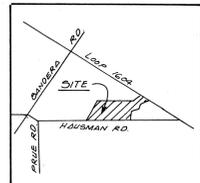
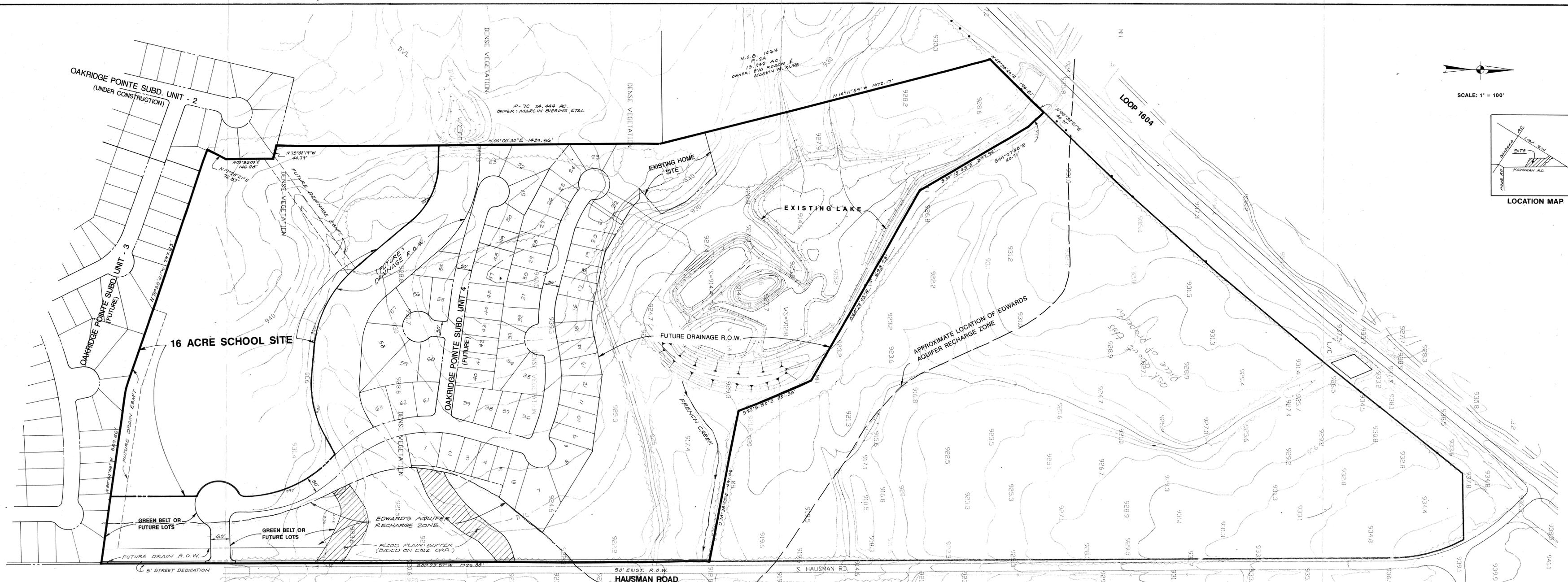




SCALE: 1" = 100'



LOCATION MAP



LAND USE

SINGLE FAMILY RESIDENTIAL	= 17.0 AC.
SCHOOL SITE	= 16.0 AC.
DRAINAGE R.O.W.	= 31.0 AC.
OTHER (OPEN SPACES GREENBELTS)	= 5.4 AC.
TOTAL AREA	= 69.4 AC.

DEVELOPER:
HAUSMAN BANDERA PARTNERS, LTD.
1701 N. COLLINS BLVD. SUITE 300
RICHARDSON, TX. 75080
(214) 644-2400

LODGE PROPERTY
PRELIMINARY OVERALL DEVELOPMENT PLAN



#492

RECEIVED
96 JAN 24 PM 3:18
COUNTY CLERK
RICHARDSON, TEXAS

CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN (POADP)

RECEIVED

96 JAN 24 PH 3: 18

DEPT. OF PLANNING
 AND DEVELOPMENT
 SERVICES DIVISION

Date Submitted: JAN. 22, 1996

Name of Application: LODGE PROPERTY

Owner/Agent: HAUSMAN BANDERA PARTNERS, LTD. Phone: (214) 644-2400

Address: 1701 N. COLLINS BLVD, STE 300, RICHARDSON, TX Zip code: 75080

Engineer/Surveyor: PAPE DAWSON ENGINEERS Phone: (210) 824-9494

Address: 9310 BROADWAY, BLDG. 2, SAN ANTONIO, TX. Zip code: 78210

Existing zoning: TEMP R-1

Proposed zoning: _____

Texas State Plane Coordinates: X 109.495 Y 623.933
 (at major street 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>63</u>	<u>17</u>
Non-Single Family (NSF)	<u>1</u>	<u>16</u>
Commercial & other	<u>-</u>	<u>36.4</u>
TOTAL =	<u>64</u>	<u>69.4</u>

Print Name: BRICE MOCZYGENBA Signature: Brice Mocz...

Date: 1/23/96

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94



CITY OF SAN ANTONIO

RECEIVED

09 MAR -7 PM 1:41

DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

*Elizabeth
Carol*

March 5, 1996

Mr. Jerry Daniel
Assistant Superintendent
NISD
5900 Evers Road
San Antonio, Texas 78238

Dear Jerry:

RE: Hausman Road School Site

I am writing as a follow-up to our conversations regarding the school site on Hausman Road.

If the District intends to ask the City for funds to improve Hausman Road when the school opens, I want you to be aware in advance of several issues.

In my opinion you have chosen an elementary school site that can be well served in the future. Ultimately, De Zavala Road will be extended from an improved Babcock Road in the area near Oxbow, extend through Cedar Park and connect to Loop 1604 and Hausman Road north of this school site. Although there are no funds identified or plans drawn, Hausman could ultimately be improved to as many as four lanes with all-weather crossings of the two creeks which it traverses.

However, in the short term, I would anticipate that the condition of Hausman Road will be a major concern to the NISD. French Creek and a smaller creek cross Hausman north of the school site and conditions could exist where access from the north will be blocked by high water. Also, because Hausman intersects with Loop 1604 frontage road at a point where there is no interchange, only northbound traffic on 1604 can access the northern end of Hausman.

This dynamic leads me to believe that much of the circulation of traffic to the school will pass through the Hausman/Prue Road intersection. This particular intersection concerns me greatly. The short distance between that intersection and the intersection of Prue and Bandera Roads, along with the curvature of Prue Road and the topography in the area lead me to believe it will be a very difficult intersection to signalize and safely accommodate large volumes of traffic.

Finally, the condition of Hausman Road--which until very recent times was a little-used County road--is very poor and is unlikely to be improved for several years.

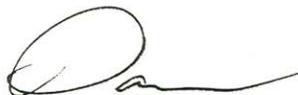
In our phone conversations, you have acknowledged you are aware of all of these issues, but I wanted to document them here for the record and urge the NISD to be prepared to accept the existing conditions for several years, or to budget funds to upgrade the roadway as a part of your school site development process.

In addition, I would urge you to do two things before you establish a school at this site:

1. Ensure that a pedestrian/bicycle connection between Oakridge Pointe Subv. Units 2, 3 and 4, and the school, is provided.
2. Ask City Traffic Engineer Andy Ballard to review and approve your parking, driveways and general vehicular circulation plan before finalizing your site design.

Good luck in your future endeavors.

Sincerely Yours,



Dave Pasley
Director of Planning

CC: John German, Clarence Daugherty, David Abbey, Andy Ballard, POADP file (E. Carol)



CITY OF SAN ANTONIO

February 26, 1996

Mr. Brice Moczygamba
Pape Dawson Engineers
9310 Broadway, Bldg. 2
San Antonio, Texas, 78210

Re: Lodge Property

POADP # 492

Mr. Moczygamba:

The City Staff Development Review Committee has reviewed Lodge Property Preliminary Overall Area Development Plan # 492. 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 note the following:

1. It is our understanding that bicycle and pedestrian access will be provided between the school and the adjacent properties to the west and north.
2. Based on the topography, a Flood Plain Study will probably be required.
3. 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.

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 Elizabeth Carol. She may be reached at (210) 207-7900.

Sincerely,

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

DWP/EAC

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