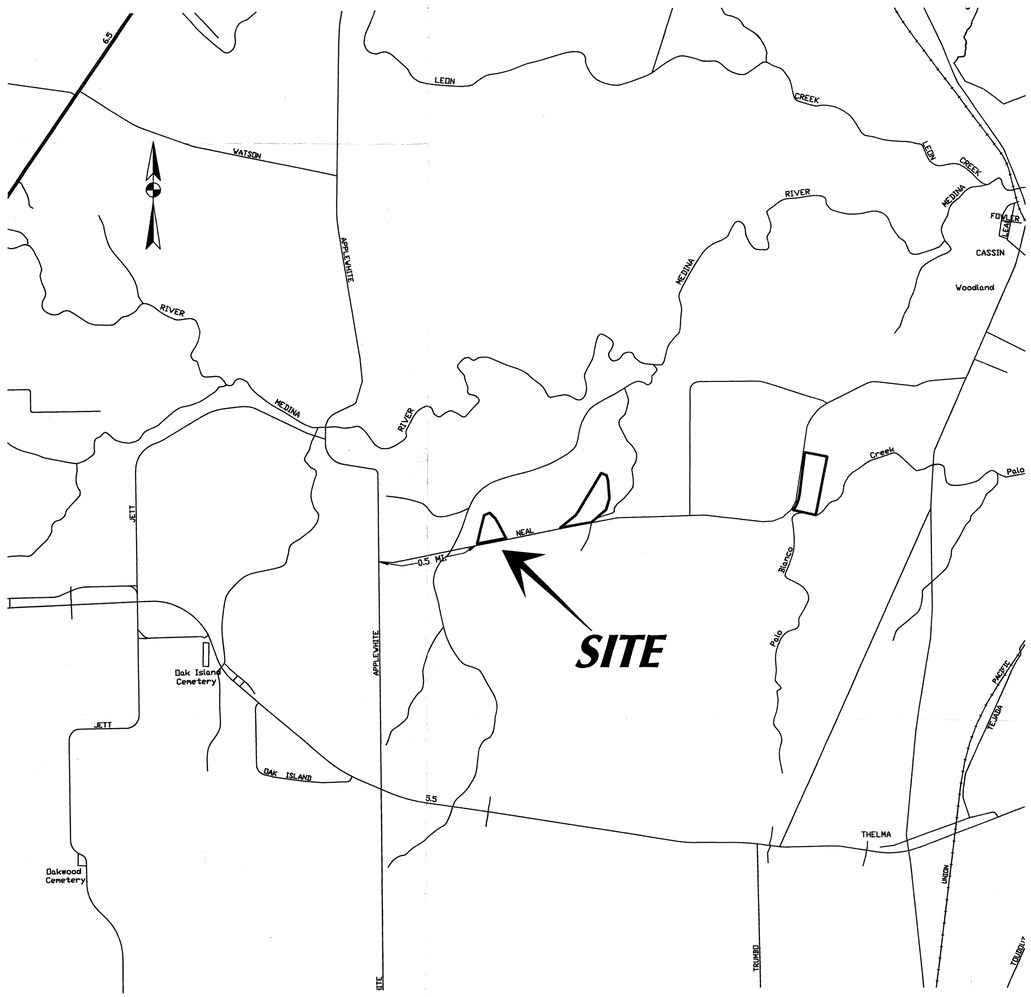
MDP # 831

0041

DEV. SERVICES
2005 JUL 20 P 3:48

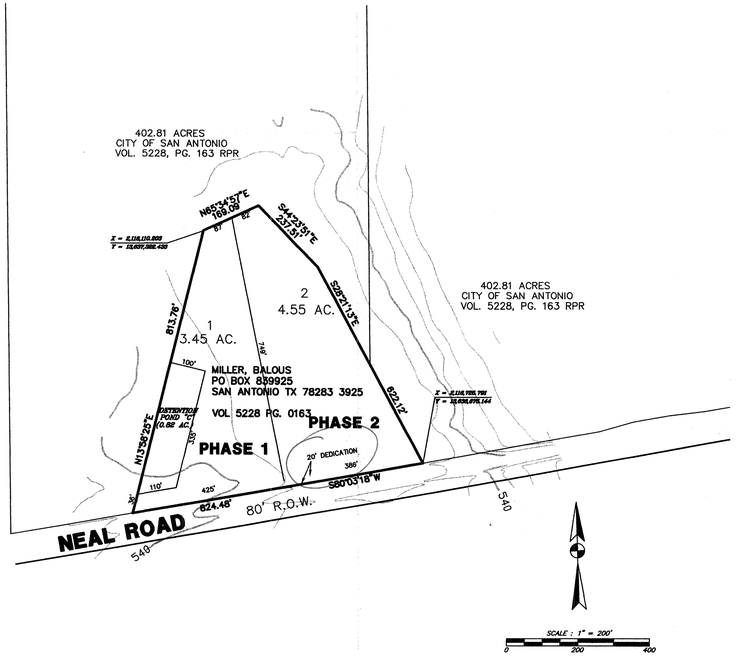
PIONEER COMMERCIAL

MASTER DEVELOPEMENT PLAN



LOCATION MAP

SCALE : 1" = 2000'



DEVELOPMENT PHASE SCHEDULE		
PHASE	EST. CONST. START DATE	AC.
1	11/04	4.27 3.45
2	11/05	4.55
DED.		~~0.33~~ 0.82
TOTAL		~~9.15~~ 8.82

Red Line 7/22/05

IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO NOTIFIED.

PREPARED : JUNE 2, 2004

OWNER/DEVELOPER :
ESTATE OF WILLIAM T. MILLER
430 SOUTH SANTA ROSA
SAN ANTONIO, TEXAS 78207

ENGINEER :
ALAMO CONSULTING ENGINEEING & SURVEYING, INC.
140 HEIMER ROAD, SUITE 617
SAN ANTONIO, TEXAS 78232

PLANNING DIRECTOR OR ASSIGNEE

PREPARED BY:
ACES
ALAMO CONSULTING ENGINEERING & SURVEYING
140 HEIMER RD., STE 617 SAN ANTONIO, TEXAS 78232 (210) 828-0691
JOB NO.: 106630

BASIS OF BEARING IS STATE PLANE

PLAT No.

REVISIONS

0	
1	
2	
3	
4	
5	

STATE OF TEXAS
PAUL A. SCHROEDER
57564
REGISTERED PROFESSIONAL ENGINEER
4/15/05

ACES
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232
PHONE: (210)828-0691 FAX: (210)824-3055

PIONEER COMMERCIAL
MASTER DEVELOPEMENT PLAN

SITE PLAN

CITY OF SAN ANTONIO BEXAR COUNTY TEXAS

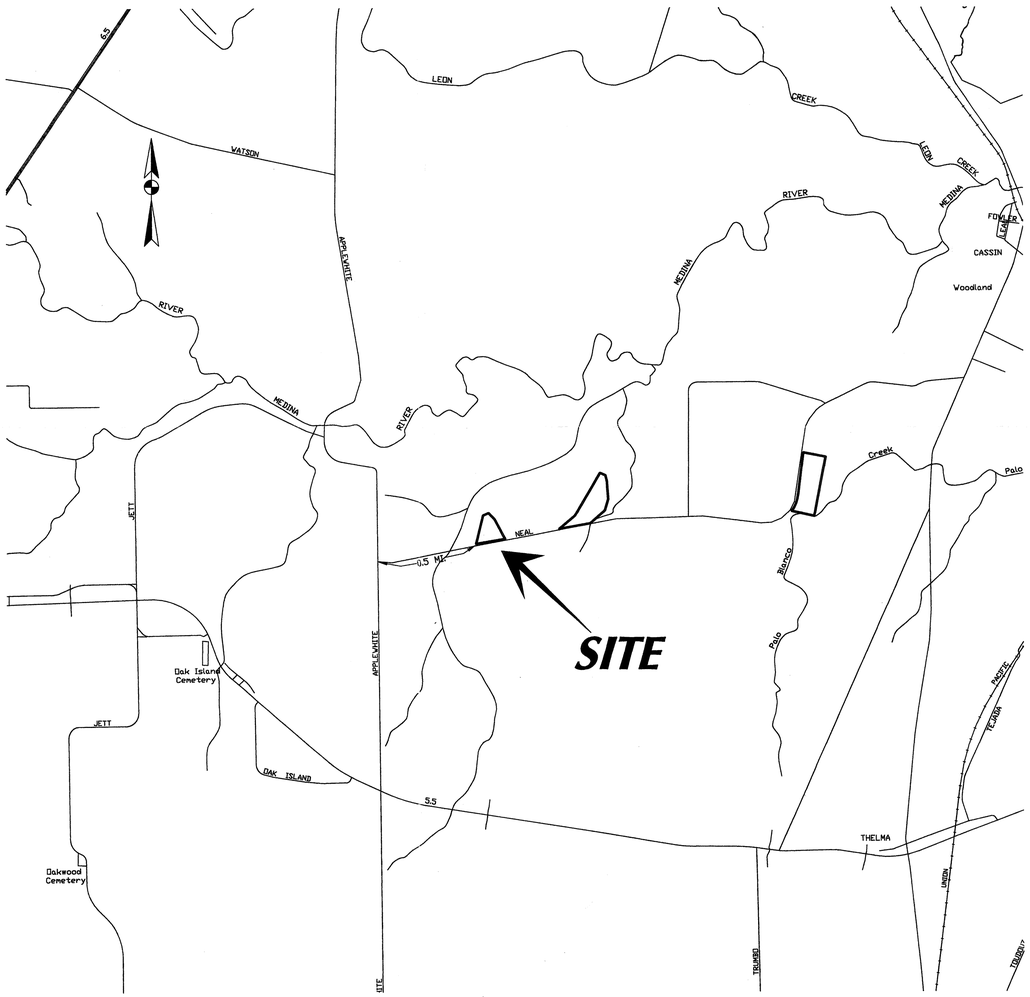
JOB NO: 106630
HORIZ.: 1" = 200'
VERT.: N/A
DRAWN: R.W.
DESIGNED:
FILE: MDPCOM1.dwg
SHEET: OF
PAGE: 1 OF 1

MDP# 831

0040

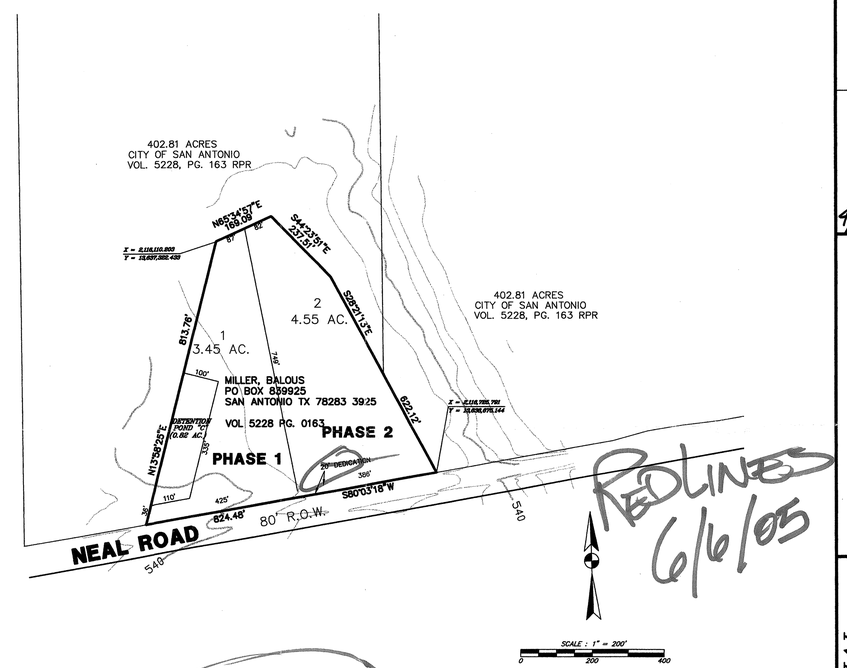
PIONEER COMMERCIAL

MASTER DEVELOPEMENT PLAN



LOCATION MAP

SCALE : 1" = 2000'



REDLINES 6/6/05

DEVELOPMENT PHASE SCHEDULE		
PHASE	EST. CONST. START DATE	AC.
1	11/04	~~4.27~~ 3.45
2	11/05	4.55
DED.		~~0.33~~ 0.82
TOTAL		9.15

UPDATE?

35-B101(c)F(4) TOTAL AREA OF PROPERTY

IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO NOTIFIED.

PREPARED : JUNE 2, 2004

OWNER/DEVELOPER :
ESTATE OF WILLIAM T. MILLER
430 SOUTH SANTA ROSA
SAN ANTONIO, TEXAS 78207

ENGINEER :
ALAMO CONSULTING ENGINEEING & SURVEYING, INC.
140 HEIMER ROAD, SUITE 617
SAN ANTONIO, TEXAS 78232

PLANNING DIRECTOR OR ASSIGNEE

PREPARED BY:

ACES

ALAMO CONSULTING ENGINEERING & SURVEYING
140 HEIMER RD., STE 617 SAN ANTONIO, TEXAS 78232 (210) 828-0691
JOB NO.: 106620

BASIS OF BEARING IS STATE PLANE

PLAT No.

REVISIONS

0 1 2 3 4 5

PAUL A. SCHROEDER
57564
REGISTERED PROFESSIONAL ENGINEER
4/15/05

ALAMO
CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232
PHONE: (210)828-0691 FAX: (210)824-3055

PIONEER COMMERCIAL
MASTER DEVELOPEMENT PLAN

SITE PLAN

CITY OF SAN ANTONIO BEXAR COUNTY TEXAS

2005 APR 26 P 1:36
W. SERVICES

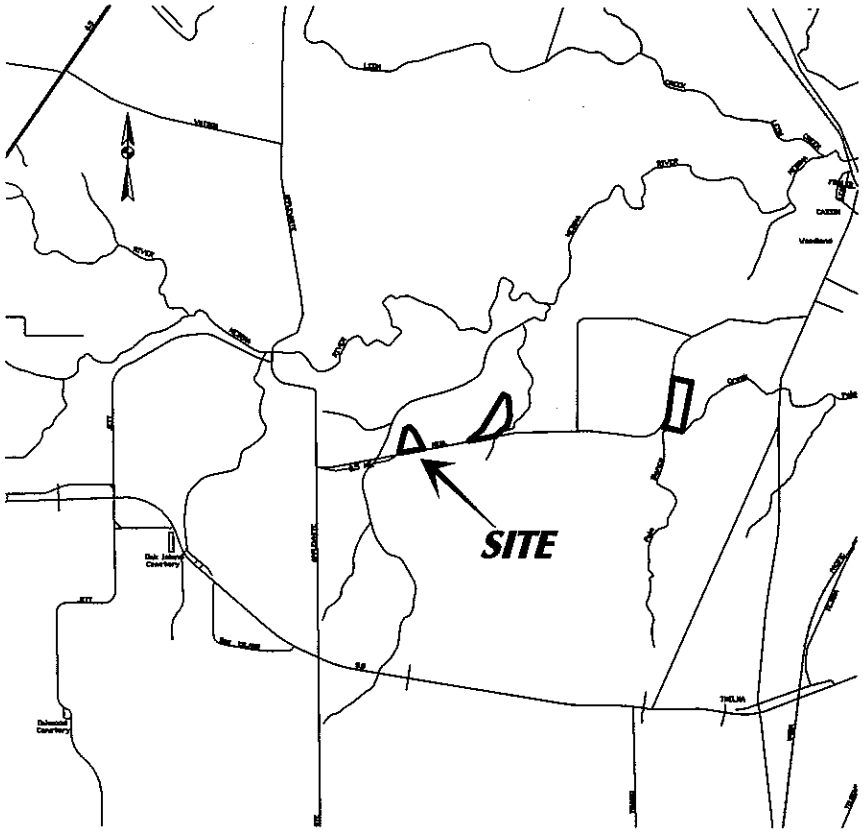
JOB NO: 106630
HORIZ.: 1" = 200'
VERT.: N/A
DRAWN: R.W.
DESIGNED:
FILE: MDPCOM1.dwg
SHEET: OF
PAGE: 1 OF 1

MDP# 831

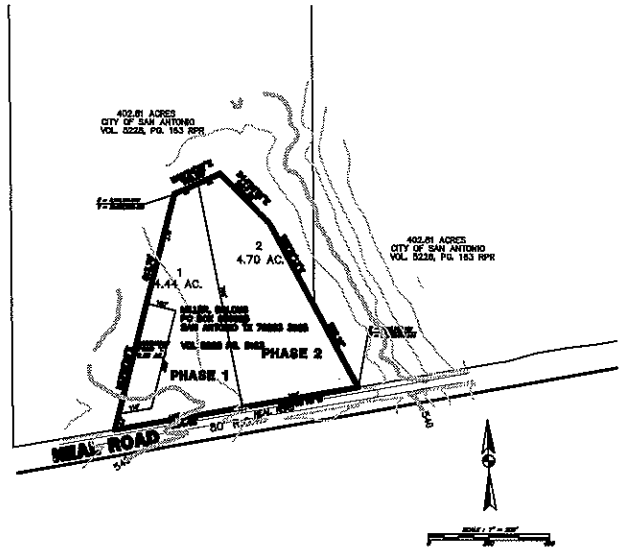
0042

PIONEER COMMERCIAL

MASTER DEVELOPEMENT PLAN



LOCATION MAP



DEVELOPMENT PHASE SCHEDULE		
PHASE	EST. CONST. START DATE	AC.
1	11/05	4.44
2	11/06	4.70
TOTAL		9.14

IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO NOTIFIED.

BASIS OF BEARING IS STATE PLANE

PREPARED : JUNE 2, 2004

OWNER/DEVELOPER :
ESTATE OF WILLIAM T. MILLER
430 SOUTH SANTA ROSA
SAN ANTONIO, TEXAS 78207

ENGINEER :
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER ROAD, SUITE 617
SAN ANTONIO, TEXAS 78232

PLANNING DIRECTOR OR ASSIGNEE

PLAT No.

REVISIONS

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232
PHONE: (210)828-0691 FAX: (210)824-3055

PIONEER COMMERCIAL
MASTER DEVELOPEMENT PLAN

SITE PLAN

CITY OF SAN ANTONIO BEXAR COUNTY TEXAS

JOB NO: 1000.30
HORIZ.: 1" = 200'
VERT.: N/A
DRAWN: RJE
DESIGNED:
FILE: MDPCOM1.dwg
SHEET: OF
PAGE: 1 OF 1

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DEV. SERVICES

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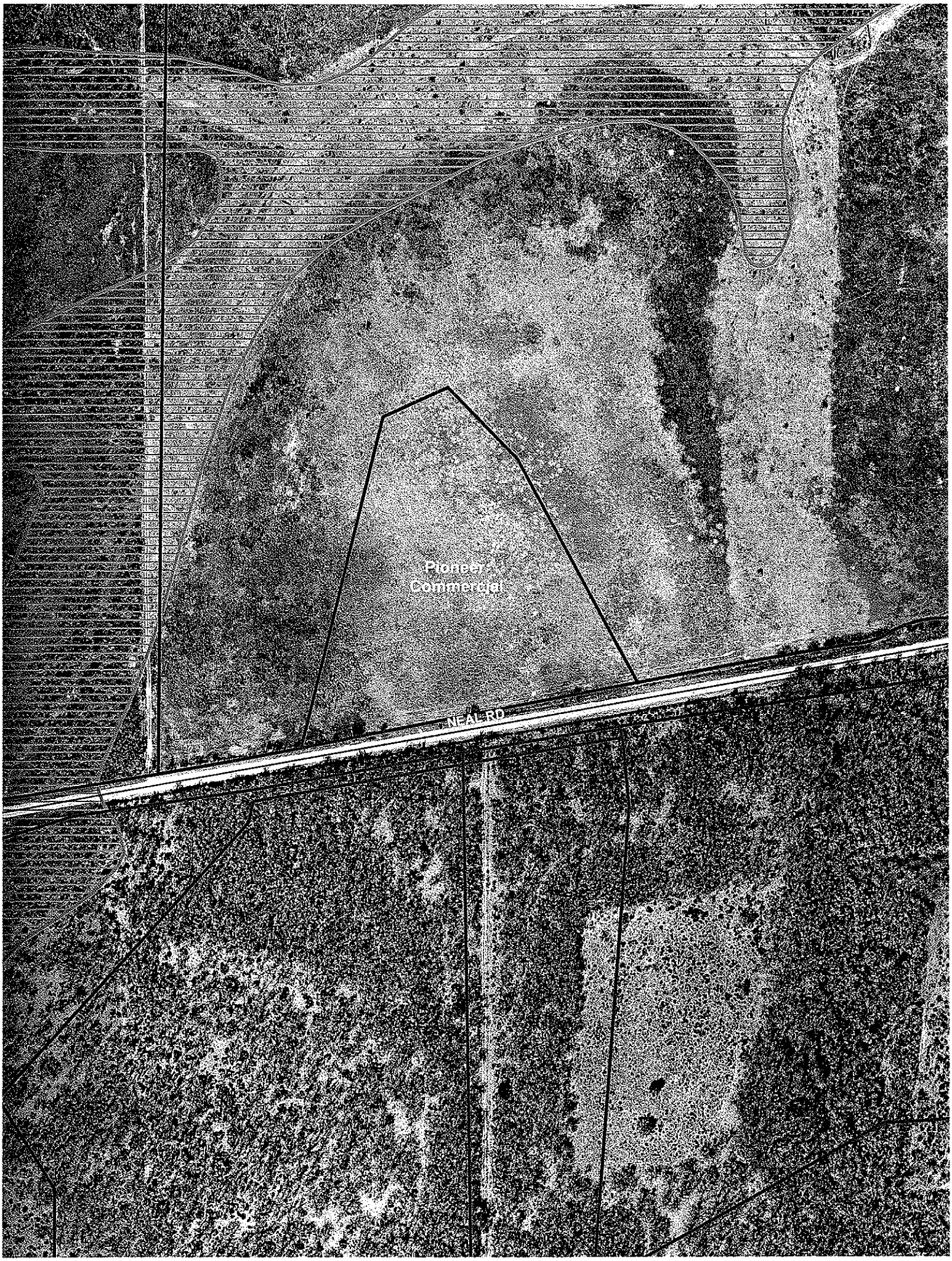
Pioneer
Commercial
NEAL RD

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Project ID Number:	Date Submitted: 06/08/04

Will this project be used in conjunction with a Tax Increment Financing Application (TIF):* ☐ *YES* ☒ *NO

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

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

Master Plan Submittals: ***Completeness Review Form*** *and 15 copies (folded) with* ***Planning Department Request for Review form*** *(attached) for respective departments or agencies*

Project Name: PIONEER COMMERCIAL

Owner/Agent: ESTATE OF WILLIAM T. MILLER Phone: 210-225-4461 Fax: 210-302-1534

Address: 430 S. SANTA ROSA SAN ANTONIO, TX 78 Zip code: 78207

Engineer/Surveyor: ALAMO CONSULTING ENGINEERING & SURVEYING, INC. Phone: 210-828-0691 Fax: 210-824-3055

Address: 140 HEIMER ROAD SUITE 617 SAN ANTONIO, TX Zip code: 78232

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -9 AM 8:25

January 1, 2003

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only):_____

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 2

Number of dwelling units (lots) by Phases: _____

_____

Total Number of lots: _____ divided by acreage: _____ = Density: _____

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

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

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

(PUD Only) Construction start date:_____

(PUD Only) X/Y coordinates at major street entrance: X:_____Y:_____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: 3 School District: SSISD Ferguson map grid: 716 A-8

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name N/A No._____

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 N/A No. _____
Name _____ No. _____
Name _____ No. _____

Contact Person and authorized representative:

Print Name: PAUL A. SCHROEDER Signature: _____

Date: 6/8/04 Phone: 210-828-0691 Fax: 210-824-3055

City of San Antonio
Planning Department
Master Development Plan Section
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;

☒ Two points identified by Texas Planes Coordinates;

☒ Basis of bearing used and a north point;

☒ Boundary of the development and total acreage encomp ..sed, thereby described and mapped at and appropriate scale;

☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

☐ (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 corner 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;

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

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

☐ (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;

☒ 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 greenblet and active recreation space areas, private recreational areas.

☐ 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:
(PUD ONLY)
(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.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -9 AM 8:25

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

☒ 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.

☒ 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)

I certify that the PAUL A. SCHROEDER **Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: PAUL A. SCHROEDER Signature: _____ Date: 06/08/04

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873
APPLICATION REVISED January 1, 2003

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -9 AM 8:25

MDP

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Check One) **Date:** 06/08/04

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

Public Hearing [ ] Yes [ ] No
[ ] Major [ ] Minor

Project Name: PIONEER COMMERCIAL **FILE #** _____

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

To:
- [x] Master Development Plan
- [ ] Major Thoroughfare
- [ ] Neighborhoods
- [ ] Historic
- [ ] Disability Access (Sidewalks)
- [ ] Storm Water Engineering
- [ ] SAWS Aquifer
- [ ] Other: _____
- [ ] Street and Drainage
- [ ] TIA
- [ ] Zoning
- [ ] Tree Preservation
- [ ] Parks -- Open Space
- [ ] Fire Protection
- [ ] Bexar County Public Works

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -9 AM 8:28

Note: *Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator **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.

[ ] **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:

- ~~Move~~ Place North arrow ~~towards~~ on top of Label where it ~~is~~ Location MAP.
- SHOW PROP ACCESS POINTS 35-B101(C)F(18)UDC

Robert L. Planner II 6/28/04

Signature Title Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

TREES

City of San Antonio

Development Services Department

Master Development Plan

REQUEST FOR REVIEW

Case Manager

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

☑ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD) ☐Rural Development (RD)
Farm and Ranch (FR) ☐Mix Light Industrial (MI-1)
☐Plat Certification Request

☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

Public Hearing ☐ Yes ☐No
☐Major ☐Minor

Date: APRIL 20, 2005

2005 APR 26 P 1:36

DEV. SERVICES

(Check One)

Project Name: PIONEER COMMERCIAL SUBDIVISION **File#** _____

Engineer/Surveyor: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

Address: 140 Heimer Rd., Suite 617 San Antonio, Texas Zip Code: 78232

Phone: 210-828-0691 Fax: 210-824-3055

Contact Person Name: Paul A. Schroeder E-mail: pas@aces-sa.com

Reference Any ***MDP's, POADP's, and PUD's associated with this project:***

_____

(Plats Only): 2 copies (folded) *with Request for Review forms (attached)*
(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies ***(folded)*** *with Development Services Department* ***MDP Division Request for Review form (attached)*** *for respective departments or agencies*

Has been approved 9/23/04

DISABILITY

Not Approv
5.6.05

City of San Antonio
Development Services Department
Master Development Plan

REQUEST FOR REVIEW

Case Manager

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

☑ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD) ☐Rural Development (RD)
Farm and Ranch (FR) ☐Mix Light Industrial (MI-1)
☐Plat Certification Request

☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

Public Hearing ☐ Yes ☐No
☐Major ☐Minor

DISAPPROVED

Date: APRIL 20, 2005

(Check One)

Project Name: PIONEER COMMERCIAL SUBDIVISION **File#** _____

Engineer/Surveyor: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

Address: 140 Heimer Rd., Suite 617 San Antonio, Texas Zip Code: 78232

Phone: 210-828-0691 Fax: 210-824-3055

Contact Person Name: Paul A. Schroeder E-mail: pas@aces-sa.com

2005 APR 26 P 1:36
DEV. SERVICES

Reference Any ***MDP's, POADP's, and PUD's associated with this project:***

_____

(Plats Only): *2 copies* ***(folded)*** *with Request for Review forms (attached)*
(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies ***(folded)*** *with Development Services Department* ***MDP Division Request for Review form (attached)*** *for respective departments or agencies*

DISABILITY

NA

6/21/0.

ROBERT LOMBRANO

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Check One)

Date: 06/08/04

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

Public Hearing [ ] Yes [ ] No

[ ] Major [ ] Minor

CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR 04 JUN 23 AM 7:

Project Name: PIONEER COMMERCIAE **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
- [X] Disability Access (Sidewalks)
- [ ] Storm Water Engineering
- [ ] SAWS Aquifer
- [ ] Other: _____
- [ ] Street and Drainage
- [ ] TIA
- [ ] Zoning
- [ ] Tree Preservation
- [ ] Parks Open Space
- [ ] Fire Protection
- [ ] Bexar County Public Works

CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR 04 JUN -9 AM 8:29

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator **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.

☐ **I recommend approval** ☐ **I do not recommend approval**

(Con't)

Project Name: Pioneer Industrial **File#**

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator **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.

☑ **I recommend approval** ☐ **I do not recommend approval**

On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection.

Comments: It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.
County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

Todd Ly Civil Engineer Assistant 7-19-05

Signature **Title** **Date**

Please return this form to appropriate Case Manager by next scheduled meeting.

BEXAR COUNTY ROBERT L.

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Check One) **Date:** 06/08/04

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

Public Hearing [ ] Yes [ ] No
[ ] Major [ ] Minor

Project Name: PIONEER COMMERCIAL **FILE #** _____

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

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -9 AM 8:27

To:
- [ ] Master Development Plan
- [ ] Major Thoroughfare
- [ ] Neighborhoods
- [ ] Historic
- [ ] Disability Access (Sidewalks)
- [ ] Storm Water Engineering
- [ ] SAWS Aquifer
- [ ] Other: _____
- [ ] Street and Drainage
- [ ] TIA
- [ ] Zoning
- [ ] Tree Preservation
- [ ] Parks -- Open Space
- [ ] Fire Protection
- [X] Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

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

[✓] **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) This section of Neal Rd. not part of Major Throughfare therefore no street dedication required

2) It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.

3) County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

Signature Christina DeLaCy Title Development Services Engineer Date 7-9-04

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

City of San Antonio

Development Services Department

Master Development Plan

REQUEST FOR REVIEW

Case Manager

Robert Lombrano - Planner II (**Even** File number) | Ernest Brown, Planner II (**Odd** file Number)

(210) 207-5014, rlombrano@sanantonio.gov | (210) 207-7207, ernestbr@sanantonio.gov

(Check One)

- ❑ Master Development Plan (MDP) (Formerly POADP)
- ❑ MDP/ P.U.D. Plan (combination)
- ❑ Master Plan Community District (MPCD)
- ❑ Traditional Neighborhood Development (TND)
- ❑ Flexible Development District
  - ❑ Urban Development (UD) ❑ Rural Development (RD)
  - Farm and Ranch (FR) ❑ Mix Light Industrial (MLI)
- ❑ Plat Certification Request
- ❑ P.U.D. Plan
- ❑ Mixed Used District (MXD)
- ❑ Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- ❑ Pedestrian Plan (PP)
- ❑ Other: _____

Public Hearing: ❑ Yes ❑ No

❑ Major ❑ Minor

Date: 7-19-05

(Check One)

Project Name: Pioneer Industrial MDP **File#**

Engineer/Surveyor:

Paul Schroeder pas@aces-sa.com
Alamo Consulting Engineering and Surveying, Inc.
828-0691 fax 8243055

Reference Any ***MDP's, POADP's, and PUD's associated with this project:***

(Plats Only): 2 copies (folded) *with Request for Review forms attached*

(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals ***15 copies (folded)*** *with Development Services Department* ***MDP Division Request for Review form (attached)*** *for respective departments or agencies*

City of San Antonio
Development Services Department
Master Development Plan

REQUEST FOR REVIEW

Case Manager

Robert Lombrano , Planner II (**Even** File number) — (210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (**Odd** file Number) — (210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☑ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Flexible Development District
  - ☐ Urban Development (UD) ☐ Rural Development (RD)
  - Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Date: 11-5-04

(Check One)

Project Name: Pioneer Commercial MDP **File#** _____

Engineer/Surveyor:

Paul Schroeder pas@aces-sa.com
Alamo Consulting Engineering and Surveying, Inc.
828-0691 fax 8243055

Reference Any ***MDP's, POADP's, and PUD's associated with this project:***

_____

(Plats Only): *2 copies* ***(folded)*** *with Request for Review forms (attached)*

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies ***(folded)*** *with Development Services Department* ***MDP Division Request for Review form (attached)*** *for respective departments or agencies*

REQUEST FOR REVIEW

(Cont.)

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering
- ☐ Street and Drainage
- ☐ Traffic T.I.A.
- ☐ Building Inspection - Trees
- ☐ Parks – Open space
- ☐ Fire Protection
- ☒ Bexar County Public Works
- ☐ Other: _____

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator **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.

☑ **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) It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.

2) County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

3) Although these plans are conceptual, minimum access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed lots.

Signature Christina De La Cruz **Title** Development Services Engineer **Date** 11-12-04

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Check One) **Date:** 06/08/04

- [X] Master Development Plan (MDP)
- [ ] MDP/ P.U.D. Plan (combination)
- [ ] Master Plan Community District (MPCD)
- [ ] Traditional Neighborhood Development (TND)
- [ ] Plat Certification Request

Public Hearing [ ] Yes [ ] No
[ ] 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: PIONEER COMMERCIAL **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
- [X] Neighborhoods
- [ ] Historic
- [ ] Disability Access (Sidewalks)
- [ ] Storm Water Engineering
- [ ] SAWS Aquifer
- [ ] Other: _____
- [ ] Street and Drainage
- [ ] TIA
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- [ ] Tree Preservation
- [ ] Parks -- Open Space
- [ ] Fire Protection
- [ ] Bexar County Public Works

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -9 AM 8:26

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator **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.

- [ ] **I recommend approval**
- [ ] **I do not recommend approval**

City of San Antonio
Planning Department
Master Development Plan Section

Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: _____

Plat Name: PIONEER COMMERCIAL

Project Engineers/Surveyors or Firm Name: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

Address: 140 HEIMER ROAD, SUITE 617 SAN ANTONIO, TEXAS 78232

Phone # 210-828-0691 **Fax #:** 210-824-3055 **E-mail:** PAS@ACES-SA.COM

Planning Department

Required Items for Completeness Review

- [X] *Completed and signed Application Form*
- [X] *Appropriate Plan Review Fee*
- [X] *Digital information* ***(MDP's and PUD)***
- [X] *8 1/2 " x 11" Reduced Copy* ***(MDP's and PUD)***
- [X] *Storm Water Management Plan* ***(MDP's and PUD)***

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -9 AM 8:25

- ***(Plats Only):***
  4 copies (folded) with ***Planning Department*** *Request for Review form (attached):*
  (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- ***(Master Development Plans Only):*** *15 copies (folded) with* ***Planning Department*** *Request for Review form (attached) for respective departments or agencies*

- [X] Master Development Plan
- [X] Major Thoroughfare
- [X] Neighborhoods [X] Historic
- [X] Disability Access (Sidewalks)
- [X] Zoning
- [X] SAWS Aquifer
- [X] Storm Water Engineering
- [X] Street and Drainage
- [X] Traffic T.I.A.
- [X] Building Inspection - Trees
- [X] Parks – Open space
- [X] Fire Protection
- [X] Bexar County Public Works
- [X] Other: _____

☐ Accepted ☐ Rejected

Completeness Review By:_____ Date:_____

TRANSMITTAL

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER ROAD, STE. 617 SAN ANTONIO, TX 78232
PHONE : (210)828-0691
FAX NO.: (210)824-3055

TO: MICHAEL HERRERA
SPECIAL PROJECTS COORDINATOR
CITY OF SAN ANTONIO
PLANNING DEPARTMENT
1901 S. SOUTH ALAMO
SAN ANTONIO, TX 78283

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -9 AM 8:25

FROM: PAUL A. SCHROEDER

DATE: JUNE 8, 2004

RE: PIONEER COMMERCIAL SUBDIVISION

WE ARE SENDING YOU: *ATTACHED _UNDER SEPARATE

X Blueline Prints _Mylar Prints _Specifications X Original Documents

_Photostatic Copies _Sepia Prints _Plans _ Other

COPIES	DESCRIPTION	LATEST DATE
1 PKG.	PIONEER COMMERCIAL MDP SUBMITTAL	

TRANSMITTED:
_For Approval _Review and Comment _For Your File
_As Requested _For Bids Due _____

REMARKS:

PLEASE REVIEW AND PROCESS THIS PACKAGE FOR APPROVAL AS SOON AS POSSIBLE. THANK YOU.

COPIES TO: 106630.00 HOW DELIVERED: HAND

RECEIVED BY: _____ SIGNED: PAUL A. SCHROEDER

MTP

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Check One) **Date:** 06/08/04

- [x] Master Development Plan (MDP)
- [ ] MDP/ P.U.D. Plan (combination)
- [ ] Master Plan Community District (MPCD)
- [ ] Traditional Neighborhood Development (TND)
- [ ] Plat Certification Request

Public Hearing [ ] Yes [ ] No
[ ] 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: PIONEER COMMERCIAL **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
- [x] Major Thoroughfare
- [ ] Neighborhoods
- [ ] Historic
- [ ] Disability Access (Sidewalks)
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CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -9 AM 8:26

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

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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.

☐ **I recommend approval** ☐ **I do not recommend approval**

Robert Lombrano

From: Robert Lombrano
Sent: Thursday, July 01, 2004 10:37 AM
To: 'sbolner@aces-sa.com'
Cc: Robert Lombrano
Subject: Pioneer Commercial

Steve,
Major Thoroughfare: Approved
Does not require dedication for Major Thoroughfare
Master Development: Disapproved
Show access points as per UDC 35-B101(c) F (18)
Place North Arrow on top of "Location Map" Title
Thank You

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

✓ ~~NOT~~ APPROVED

On ~~6/28/04~~, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

DOES NOT REQUIRE DEDICATION

Robert Planner II 6/28/04

Signature Title Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 7/19/05

Subject: Pioneer Industrial (resubmittal) Master Development Plan, A/P #1010052

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

☐ 1997 Tree Preservation ordinance

X Streetscape standards

X 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

Joan Miller
Administrative Assistant II

HISTORIC

Robert Lombrano

From: Kay Hindes
Sent: Wednesday, July 13, 2005 4:14 PM
To: Robert Lombrano
Cc: 'hcar@aces-sa.com'
Subject: Pioneer Commercial MDP

Importance: High

Robert:

The HPO approves the above referenced MDP.

Sincerely,

Kay

Robert Lombrano HISTORIC

From: Kay Hindes
Sent: Thursday, July 01, 2004 1:31 PM
To: Michael Herrera
Cc: Robert Lombrano; 'sbolner@aces-sa.com'
Subject: Pioneer Commercial MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. We approve. Please find attached our letter review. We request that this letter be attached to the approval/disapproval from Master Development.

If you have any questions or need additional information, please call me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes

Pioneer Commercial MDP.doc

CITY OF SAN ANTONIO PLANNING DEPARTMENT

To:	Michael O. Herrera
From:	Kay Hindes, Planner II/Archaeologist, Planning Department
Copy:	Historic Preservation Office Files
Subject:	Pioneer Commercial MDP
Date:	7-1-2004

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 35-630 to 35-634). The review focused on the possible effects of the proposed MDP, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas SitesAtlas indicates that archaeological site **41BX532** has been previously identified within/nearby the above referenced property. Although UTSA recommended no further work at the site, if a previously unidentified buried archaeological component is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

The following note should be added to the MDP and all subsequent plats for this project: "If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO notified".

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

Robert Lombrano HISTORIC

From: Kay Hindes
Sent: Wednesday, July 13, 2005 4:14 PM
To: Robert Lombrano
Cc: 'hcar@aces-sa.com'
Subject: Pioneer Commercial MDP

Importance: High

Robert:

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Sincerely,

Kay

HIstoric

Robert Lombrano

PLEASE SIGN & DATE

From: Kay Hindes
Sent: Thursday, July 01, 2004 1:31 PM
To: Michael Herrera
Cc: Robert Lombrano; 'sbolner@aces-sa.com'
Subject: Pioneer Commercial MDP

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If you have any questions or need additional information, please call me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes

Pioneer Commercial MDP.doc

CITY OF SAN ANTONIO PLANNING DEPARTMENT

To:	Michael O. Herrera
From:	Kay Hindes, Planner II/Archaeologist, Planning Department
Copy:	Historic Preservation Office Files
Subject:	Pioneer Commercial MDP
Date:	7-1-2004

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If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

Storm Water

Robert Lombrano

From: Arturo Villarreal
Sent: Tuesday, July 20, 2004 11:28 AM
To: Robert Lombrano
Cc: Michael Herrera; Samuel Dent; Richard Carrizales; Paul Schroeder (E-mail)
Subject: Pioneer Business Park MDP - Pioneer Industrial MDP - Pioneer Commercial MDP

ok

Storm Water Comments.

MR-PioneerBusiness-MDP.PDF

MR-PioneerCommercial-MDP.PDF

MR-PioneerIndustrial-MDP.PDF

City of San Antonio

Interdepartmental Correspondence Sheet

TO:	**Robert Lombrano**
FROM:	**Arturo Villarreal, Jr., P.E.**
COPIES TO:	**Michael Herrera, Sam Dent, P.E., Richard Carrizales, Paul Schroeder, P.E., File**
SUBJECT:	**Pioneer Commercial MDP** *Median River Watershed*

July 20, 2004

Storm Water Engineering has reviewed the Pioneer Commercial MDP submittal and comments are as follows:

1. Release, detention provided.

Arturo Villarreal, Jr., P.E.
Storm Water Engineering

TIA

Robert Lombrano

PLEASE SIGN & DATE

From: Marc Courchesne
Sent: Monday, June 06, 2005 9:21 AM
To: Robert Lombrano; Richard Chamberlin; Marc Courchesne; 'pas@aces-sa.com'
Subject: Pioneer Commercial, MDP **APPROVAL**

TIA recommends the approval of the Pioneer Commercial, MDP.

PioneerComl.pdf

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TO: Michael Herrera, Development Services MDP Division

FROM: Richard L. De La Cruz (Senior Engineer) Development Services TIA Division

COPIES TO: File

SUBJECT: Pioneer Commercial MDP, Level 1 TIA

DATE: May 27,2005

The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Pioneer Commercial MDP. The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located along the north side of Neal Road, approximately one-half mile east of Applewhite Road, in southwest Bexar County. The 8.326 acres is proposed to be developed into a retail or shopping center. The proposed development is projected to generate 93 AM peak hour trips and 340 PM peak hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Pioneer Commercial MDP, at no cost to the City of San Antonio:

- Based on peak hour trips, this Peak Hour Trips justify three access points based on UDC 35-502 (a), (7), (C).
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- All access driveways shall comply with UDC 35-506 (r) - Access and Driveways.
- All access driveways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal site plan. Site circulation is important for this proposed development. Reduced number of driveways and cross access is encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

Marc A. Courchesne
Senior Engineering Technician

Approved by:

Richard L. De La Cruz, P.E.
Senior Engineer
ID 2004TIA1217

TIA

Robert Lombrano

From: Richard De La Cruz
Sent: Wednesday, November 03, 2004 7:44 AM
To: Richard De La Cruz; Ernest Brown; Robert Lombrano; 'jnix@cectexas.com'; 'tsang@bexar.org'
Subject: RE: Pioneer Commercial MDP Level 1 TIA **Disapproval #2**

Mr. Nix - Please provide the following in order to expedite the approval for Pioneer Commercial MDP :

- Illustrate lane configuration of roadways adjacent to site.
- Provide brief description of pavement condition.
- Illustrate all intersecting roadways and driveways across from and adjacent to site.

Based on UDC 35-502 (a), (7), Subsection C. Traffic mitigation tools include, but are not limited to, pavement widening, turn
lanes, median islands, ***access controls***, curbs, sidewalks, traffic signalization, traffic signing, pavement markings, etc.
Based on traffic numbers provided this development will have three access driveways (one for phase I, one for phase II and one shared access driveway). If additional access is desired a LOS analysis shall be provided in order to show that the driveways will be operating below LOS C.

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

TIA

Robert Lombrano

From: Richard De La Cruz
Sent: Thursday, July 08, 2004 2:03 PM
To: Ernest Brown; Robert Lombrano; Todd Sang; 'pas@aces-sa.com'
Subject: Pioneer's **Disapproval**

Pioneer Glen - Disapproval Level 2 TIA required

Pioneer Commercial - Disapproval Level 1 TIA required

Pioneer Industrial - Disapproval Level 1 TIA required

Pioneer Business Park - Disapproval Level 1 TIA required

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

ZONING

Robert Lombrano

From: Christopher Looney
Sent: Wednesday, June 30, 2004 8:39 AM
To: 'gmaenius@aces-sa.com'; 'dolle@aces-sa.com'
Cc: Michael Herrera; Robert Lombrano; Ernest Brown
Subject: Pioneer Commercial MDP

Pioneer Commercial MDP

Zoning: Approved
Outside of the City Limits

Christopher Looney
Senior Planner
City of San Antonio, Development Services

TIA

Robert Lombrano

From: Todd Sang
Sent: Tuesday, August 17, 2004 9:29 AM
To: Robert Lombrano; Ernest Brown
Cc: Michael Herrera; Richard De La Cruz
Subject: Pioneer Commercial **Disapproval** Pioneer Industrial**Disapproval** Pioneer Business**Disapproval**

Pioneer Industrial
Pioneer Business Park
Pioneer Commercial

Three TIAs were submitted for the above MDPs without the **review fee** and they call out Neal as a Major Thoroughfare.
Neal does not appear to be the **thoroughfare**.
All three TIAs have been returned to CEC with these comments.
Todd

Robert Lombrano

From: Michael Herrera
Sent: Monday, May 02, 2005 8:00 AM
To: 'Paul'; Robert Lombrano
Cc: Roderick Sanchez
Subject: RE: Pioneer MDP's
Importance: High

Paul,

WE will provide written documentation when your request for a time extension for Pioneer Business Park , Pioneer Industrial and Pioneer Commercial MDP is submitted.
We sent you via certified letter, denials for the subject MDPs. Your office received and signed for the letter 4/21/05 by a M. Fischnar.

If you have any other questions please call me @ 207-7038

Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

-----Original Message-----
From: Paul [mailto:pas@aces-sa.com]
Sent: Thursday, April 28, 2005 10:47 AM
To: Robert Lombrano
Cc: Michael Herrera
Subject: Pioneer MDP's

Robert,
Please provide written documentation that the MDP's are still processing for this development. Also, update the web site to show redistribution of the MDP's. This web site update is critical. My clients look at it.

Paul A. Schroeder, P.E., R.P.L.S.

ALAMO CONSULTING ENGINEERING & SURVEYING, Inc.
140 Heimer Rd., Ste. 617
San Antonio, TX 78232
210.828.0691 (p)
210.824.3055 (f)

Robert Lombrano

From: Michael Herrera
Sent: Monday, May 02, 2005 8:00 AM
To: 'Paul'; Robert Lombrano
Cc: Roderick Sanchez
Subject: RE: Pioneer MDP's
Importance: High

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Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

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Development Services Department
Master Development Plan
mherrera@sanantonio.gov

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140 Heimer Rd., Ste. 617
San Antonio, TX 78232
210.828.0691 (p)
210.824.3055 (f)

Robert Lombrano

From: Robert Lombrano
Sent: Thursday, April 28, 2005 11:00 AM
To: 'Paul'
Cc: Robert Lombrano
Subject: RE: Pioneer MDP's

Mr. Schroeder,

The Pioneer Commercial, Pioneer Industrial, and Pioneer Business Park, MDP's were accepted as resubmittals on 4/26/2005, and redistributed to the proper agencies.

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----
From: Paul [mailto:pas@aces-sa.com]
Sent: Thursday, April 28, 2005 10:47 AM
To: Robert Lombrano
Cc: Michael Herrera
Subject: Pioneer MDP's

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ALAMO CONSULTING ENGINEERING & SURVEYING, Inc.
140 Heimer Rd., Ste. 617
San Antonio, TX 78232
210.828.0691 (p)
210.824.3055 (f)

Robert Lombrano TREE's

From: Mark C. Bird
Sent: Thursday, September 23, 2004 10:16 AM
To: 'pas@aces-sa.com'
Cc: Debbie Reid; Robert Opitz; Michael Herrera; Robert Lombrano
Subject: Pioneer Commercial aprvl

Pioneer Commercial aprvl.doc

TREE's

Robert Lombrano

From: Mark C. Bird
Sent: Wednesday, June 16, 2004 3:10 PM
To: Debbie Reid
Cc: Robert Opitz; Michael Herrera; Robert Lombrano
Subject: Pioneer Commercial disaprvl

Pioneer Commercial disaprvl.do...

CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 6/16/04

Subject: **Master Development Plan Pioneer Commercial, A/P #1010031**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

☐ Copy of the MDP

X Master Tree Stand Delineation Plan with basic non-committal information

X $75 Plan Review fee

Technical Review:

☐ There are additional protected trees to be delineated

X Square footage of project and of tree canopy area

X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

☐ Other _____

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

Robert Lombrano TREES

From: Joan Miller
Sent: Tuesday, July 19, 2005 9:34 AM
To: 'pas@aces-sa.com'
Cc: Robert Lombrano; Michael Herrera
Subject: Pioneer Industrial, Commercial, Business Park MDP tree approvals

Approvals for Pioneer MDP trio.

Pioneer Business Park (resubmi... | Pioneer Industrial aprvl.doc | Pioneer Business Park (resubmi...

Joan Miller - Administrative Assistant II, Environmental Review
Development Services Department - City of San Antonio
1901 S. Alamo St.
San Antonio, TX 78204
(210) 207-8265; Fax 207-6073
jmiller2@sanantonio.gov

Robert Lombrano Bexar County

From: tsang@bexar.org
Sent: Friday, November 12, 2004 1:12 PM
To: Robert Lombrano
Cc: cdelacruz@co.bexar.tx.us; Michael Herrera
Subject: Pioneer Commercial **Approval**

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services
233 N. Pecos La Trinidad, Suite 420
San Antonio, TX 78207
(210) 335-6649 (voice)
(210) 335-6713 (fax)
tsang@bexar.org

CITY OF SAN ANTONIO

April 19, 2005

Mr. Paul A. Schroeder P.E.

Alamo Consulting Engineering
& Surveying, Inc.
430 S. Santa Rosa
San Antonio, TX 78207

Re: Pioneer Commercial Proposed MDP

Dear Mr. Schroeder:

In an effort to update our working file as shown on the tracking system, Case Managers have been directed to update and possibly clear any and all out dated applications. This project **has not shown any activity** since September, 23, 2004. The following is a chronology of events as per recorded data currently on file in the department for this project.

The Project was submitted 6/9/2004

Agencies/Departments comments and review dates.

Master Development Plan – Disapproved, 6/30/2004
Major Thoroughfare Plan - Approved, 6/30/2004
Historic – Approved, 7/01/2004
Disability Access – Disapproved, 6/22/2004
SAWS Aquifer – Not Required
Storm Water Engineering – Approved, 7/20/2004
Street and Drainage - Not Required
TIA – Disapproved 11/03/2004
Zoning – Approved 6/30/2004
Trees – Approved 9/23/2004
Park - Open Space – Not Required
Fire Protection - NOT REQUIRED UNTIL PLATTING
Bexar County Public Works – Approved 11/12/2004

The above state chronology of events referencing this project application as of current.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

Per UDC section 35-412 (c) and (e) new, and or 35-2073 old, this project was considered non-conforming and therefore has been denied. However, before the issuance of a formal denial letter the applicant is given and opportunity to work with staff on reaching a mutual satisfactory resolution. Because there has been no activity on the above referenced project and no resolution of the issues between the applicant and reviewing agencies/departments, this letter shall be recorded as the official denial letter for non-conformance, per aforementioned cited code.

You have the right to appeal the decision of the Director before the Planning Commission per UDC, Article 4, section 35-412 Master Development Plan (d) Decision, (2) Appeal.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Director, Development Services

cc: Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department

CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 9/23/04

Subject: Master Development Plan Pioneer Commercial, A/P #1010031

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

☐ 1997 Tree Preservation ordinance

X Streetscape standards

X 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

CITY OF SAN ANTONIO

April 19, 2005

Mr. Paul A. Schroeder P.E.

Alamo Consulting Engineering
& Surveying, Inc.
430 S. Santa Rosa
San Antonio, TX 78207

Re: Pioneer Business Park Proposed MDP

Dear Mr. Schroeder:

In an effort to update our working file as shown on the tracking system, Case Managers have been directed to update and possibly clear any and all out dated applications. This project **has not shown any activity** since September, 23, 2004. The following is a chronology of events as per recorded data currently on file in the department for this project.

The Project was submitted 6/9/2004

Agencies/Departments comments and review dates.

Master Development Plan – Disapproved, 6/30/2004
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Zoning – Approved 6/30/2004
Trees – Approved 9/23/2004
Park - Open Space – Not Required
Fire Protection - NOT REQUIRED UNTIL PLATTING
Bexar County Public Works – Disapproved 7/09/2004

The above state chronology of events referencing this project application as of current.

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CITY OF SAN ANTONIO

April 19, 2005

Mr. Paul A. Schroeder P.E.

Alamo Consulting Engineering
& Surveying, Inc.
430 S. Santa Rosa
San Antonio, TX 78207

Re: Pioneer Industrial Proposed MDP

Dear Mr. Schroeder:

In an effort to update our working file as shown on the tracking system, Case Managers have been directed to update and possibly clear any and all out dated applications. This project **has not shown any activity** since September 3, 2004. The following is a chronology of events as per recorded data currently on file in the department for this project.

The Project was submitted 6/9/2004

Agencies/Departments comments and review dates.

Master Development Plan – Disapproved, 6/30/2004
Major Thoroughfare Plan - Approved, 6/30/2004
Historic – Disapproved, 7/01/2004
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SAWS Aquifer – Not Required
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Street and Drainage - Not Required
TIA – Disapproved 11/03/2004
Zoning – Approved 6/30/2004
Trees – Approved 9/03/2004
Park - Open Space – Not Required
Fire Protection - NOT REQUIRED UNTIL PLATTING
Bexar County Public Works – Approved 11/12/2004

The above state chronology of events referencing this project application as of current.

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Roderick J. Sanchez, AICP
Assistant Director, Development Services

cc: Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department

TRANSMITTAL

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER RD. , SUITE 617 SAN ANTONIO, TX 78247
PHONE : (210)828-0691
FAX NO.: (210)824-3055

2005 APR 26 P 1:36
DEV. SERVICES

TO: DUSTIN FINLEY
CITY OF SAN ANTONIO
PLANNING DEPARTMENT
1901 S. SOUTH ALAMO
SAN ANTONIO, TEXAS 78205

RE: PIONEER COMMERCIAL

DATE: APRIL 19, 2005

WE ARE SENDING YOU: __**ATTACHED _UNDER SEPARATE COVER

___Blueline Prints ___Mylar Prints ___Specifications __Diskettes
___ Photostatic Copies ___Sepia Prints ___Reproducible Plots

COPIES	DESCRIPTION	LATEST DATE
4	PIONEER COMMERCIAL M.D.P.'S - FOR THE FOLLOWING SEE REMARKS BELOW	

TRANSMITTED:
_X_For Approval ___Review and Comment _For Your File

REMARKS:

1. FIRE PROTECTION - NO RESPONSE ON WEB SITE. PLEASE ADVISE ON APPROVAL

2. DISABILITY - NO RESPONSE ON WEB SITE. PLEASE ADVISE ON APPROVAL

3. TIA - MAJOR THOROUGHFARE AND ADDITIONAL RIGHT-OF-WAY DEDICATION REMOVED. PLEASE RE-SUBMIT FOR APPROVAL.

4. TREES - RESUBMITTED 08/10/04. PLEASE ADVISE ON APPROVAL.

COPIES TO: _____ HOW DELIVERED: HAND

RECEIVED BY: _____ SIGNED: PAUL A. SCHRODER

DOCUMENT: WORD/TRANSMIT/CSA/CSA-PLANNINGMDP.

Robert Lombrano

From: Michael Herrera
Sent: Monday, May 02, 2005 10:45 AM
To: 'Paul'
Cc: Robert Lombrano; Roderick Sanchez
Subject: RE: Pioneer MDP's

Paul,
the plans that Robert received were dated April 26, 2005 @ 1:37 PM, we had already sent the denial letter to you by then.
It looks like the denial letter and your resubmittal crossed in transit.
Please submit your request for a time extension.

Thank you

Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

-----Original Message-----
From: Paul [mailto:pas@aces-sa.com]
Sent: Monday, May 02, 2005 10:36 AM
To: Michael Herrera
Subject: RE: Pioneer MDP's

Michael,
We resubmitted additional information on April 19,2005 . Robert says he has re-circulated that data on April 26, 2005. The denial letter was in an envelope post marked April 26, 2005. Would you please check the date of the signature for our receipt and reconsider the denial letter? Why would a denial be issued for a project in progress?

Paul A. Schroeder, P.E., R.P.L.S.

ALAMO CONSULTING ENGINEERING & SURVEYING, Inc.
140 Heimer Rd., Ste. 617
San Antonio, TX 78232
210.828.0691 (p)
210.824.3055 (f)

From: Michael Herrera [mailto:mherrera@sanantonio.gov]
Sent: Monday, May 02, 2005 8:00 AM
To: Paul; Robert Lombrano

Cc: Roderick Sanchez
Subject: RE: Pioneer MDP's
Importance: High

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Development Services Department
Master Development Plan
mherrera@sanantonio.gov

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210.828.0691 (p)
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Cc: Roderick Sanchez
Subject: RE: Pioneer MDP's
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mherrera@sanantonio.gov

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140 Heimer Rd., Ste. 617
San Antonio, TX 78232
210.828.0691 (p)
210.824.3055 (f)

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To: Paul; Robert Lombrano

Cc: Roderick Sanchez
Subject: RE: Pioneer MDP's
Importance: High

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Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

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140 Heimer Rd., Ste. 617
San Antonio, TX 78232
210.828.0691 (p)
210.824.3055 (f)

Robert Lombrano BEXAR COUNTY

From: tsang@bexar.org
Sent: Tuesday, July 19, 2005 11:12 AM
To: Robert Lombrano
Subject: Pioneer Approvals

Robert,
Attached are my approvals for the Pioneer Commercial, Pioneer Business and Pioneer Industrial subdivisions.

Thanks

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER RD., SUITE 617 SAN ANTONIO, TX 78232
PHONE: (210) 828-0691
FAX NO.: (210) 824-3055

RECEIVED
05 MAY 11 PM 2: 15
LAND DEVELOPMENT SERVICES DIVISION

May 9, 2005

DEV. SERVICES
2006 MAY 16 A 8: 1

City of San Antonio
Roderick J. Sanchez, AICP
Assistant Director of Development Services
P.O. Box 839966
San Antonio, TX 78298-3966

RE: PIONEER COMMERCIAL MDP

Dear Mr. Sanchez:

In reference to the denial letter received on the above referenced development plan and on behalf of the developer we are hereby requesting a six (6) month time extension to the processing for the above referenced master development plan in accordance with Chapter 35, Article 4, Division 2, section 35-412 (d), (1) of the UDC. There are various issues concerning this project that require additional time to resolve with the City for approval of this MDP.

Your consideration in this matter is greatly appreciated. If further information on this subject is required, please contact this office.

Sincerely,

ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.

STATE OF TEXAS
PAUL A. SCHROEDER
57564
REGISTERED PROFESSIONAL ENGINEER

Paul A. Schroeder, P.E., R.P.L.S.

XC: Michael Herrera, CSA Development Services

Job File No. 106630.00

DOC:F\WORD\LTRS\2005\TimeExt.sb

Robert Lombrano MDP

From: Robert Lombrano
Sent: Monday, June 06, 2005 10:37 AM
To: 'pschroeder@aces-sa.com'
Cc: Robert Lombrano
Subject: Pioneer Commercial "MDP"

Paul,

Master Development: Disapproved

Delete the wording "20' Dedication".
Correct Development Phase Schedule "Quantities".
Provide total area of Property. 35-B101(c)F(4)

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

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32-115/1110 714

2610

BILL MILLER CATTLE COMPANY
430 SOUTH SANTA ROSA
SAN ANTONIO, TX 78207

11230001267

6/8/04 Date

Pay to the order of City of San Antonio $ 500.00

Five Hundred---------- Dollars

Security Features Included. Details on Back.

CHASE

JPMorgan Chase Bank
San Antonio Region
1020 Northeast Loop 410
San Antonio, TX 78209

For MDP Submittal

MP

⑈111001150⑆2610⑈ 112300012671⑈

32-115/1110 714
11230001267

2610

BILL MILLER CATTLE COMPANY
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32-115/1110 714

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For MDP Submittal

MP

⑆111001150⑆ 2610⑈ 112300012 67⑈

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32-115/1110 714
⑆1230001267⑆

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For MDP Submittal

⑈111001150⑈2610⑈ ⑆123000126 7⑈