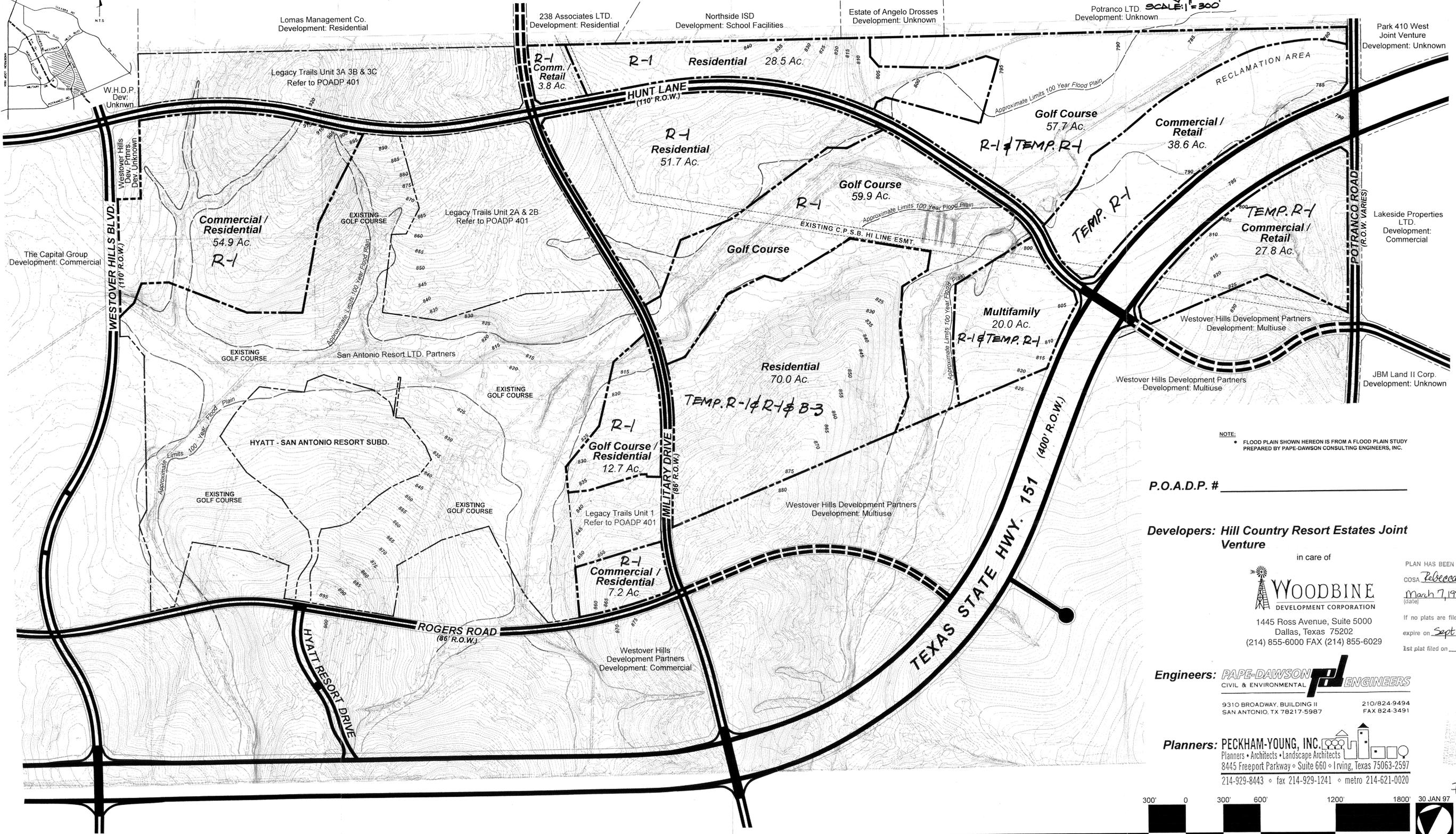
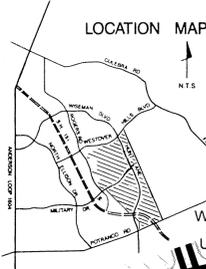


# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN 432.8 Acres



NOTE: FLOOD PLAIN SHOWN HEREON IS FROM A FLOOD PLAIN STUDY PREPARED BY PAPE-DAWSON CONSULTING ENGINEERS, INC.

P.O.A.D.P. # \_\_\_\_\_

Developers: Hill Country Resort Estates Joint Venture

in care of  
**WOODBINE**  
 DEVELOPMENT CORPORATION  
 1445 Ross Avenue, Suite 5000  
 Dallas, Texas 75202  
 (214) 855-6000 FAX (214) 855-6029

PLAN HAS BEEN ACCEPTED BY  
 COSA *Rebecca Aldama*  
 March 7, 1997 110-B  
 (date) (number)  
 If no plats are filed, plan will  
 expire on Sept 6, 1998  
 1st plat filed on \_\_\_\_\_

Engineers: **PAPE-DAWSON ENGINEERS**  
 CIVIL & ENVIRONMENTAL  
 9310 BROADWAY, BUILDING II SAN ANTONIO, TX 78217-5987 210/824-9494 FAX 824-3491

Planners: **PECKHAM-YOUNG, INC.**  
 Planners • Architects • Landscape Architects  
 8445 Freepoint Parkway • Suite 660 • Irving, Texas 75063-2597  
 214-929-8443 • fax 214-929-1241 • metro 214-621-0020



RECEIVED  
 9703-3 PM 8:51

# 110B





City of San Antonio  
 Planning Department  
 Subdivision Section

# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 2/3/97 Name of POADP: Legacy Trails

Owner/Agent: Woodbine Development Corp. Engineer/Surveyor: Pape-Dawson Consulting Engineers, Inc.

Address: 1445 Ross Avenue, Suite 5000 Address: 9310 Broadway, Bldg. II

Dallas, TX 75202 Phone: 214/855-6000 San Antonio, TX 78217 Phone: 210/824-9494

Existing zoning: (See attached map) Proposed zoning: Same

Texas State Plane Coordinates: X: 103,530 Y: 590,215  
 (at major street entrance/main entrance)

**Coordinate on Military Drive between Hunt Lane and Rogers Road**

Site is over/within/includes: San Antonio City limits?  Yes  No  
 Edwards Aquifer Recharge Zone?  Yes  No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>762</u>	<u>190.35</u>
Non-Single Family (NSF)	<u>8</u>	<u>242.45</u>
TOTAL:	<u>56</u>	<u>432.80 Acres</u>

RECEIVED  
 97 FEB -3 PM 2:51  
 PLANNING AND DEVELOPMENT SERVICES DIVISION

Contact Person:  
 Print Name: Nathaniel H. Hardy Signature: Nathaniel H. Hardy  
 Date: 2/3/97 Tele: 210/824-9494 Fax: 210/824-3491

Is there a previous POADP for this site? Name Westover Hills No. 110  
 Is there a corresponding PUD for this site? Name No No. N/A  
 Are there any plats associated with this POADP or site? Name No No. N/A  
 Name \_\_\_\_\_ No. \_\_\_\_\_  
 Name \_\_\_\_\_ No. \_\_\_\_\_

**ALL PRINTS MUST BE FOLDED.**

Note: This application must be completed fully, and typed or printed legibly, for acceptance.



# CITY OF SAN ANTONIO

March 7, 1997

Mr. Nathaniel H. Hardy  
Pape Dawson Engineers  
9310 Broadway, Building 11  
San Antonio, TX 78217

Re: Legacy Trails

POADP # 110 - B

Dear Mr. Hardy:

The City Staff Development Review Committee has reviewed Legacy Trails Subdivision Preliminary Overall Area Development Plan # 110 - B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

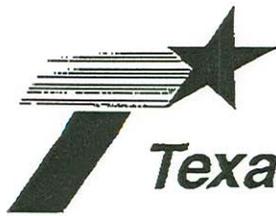
Sincerely,

A handwritten signature in cursive script that reads "Rebecca Waldman".

Rebecca Waldman  
Acting Director of Planning

RW/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer



# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

January 6, 1997

## P.O.A.D.P REVIEW

Legacy Trails

Located on SH 151 , From West of Hunt Lane to FM 1957 (Potranco Rd.)

### P.O.A.D.P. Reviewed for:

### Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

None

Access Limits/Restrictions

20.0 acre Multifamily site is eligible for a maximum of 3 access points on SH 151, 38.6 acre Commercial Retail site is eligible for a maximum of 12 access points on SH 151 & 2 access points on FM 1957, 57.7 acre Golf Course is eligible for 1 access point on FM 1957, 27.8 acre Commercial Retail is eligible for a maximum of 10 access points on SH 151 & 6 access points on FM 1957. Locations and permitting will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer

To: Elizabeth Conci	From: Judy Friesenhahn
Co. Dep't SA Planning	Co. TxDOT
Phone # 207 7912	Phone # 615 5814
Fax # 207 4441	Fax #



City of San Antonio  
 Planning Department  
 Subdivision Section

# REQUEST FOR REVIEW

RECEIVED

TO: Amer Date 2-10-97  
 FROM: Elizabeth  
 ITEM NAME: Legacy Trails FILE # 110B  
 RE: POADP

97 MAR 13 AM 9:53

DEPT. OF PLANNING  
 DEVELOPMENT  
 SERVICES DIVISION

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the Department of Planning, Land Development Services Division, Subdivision Section. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- Proposed plat-30 days
- Variance-15 days
- POADP's-10 days
- Plat deferral-30 days
- Plan / legal doc-15 days
- Other-15 days

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: Show collector steel  
network system

ALG      Eng. Assoc      3/17/97  
 Signature      Title      Date

