CITY OF SAN ANTONIO

May 11, 1999

John Krauss
Pape Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: La Cantera POADP # 237-B

Dear Mr. Krauss:

The City Staff Development Review Committee has reviewed La Cantera Subdivision Preliminary Overall Area Development Plan # 237-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.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- 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.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space. (exclusion of the golf course at this time)
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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 POADP will be invalid. Platting will have to comply with the UDC.

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

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

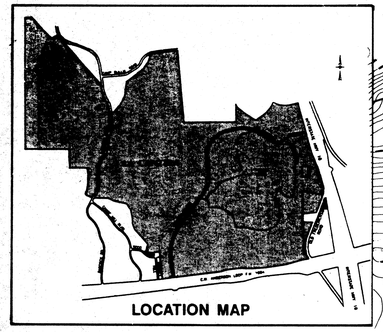
cc: Andrew J. Ballard, P. E., City Engineer

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN FOR LA CANTERA

PAPE-DAWSON ENGINEERS

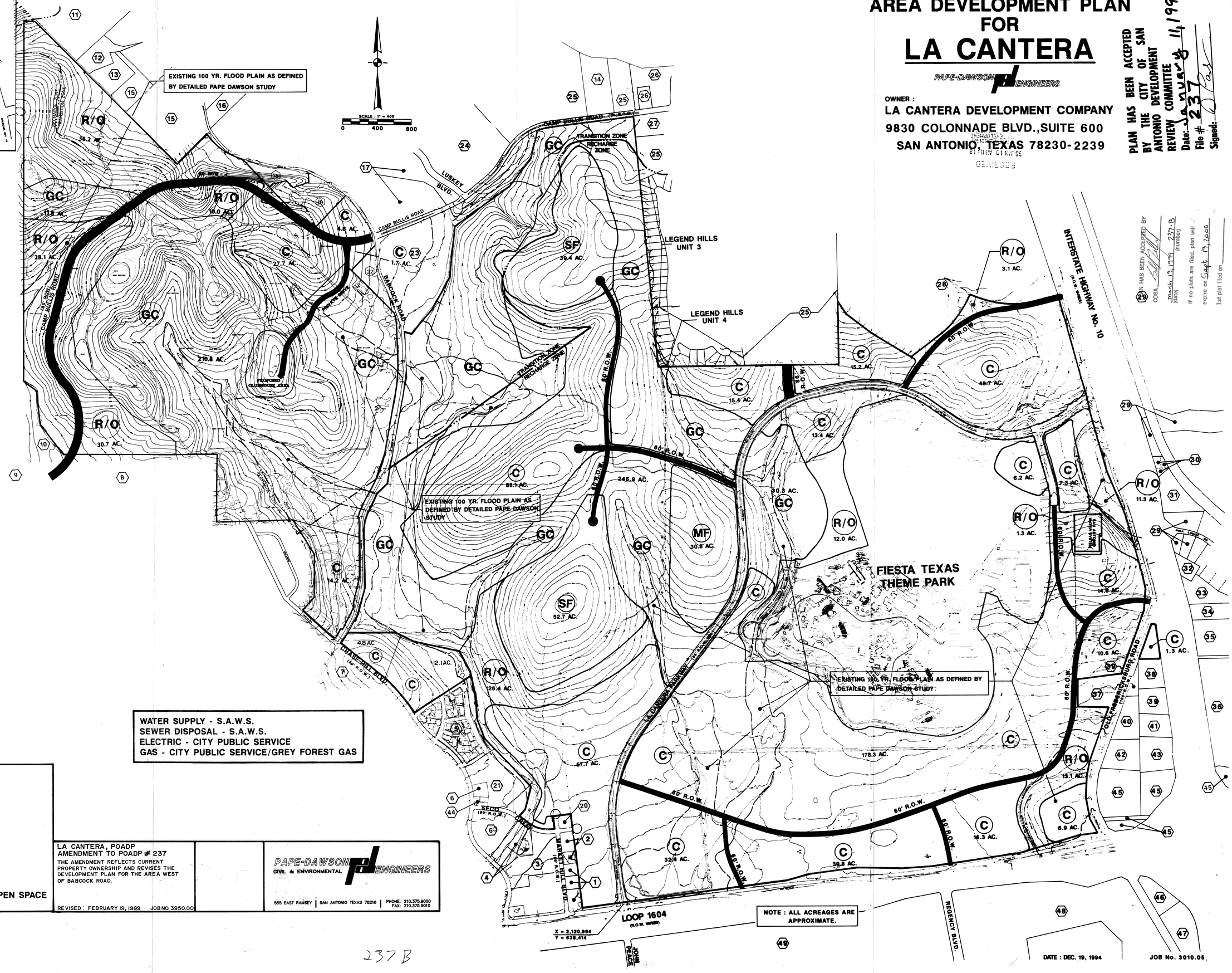
OWNER :
LA CANTERA DEVELOPMENT COMPANY
9830 COLONNADE BLVD., SUITE 600
SAN ANTONIO, TEXAS 78230-2239

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: January 11, 1995
File # 237
Signed:



PROPERTY OWNERSHIP

1. F.T. Inns, Inc.
2. Angelo & Lillie Drossos
3. San Antonio Lodging Builders Inc.
4. Sunova Beach Properties, Ltd.
5. F.S.F. Las Colinas Assoc. LP
6. Warner C. Lusardi Family Tract
7. Sharry Evans Trustee S.A. Evans & Associates, Inc.
8. Sun NLF Limited
9. Eland Energy Inc.
10. SEDA Consulting Engineers
11. Walter O. & Ruby Gerlach
12. Don H. Green
13. Hardin D. Green
14. Medallion Partners Ltd.
15. Randal A. & Pamela M. Otto
16. Virgil E. & Phillip J. Flathouse
17. Ace Investments Inc.
18. N.O. Ellison, Jr.
19. John R. & Rebecca Lancaster
20. K.B.I. Cablesystems of The SW
21. Real Estate Prop. Inv. Inc.
22. Samuel E. & Kay F. Roach
23. B.G.L. Partnership
24. Roosevelt Bank
25. Camp Bullis Ltd.
26. Columbus Club Association
27. Garza Brothers Masonry et al
28. James P. McDonough, Jr.
29. La Cantera Partnership
30. Manuel & Nellie Paleo
31. McCoy Corporation #45
32. State of Texas
33. Joe R. Rodriguez, Jr.
34. Sam C. Scott
35. O.J. Van Horn & Edna B. Paddock et al
36. Albert Biedenharn III, et al
37. Edna M. Eckert
38. Motel 6 Operating L.P.
39. 1604/IH-10 Joint Venture
40. Edward F. & Emily Ruiz
41. Jerry F. Morell
42. Marvin A. & Donnie J. Strunk
43. Los Angeles International
44. Luisa Adar Tract
45. Brazos De Santos Partner Ltd.
46. Oscar M. Ehrenberg
47. Arneson, Kercheville, Ehrenberg & Associates, Inc.
48. Diamond Shamrock Leasing Inc.
49. University of Texas at San Antonio



WATER SUPPLY - S.A.W.S.
SEWER DISPOSAL - S.A.W.S.
ELECTRIC - CITY PUBLIC SERVICE
GAS - CITY PUBLIC SERVICE/GREY FOREST GAS

LEGEND

SF	SINGLE FAMILY
MF	MULTI-FAMILY
GC	GOLF COURSE
C	COMMERCIAL
R/O	RECREATION/OPEN SPACE

LA CANTERA, POADP
AMENDMENT TO POADP # 237
THE AMENDMENT REFLECTS CURRENT PROPERTY OWNERSHIP AND REVISES THE DEVELOPMENT PLAN FOR THE AREA WEST OF BABCOCK ROAD.

REVISED : FEBRUARY 19, 1999 JOB NO. 3950.00

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

NOTE : ALL ACREAGES ARE APPROXIMATE.

DATE : DEC. 19, 1994 JOB No. 3010.05

PLAN HAS BEEN ACCEPTED BY COSA Dec. 19, 1994 237B (date) (number)
If no plats are filed, plan will expire on Sept. 19, 2000
1st plat filed on

237 B

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: February 25, 1999 Name of POADP: La Cantera

Owners: La Cantera Development Co. Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 9830 Colonnade Blvd, #600 Address: 555 East Ramsey

San Antonio, TX 78230-2239 San Antonio, TX 78216

Phone: (210) 498-0202 Phone: (210) 375-9000

Existing zoning: _____ Proposed zoning: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone:	☒ Yes	☐ No
Projected # of Phases: _____	☐ Yes	☒ No
San Antonio City Limits?	☒ Yes	☐ No

Council District: 8

Ferguson map grid 513 B4

Land area being platted:

	Lots	Acres
Single Family (SF)		92.1
Multi-family (MF)		30.8
Commercial and non-residential		1308.5

RECEIVED 99 FEB 25 PM 3:34 DEPT. OF DEVELOPMENT SERVICES SURVEYING DIVISION

Is there a previous POADP for this Site? Name La Cantera No. 237

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

Plats associated with this POADP or site? Name See Attached No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: John Krauss Signature: John Krauss

Date: February 25, 1999 Phone: 375-9000 Fax: 375-9010

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☒ name of the POADP and the subdivision;

☐ indication of development phases on the POADP;

☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

☒ north arrow and scale of the map;

☒ proposed land use by location, type and acreage;

☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

☒ contour lines at intervals no greater than ten (10) feet;

☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;

☒ existing adjacent or perimeter streets;

☒ one hundred year flood plain limits;

☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);

☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;

☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: John Krauss Signature: John Krauss

If you have any questions please call Elizabeth Carol at 207-7900

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1423506

AMT ENCLOSED _____

AMOUNT DUE	250.00
INVOICE DATE	3/08/1999
DUE DATE	3/08/1999

50-04-5573
LA CANTERA
S.A. TX. 78230

PHONE: 000 - 0000

POADP
LA CANTERA

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
3/08/1999	1423506	50-04-5573	3/08/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	250.00

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AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	03/07/1999		CK# 4276	LA CANTERA
END	03/07/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	250.00	250.00	250.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

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LA CANTERA

ATTACHMENT TO POADP APPLICATION

February 24, 1999

Plat Name	Plat Number
La Cantera Unit 1	930255
La Cantera Unit 2	930315
La Cantera Unit 3	930408
La Cantera Unit 3A	960153
La Cantera Unit 3B	970307
La Cantera Unit 4	930446
La Cantera Unit 5	940075
La Cantera Unit 6	940710
La Cantera Unit 7	970088
La Cantera Unit 8	980142
La Cantera Parkway Phase 1	900164
La Cantera Parkway Phase II	910048
La Cantera West Channel	900052

RECEIVED
99 APR 20 PM 4:33
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

April 19, 1999

Mr. Ed Guzman
Planning Department
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: La Cantera
POADP No. 237-B

Dear Mr. Guzman:

This letter is a follow-up to our telephone conversation concerning the February 19, 1999 approval letter from the City for the revisions to the above referenced POADP. As I mentioned, we are requesting that the City revise this letter to delete items #5 and #6.

Item #5 indicates compliance with the tree preservation ordinance. This property has a Development Rights Permit which provides for "grandfather" rights. Even with these rights, the La Cantera Development Company has worked closely with the City Arborist when developing the property.

Item #6 requires that all of the property be platted. There are considerable amounts of area within this property that would remain either open space or developed as a golf course. It is anticipated that these areas would not be platted. However, any areas that would be developed for buildings would require platting in order to get a building permit.

It is for these reasons that we are requesting the revision to the approval letter. If you have any questions, please call me. Thank you for your help on this matter.

Sincerely,
Pape-Dawson Engineers, Inc.

John Krauss

John Krauss, P.E.
Sr. Engineering Manager

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PAPE-DAWSON ENGINEERS, INC.

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