



# CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

November 12, 1993

Mr. Lloyd A. Denton, Jr.  
The Denton Development Companies  
3330 Oakwell Court, Suite 110  
San Antonio, Texas, 78218

RE: Revised Rogers Ranch North Subdivision POADP #383

Mr. Denton:

The City Staff Development Review Committee has reviewed your revised Rogers Ranch North Subdivision Preliminary Overall Area Development Plan #383. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please be advised that you will be required to dedicate and construct the proposed 110 foot ROW along the northern edge of the C.P.S. easement to include crossing Salado Creek within your property at the time of plat submittal for this area.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Pasley".

David W. Pasley, AICP  
Director of Planning  
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



# CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

October 29, 1993

Mr. Dixie Watkins  
3330 Oakwell Court, Suite 110  
San Antonio, Texas, 78218

RE: Rogers Ranch North Subdivision POADP #383

Mr. Watkins:

The City Staff Development Review Committee has reviewed your Rogers Ranch North Subdivision Preliminary Overall Area Development Plan #383. However, your plan was not accepted for the following reasons:

1. Your plan needs to provide for an east-west arterial within the northern portion of your project area as required by the San Antonio Major Thoroughfare Plan.
2. Your plan also needs to provide for the extension of Bitters Road and its intersection with the above east-west arterial.
3. Although it is difficult to completely assess in this preliminary plan, there may be a need for additional access to the proposed commercial areas. The one-way frontage road may not satisfy access requirements completely.
4. Additionally, the Drainage Engineering Section has indicated that the flood plain boundary needs to be established through delineation of the 100 year flood plain elevations.

Once you have revised your plan accordingly, you may resubmit the plan at your earliest convenience. Although not specifically required by the Unified Development Code, a cover letter explaining the modifications will facilitate expeditious review of the subsequent plan.

This review and commentary is intended to be as comprehensive as possible and in consonance with the Unified Development Code. However, we reserve the right to comment further in the best interest of the City of San Antonio on any revised plan as may be submitted in the future.

Your cooperation in this matter is appreciated. If you have any questions or comments, please contact Alex Garcia. He may be reached at (210)299-7900, M-F, 7:45AM-4:30PM.

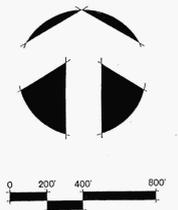
Sincerely,



David W. Pasley, AICP  
Director of Planning  
Department of Planning

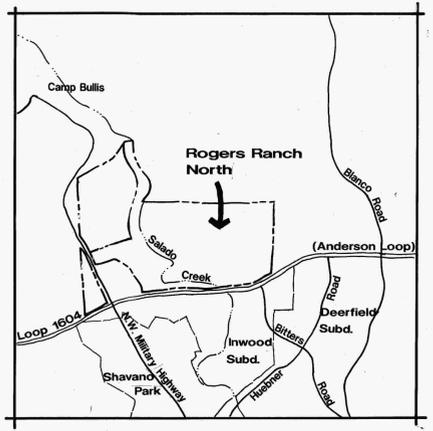
DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer  
Mendi Litman, P.E., Assistant Drainage Engineer



5 acres
(20 acres)
10 acres

RECEIVED  
93 NOV 22 PM 2:04  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

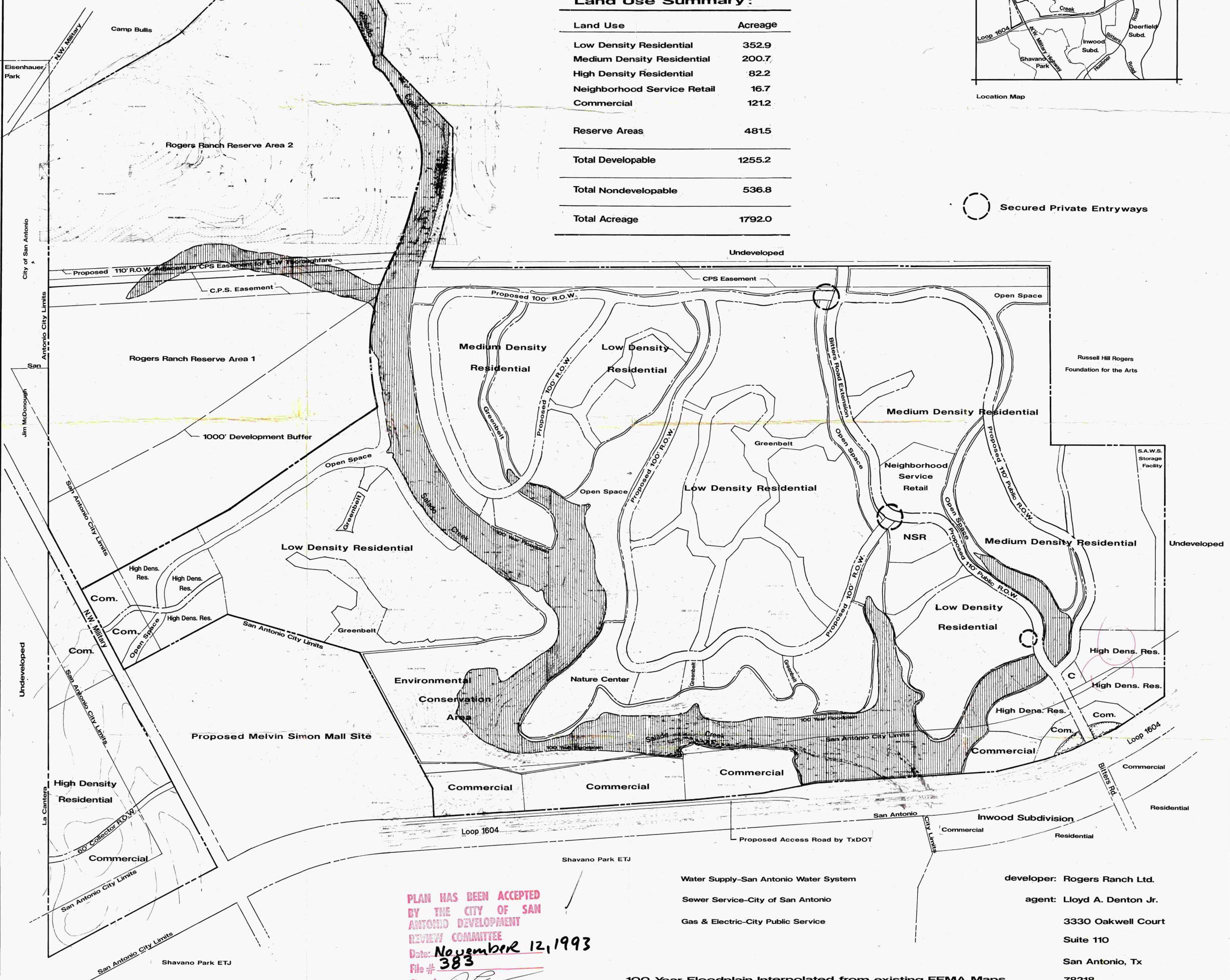


Location Map

**Land Use Summary :**

Land Use	Acreage
Low Density Residential	352.9
Medium Density Residential	200.7
High Density Residential	82.2
Neighborhood Service Retail	16.7
Commercial	121.2
Reserve Areas	481.5
<b>Total Developable</b>	<b>1255.2</b>
<b>Total Nondevelopable</b>	<b>536.8</b>
<b>Total Acreage</b>	<b>1792.0</b>

Secured Private Entryways



PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: November 12, 1993  
File # 383  
Signed: [Signature]

Water Supply-San Antonio Water System  
Sewer Service-City of San Antonio  
Gas & Electric-City Public Service

developer: Rogers Ranch Ltd.  
agent: Lloyd A. Denton Jr.  
3330 Oakwell Court  
Suite 110  
San Antonio, Tx  
78218

100 Year Floodplain Interpolated from existing FEMA Maps

3130 Oakwell Court  
Suite 110  
San Antonio, Texas  
78218  
November 15, 1993  
November 3, 1993  
September 15, 1993  
Dixie Watkins III  
Land Planner  
Landscape Design  
Environmental Management

Rogers Ranch North Preliminary Overall Area Development Plan

All Acreages are Approximate  
Plan Subject to Change

## PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: AUGUST 21, 1996

Name of POADP: ROGERS RANCH (supersedes POADP #383)

Owner/Agent: LOYD A DENTON JR. Phone: 828-6131

Address: 3330 OAKWELL CT. # 110 Zip code: 78218

Engineer/Surveyor: DAPE-DAWSON Phone: 824-9494

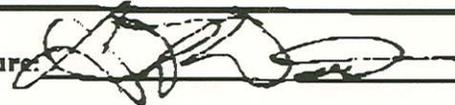
Address: 9310 BROADWAY Zip code: 78271

Existing zoning: multiple Proposed zoning: multiple

Texas State Plane Coordinates: X 2116676 Y 1376736  
 (at major street entrance/main entrance)

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

Land Area Being Platted:	<u>Lots</u>	<u>Acres</u>
Single-Family (SF)	<u>—</u>	<u>553.5</u>
Non-Single Family (NSF)	<u>—</u>	<u>539.7</u>
Commercial & other	<u>—</u>	<u>698.8</u>
TOTAL -	<u>to be determined</u>	<u>1792.0</u>

Print Name: DIXIE WATKINS Signature: 

Date: 8-21-96 Tel: 824-7836 Fax: 824-0128

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff will contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

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

