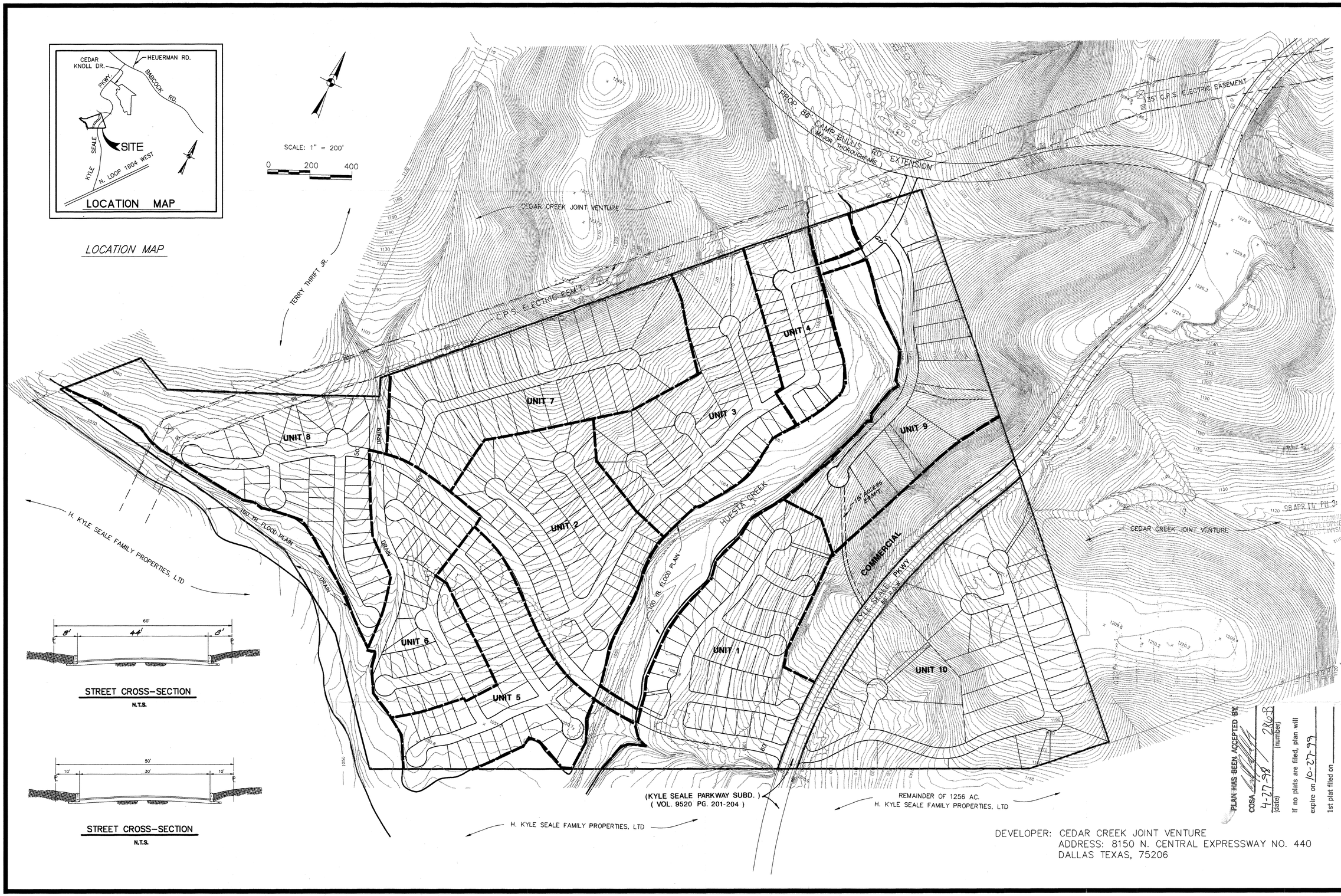


DEVELOPER: CEDAR CREEK JOINT VENTURE
ADDRESS: 8150 N. CENTRAL EXPRESSWAY NO. 440
DALLAS TEXAS, 75206

PLAN HAS BEEN ACCEPTED BY
COSA 4-27-98 (date) 286B (number)
If no plats are filed, plan will expire on 10-27-99
1st plat filed on

REVISIONS:
3/31/98 - ADDED ACCESS ESM'T. TO KYLE SEALE PKWY.

STATE OF TEXAS
W.R. WOOD
65364
REGISTERED PROFESSIONAL ENGINEER
12-3-97

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

# CEDAR CREEK SOUTH
## PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

JOB NO. 3831-15
DATE DEC., 1997
DESIGNER
CHECKED DRAWN JLC
SHEET 1 OF 1

286B

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: 12/2/97 Name of POADP: Cedar Creek South

Owners: Cedar Creek Joint Venture Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 8150 N. Central Expressway, #440 Address: 555 East Ramsey

Dallas, TX 75206 San Antonio, TX 78216

Phone: 214/692-8522 Phone: 210/375-9000

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

Texas State Plane Coordinates: X: 2,078,866 Y: 13,763,094

RECEIVED 97 DEC 11 PM 3:53 DEPT OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No
Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 11 ☒ Yes ☐ No

| Land area being platted: | Lots | Acres |
|---|---|---|
| Single Family (SF) | 397 | 178.5 |
| Multi-family (MF) | --- | --- |
| Commercial and non-residential | 1 | 8 |

Is there a previous POADP for this Site? Name Kyle Seale Ranch No. 286

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

Plats associated with this POADP or site? Name Kyle Seale Parkway No. 880172

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Jesse Pacheco Signature: J. Pacheco

Date: 12/2/97 Phone: 210/375-9000 Fax: 210/375-9010



3831\15\WORD\FORMS\971126A1

☑ 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;

☑ 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: JESSE F. PACHECO Signature: _____

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

# CITY OF SAN ANTONIO

April 27, 1998

Jesse Pacheco
Pape Dawson Engineers, Inc.
555 E, Ramsey
San Antonio, TX 78216

Re: Cedar Creek South

POADP # 286 - B

Dear Mr. Pacheco:

The City Staff Development Review Committee has reviewed Cedar Creek South Subdivision Preliminary Overall Area Development Plan # 286 - 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.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.
- A 1' non access easement will be required for the lots backing onto the 60' local type B Street
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would like to 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.

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

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

# INVOICE
1040990

AMT ENCLOSED _____

| | |
|---|---|
| AMOUNT DUE | 370.00 |
| INVOICE DATE | 12/11/1997 |
| DUE DATE | 12/11/1997 |

50-04-5573
CEDAR CREEK JOINT VENTURE
8150 N CENTRAL EXPREWWAY #400
DALLAS TX 75206

---

PHONE: 000 - 0000

CEDAR CREEK SOUTH POADP 12/11/97

FACILITY LOCATION: 100 COMMERCE ST W

| INVOICE DATE | INVOICE | ACCOUNT | DUE DATE | OFFICE HOURS |
|---|---|---|---|---|
| 12/11/1997 | 1040990 | 50-04-5573 | 12/11/1997 | 7:45 - 4:30 |

| LINE | INDEX REF | DESCRIPTION | AMOUNT |
|---|---|---|---|
| 1 | 012542-001 | PLAN REVIEW FEES | 370.00 |

PAID-S.A.T.O.-MP 3 DEC 1 1 1997

| AGREEMENT DATES | SERVICE DATES | ORDINANCE | CONTRACT | DOCUMENT |
|---|---|---|---|---|
| ST: | 12/10/1997 | | CK 1024 | POADP12/11/97 |
| END | 12/10/1997 | | | |

| PREVIOUS BAL | CURRENT CHARGES | NEW BALANCE | TOTAL AMT DUE |
|---|---|---|---|
| 0.00 | 370.00 | 370.00 | 370.00 |

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

## Elizabeth Carol

**From:** Edward Guzman
**Sent:** Friday, April 17, 1998 4:07 PM
**To:** Elizabeth Carol
**Subject:** FW: Cedar Creek South Subdivision POADP

Eli, for your FYI

---
**From: Clarence Daugherty**
Sent: Friday, April 17, 1998 10:33 AM
To: Emil Moncivais; Edward Guzman
Cc: John L. German; Andy Ballard
Subject: Cedar Creek South Subdivision POADP

As a result of my call, Gene Dawson is going to set up a meeting with the landowners in this area and the Northside ISD for you to talk to them about planning out the area to take into account schools, parks, greenbelts, etc. Gene has the attitude that we may be able to accomplish more in a cooperative effort like this than with regulations requiring it.

City of San Antonio
Planning Department
Subdivision Section

RECEIVED
97 DEC 12 PM 2:34
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

# REQUEST FOR REVIEW

TO: Bill Burman Date 12-11-97

FROM: Elizabeth

ITEM NAME: Cedar Creek South FILE # n/A

RE: POADP

**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**

**NO RESPONSE WITHIN THE TIME INDICATED WILL BE CONSIDERED APPROVAL OF THE ITEM.**

☐ **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:**

William H. Burman | Planner II | 12-12-97

**Signature** | **Title** | **Date**

December 2, 1997

Mr. Edward Guzman
City of San Antonio
Planning Department
114 W. Commerce, 4th Floor
San Antonio, Texas 78205

Re: Cedar Creek South 186.5 Acre Tract
Preliminary Overall Area Development Plan (POADP)

RECEIVED
97 DEC - 3 PM 3: 14
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

We are submitting for your review a POADP for the above referenced 186.5 acre tract which was originally a part of the Kyle Seale Ranch POADP No. 286.

Enclosed please find the following items:

- Check in the amount of $370 for the review fee
- POADP application
- Six prints of the POADP

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Pape-Dawson Engineers, Inc.

Jesse F. Pacheco
Project Manager

Attachments

cc: Dan Deichert, Texas Land and Building Company
Amer Gilani, CSA Traffic Dept.
Kirk Nixon, SAWS Aquifer Studies

3831\15\WORD\LETTERS\971202A1

**PAPE-DAWSON ENGINEERS, INC.**

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