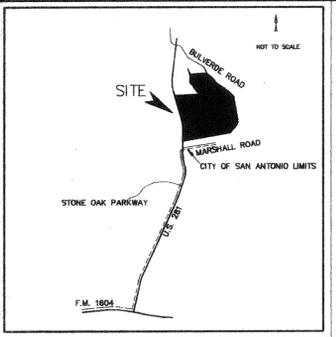


411

Sendero Ranch



LOCATION MAP

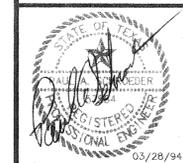
- NOTES:
- PROPOSED LAND USES AS FOLLOWS:
 - UNITS 2 = SINGLE FAMILY RESIDENTIAL (5.01 ACRES AND LARGER LOTS)
 - UNITS 1, 3, 4, 5 = SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT (2.11 ACRES AND LARGER LOTS)
 - FUTURE COMMERCIAL LOTS (27.41 ACRES)
 - ALL PROPOSED R.O.W. SHALL BE PRIVATE STREETS, COMMON AREA AND UTILITY EASEMENTS
 - NO EXISTING OR PROPOSED ZONING
 - SENDERO RANCH SUBDIVISION IS PARTIALLY LOCATED IN 100 YEAR FLOOD PLAIN
 - SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS
 - WATER SUPPLY AS FOLLOWS:
 - UNITS 2 = PRIVATE WELLS
 - UNITS 1, 3, 4, 5 = SAN ANTONIO WATER SYSTEM
 - FUTURE COMMERCIAL LOTS = SAN ANTONIO WATER SYSTEM



NAME & ADDRESS OF DEVELOPER:
 SENDERO RANCH DEV., LTD.
 1611 DOE CREST
 SAN ANTONIO, TEXAS 78248
 210-492-2768

618.12 AC.

SITE PLAN for TNRCC WPAP
SENDERO RANCH



P.O.A.D.P. / P.U.D.
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

SCALE: 1" = 400'
 DRAWN BY RW
 CHECKED BY PAS
 JOB NO. 0733-00-00
 SHEET OF
 FILE NO. 0733
 PAGE OF

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING
 02 APR 16 PM 2:32



CITY OF SAN ANTONIO

February 20, 1997

Paul Schroeder P.E.
President
Alamo Consulting Eng. Sur., Co
125 W. Sunset
San Antonio, TX 78209

Dear Mr. Schroeder:

The Planning Department is updating it's POADP record keeping. Recently a comprehensive inventory was undertaken of the existing POADP files. Unfortunately there are some files that are incomplete. The Planning Department is attempting to rebuild the POADP files, and would appreciate your assistance in this regard. If you have copies of any of the enclosed files would you please forward them to the Planning Department in c/o Elizabeth Carol. Attached is a list of the files that need to be updated.

Enclosed is a sample of the data included in the inventory that the Planning staff has recently developed. Once the POADP inventory is complete, I will forward a copy of the comprehensive inventory of the POADP's on file.

Thank you in advance for your assistance in ensuring that our POADP files are complete and accurate. If you have any questions or need additional information, do not hesitate to call Elizabeth Carol at 207-7900.

Sincerely,

William L. Telford, AICP
Planning Manager

Attachment:

- Sample of POADP inventory
- List of POADPs requiring updating

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 16 PM 2:32

Please review your files to determine if you have any information pertaining to these POADP's.

List of POADPs requiring updates

Engineering Firms Known:

#	POADP Name	Firm
411	Sendero Ranch	ACES
466	Sendero Ranch	ACES

Engineering Firms Unknown:

#	POADP Name	Firm
123	Aerodrome Plaza	Aerodrome Plaza J.V.
81	Judson Road	ASM, Inc./Louisiana
74	Apple Creek	Berg. Co. Inc.
362	Bill McCarty Property	Bill McCarty
47	Uranga Commercial	C.A. Bohner & Assoc.
114	Northwest Atrium	Castillo Vantage Co.
272	Cedar Creek	Cedars Development
120	DeZavala Business Rd.	Cimarron Development
105	Citadel	Doug Cross Liberty Homes
69	Bluebonnet Ridge	East Central Development
117	Lincoln Park Unit 1	Frieden Alvin
37	North Hills Village	Gilbralter Savings
146	Starcrest Hills	Guy King Enterprize
370	Country View Village	Hallmark Ghormley
76	Northern Hills Unit 16	Lee Quincy
98	Weidner Business Park	Lee Quincy
112	Ragsdill Tract	Lee Quincy / Entex
43	Industry East	M.A. Realty Corp.
82	Canyon Oaks (east)	Matthews Pat
71	West Park Business Center	Max Triplett
44	Hidden Meadow	McOsker Dev.
11	Hunters Ridge	McCarthy Wm.
14	Hollow Oaks	NP/C
38	Henderson Pass	Omni Int.
207	Redland Oaks (north	Redland Road J.V.
59	Larkspur Unit 3 & 4	Schiffman
45	Mission Ridge	Sitterle
89	Shadow Glen	Steinmetz

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING
 02 APR 16 PM 2:32

AGENDA NO. 18

JUL 27 1994

SUBDIVISION - STAFF RECOMMENDATIONS

Subdivision Plat
Status

Sendero Ranch Unit - 1
Subdivision Name

940359
File No.

(X) Major Plat
() Minor Plat

Subdivider: Thomas E. Driess of HCINLET
Engineer: Alamo Consulting Engineers & Surveyors

Date Filed with
Planning Commission: July 18, 1994

Location: On U.S. 281, 2350 feet west of the intersection of
Marshall Road and U.S. 281.

Services Available: Private Well and Septic Tank

Zoning: Outside City Limits

Plat in accordance with P.O.A.D.P. #411, Sendero Ranch.

APPLICANT'S PROPOSAL:

To plat 18 single family lots, with 3,218 linear feet of private streets consisting of 78.88 acres.

DISCUSSION:

The Department of Planning has cited Section 35-A211 regarding typical street cross-section. The applicants engineer or surveyor has submitted a request for variances to the requirements.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report.

STAFF RECOMMENDATION:

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception of the above mentioned variances. With regard to these variances, staff with the applicants justification, therefore the Director of Planning recommends approval of the variances and plat.

✓

SAN ANTONIO PLANNING COMMISSION
OFFICIAL MINUTES OF
JULY 27, 1994

1. The Planning Commission of the City of San Antonio met in regular session in the Council Chambers, City Hall at 2:00 p.m.

2. The meeting was called to order by the Chairman and the roll was called by the Secretary.

PRESENT: Garay, Pena, Cisneros, Giolma, Cross, Inselmann,
Floyd, Guerrero

ABSENT: Cervantes

3. The Commission then considered the Consent Agenda which consisted of:

Subdivision plats:

940378 - Big Country Unit 9D Subdivision
940408 - Country View Village Subdivision Unit 2
940453 - Quail Creek Estates
940393 - Noah Park Subdivision
940042 - Parcels at Interpark Subdivision

Plat Deferrals:

940464 - Renaissance Plaza
940502 - W.P.A.G. Subdivision
940495 - Security Storage Subdivision at Interpark

Time Extensions:

870058 - Foster Ridge U-1
910144 - Countryside Commercial U-5
910093 - TRTF-DSA-1
890177 - Research Park Plaza I
870331 - Huebner-Vance Jackson Shopping Center

Consideration of a pedestrian plan for Plat #940304, The Country Club Villas at the Dominion Planned Unit Development.

Plat:

940304 - The Country Club Villas at the Dominion Planned Unit Development.

Mr. Cross asked that Plat #940464, Renaissance Plaza be pulled from the Consent Agenda.

Mr. Cisneros asked that Plat #940453, Quail Creek Estates be pulled from the Consent Agenda.

The Director of Planning recommended approval of the remaining items on the Consent Agenda.

The motion was made by Mr. Pena and seconded by Ms. Floyd to approve the remaining items on the Consent Agenda. ✓

AYES: Pena, Cisneros, Giolma, Cross, Inselmann, Floyd, Guerrero, Garay

NAYS: None

4. The Commission then considered Plat #940453, Quail Creek Estates.

Staff reviewed the proposed plat and found it in compliance with the Unified Development code, therefore, the Director of Planning recommends approval of the plat.

In response to Mr. Cisneros' question, staff stated that the "R-A" zoning districts is from the 65 ordinance and not used that much.

The motion was made by Mr. Cisneros' and seconded by Mr. Cross to approve the plat.

AYES: Pena, Cisneros, Giolma, Cross, Inselmann, Floyd, Guerrero, Garay

NAYS: None

THE MOTION CARRIED.

5. The Commission then considered Plat #940464, Renaissance Plaza.

The Director of Planning recommends approval of the plat deferral with the following conditions:

1. No permanent utility service and no permanent certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk
2. The plat is formally filed with in 180 days of this action and considered by the Planning commission within 30 days of a formal plat filing.
3. If no building permits or utility service is issued within 180 days, plat filing ;fees will not be refunded and the plat deferral requests shall become null and void.

The motion was made by Mr. Pena and seconded by Mr. Cisneros to approve the plat. ✓

AYES: Pena, Cisneros, Giolma, Inselmann, Floyd, Guerrero, Garay

NAYS: None

ABSTAINED: Cross

THE MOTION CARRIED.

6. The Commission then considered Plat #940359, Sendero Ranch Unit 1.

The Department of Planning has cited Section 35-A211 regarding typical street cross-section. The applicant's engineer has submitted a request for a variance to the requirements.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report.

Staff reviewed the proposed plat and found it in conformance with the Unified Development code with exception of the above mentioned variances. With regard to these variances, staff with the applicants justification, therefore the Director of Planning recommends approval of the variances and plat.

In response to Mr. Cisneros' question, Ms. Karen Stahn, San Antonio Water Systems, stated that there are no private wells.

In response to Mr. Cisneros' question, Mr. Paul Schraeder, Engineer, stated that they would discourage blasting during street construction. He also stated that they would have City water in this project.

Mr. Cisneros' stated that he has a concern about the three issues raised by SAWS and feels there should be some monitoring on the blasting.

In response to Mr. Pena's question, Mr. Scott Halty, SAWS, stated once the plan is approved they will have to stick to the plan. He also stated that the shock will be directed away from the adjoining neighbors.

Analisa Peace, representing AGUA, stated that they have not seen any evidence of technological data assuring the public that these developments are not posing significant risk to the public. She also stated that they urge the commission to withhold their approval until the WPAP has been completed by the state.

In response to Mr. Peak's question, Mr. Scott Halty, SAWS, stated that they have no jurisdiction or authority for periodic inspection of septic tanks.

The motion was made by Mr. Inselmann and seconded by Mr Pena to approve the plat. ✓

AYES: Pena, Giolma, Cross, Inselmann, Floyd, Guerrero, Garay
NAYS: Cisneros

THE MOTION CARRIED.

7. The Commission then considered Plat #930464, O.H.P. @ I.H. 10.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the San Antonio Water systems, Aquifer Studies Office as indicated in the attached report.

Staff reviewed the proposed plat and found it in compliance with the unified Development Code, therefore, the Director of Planning recommends approval of the plat.

In response to Mr. Cross' question, Ms. Mindy Litman, Public Works Dept., stated that TNRCC does require for them to submit a maintenance report annually on the condition of the sink hole.

Analisa Peace, representing AGUA, stated that they have not seen any evidence of technological data assuring the public that these developments are not posing significant risk to the public. She also stated that they urge the Commission to withhold their approval until the WPAP has been completed by the state.

The motion was made by Mr. Cross and seconded by Mr. Pena to approve the plat. ✓

AYES: Pena, Giolma, Cross, Inselmann, Floyd, Guerrero, Garay

NAYS: Cisneros

THE MOTION CARRIED.

8. The Commission then considered Plat #930166, Knox Elementary School.

The Department of Traffic Division, Public Works has cited:

Section 35-4107	Regarding	Cul-De Sacs
Section 35-4113	Regarding	R.O.W Dedication

The applicants surveyor has submitted a request for variance to the requirements. The Traffic Division, Public Works has no objections to the granting of the variance as indicated in their attached report.

Staff reviewed the proposed plat and found it in conformance with the Unified Development Code with exception of the above mentioned variances. With regards to these variances, staff concurs with the applicant's justification, therefore the Director of Planning recommends approval of the variances and plat.

The motion was made by Mr. Pena and seconded by Mr. Cisneros to approve the variance and plat. ✓

AYES: Pena, Cisneros, Giolma, Cross, Inselmann, Floyd, Guerrero, Garay

NAYS: None

THE MOTION CARRIED.

9. Consideration of a request for variance to Section 36-4009(a) involving Plat #930054 Greystone Country Estates Subdivision Unit-1 Planned Unit Development.

Mr. David Pasley, Director of Planning, briefed the Commission on this request.

In response to Ms. Guerrero's question, Mr. Pasley stated that the Commission does have the authority under the code to approve variances.

Joe Nix, Castella Engineers, is requesting for the variance without having to go through the expense of doing a replat.

In response to Mr. Inslemann's question, Mr. Bill Burman, Planning Department, stated that when he reviews the POADPs, he look at them in terms of compliance with the Major Thoroughfare Plan and if that particular roadway is not shown in the plan he will call the engineer and make him aware of the requirements.

In response to Mr. Peak's question, Mr. Pasley stated the amount for the road will be a little over \$200,000.

In response to Mr. Garay's questions, Mr. Hubbard, City Attorney, stated if there is any desire to discuss the legal implications an Executive Session would be appropriate.

At this time the Commission went into Executive Session.

The Commission reconvenes with the motion on the floor.

The motion was made by Mr. Inselmann and seconded by Mr. Pena to approve the request for the variance. ✓

AYES: Pena, Cisneros, Inselmann, Garay
NAYS: Giolma, Cross, Floyd, Guerrero, Peak

THE MOTION FAILED.

10. Consideration of a request for variance to Section 35-4113 regarding Pavement and Right-of-way pertaining to Plat #930054 Greystone Country Estates Subdivision Unit-1 Planned Unit Development.

The motion was made by Mr. Cross and seconded by Ms. Guerrero to deny the request.

AYES: Giolma, Cross, Inselmann, Floyd, Guerrero, Peak
NAYS: Pena, Cisneros, Garay

THE MOTION CARRIED.

July 27, 1994

6

11. Briefing on Code Consolidation.

Ms. Genie Cooper, Senior Planner, Planning Department briefed the Commission on the Code Consolidation.

12. Director's Report.

Mr. David Pasley, Director of Planning, stated he would like some direction on when would the Commission like to hold elections for Mr. Garay's replacement and annual election of officers.

12. Adjournment.

There being no further business, the meeting was adjourned at 6:00 p.m.

APPROVED:



Ruben Pena, Chairman

ATTEST:



Executive Secretary



October 20, 1998

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

Re: Mumme's at Sendero Ranch
Plat No. 980555
Clarification on Development Rights Permit

Dear Mr. Guzman:

We have been working with Ms. Elizabeth Carol related to the Development Rights Permit for our plat of Mumme's at Sendero Ranch. We have made our request based on POADP No. 411 of Sendero Ranch. We believe that our request is valid since the City Planning Department had issued a POADP number (No. 411) for the Sendero Ranch Development. We have assumed that the Planning Department would not have issued a POADP number if it had not been approved. Ms. Carol reported that the current copy of POADP No. 411 was provided to the Planning Department by ACES after it was discovered that there was no stamped file copy.

Attached are copies of plat information, provided by your office, which shows that plat numbers had been obtained for Sendero Ranch beginning on March 29, 1994. The data also shows that the first plat, known as Sendero Ranch Unit 1, was approved by the Planning Commission on July 27, 1994. The second plat, known as Sendero Ranch Unit 2, was approved by the Planning Commission on December 27, 1995. All plats are known by their Sendero Ranch unit number.

Your assistance is very important to our client since it is our goal to show that the property being platted is classified as a Category I property by virtue of POADP No. 411. We believe that your records support our belief that POADP No. 411 was approved by your office prior to the approval of the Sendero Ranch Unit 1 plat on July 27, 1994.

PAPE-DAWSON ENGINEERS, INC.

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

Mr. Edward Guzman
Mumme's at Sendero Ranch
October 20, 1998
Page 2 of 2

We request your confirmation in writing since it is delaying Mr. Jason Corzine with the SAWS Aquifer Studies Office from issuing this Category I letter for this project. Your assistance with our request would be greatly appreciated.

Sincerely,
Pape-Dawson Engineers, Inc.


Brice Moczygemba, P.E.
Sr. Engineering Manager

cc: Mr. Jason Corzine; SAWS Aquifer Studies Office

Attachments

4418.001\WORD\LETTER\981019A1