





# 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:

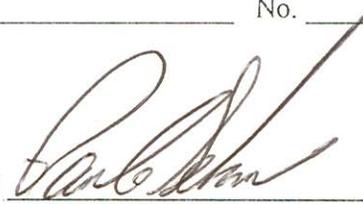
Date Submitted: \_\_\_\_\_ Name of POADP: LOS REYES CANYONS  
 Owners: LOS REYES, INC. Consulting Firm: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.  
 Address/Zip code: 2611 N LOOP 1604 W, STE. 201 SAN ANTONIO, TX 78258 Address/Zip code: 140 HEIMER RD., STE. 617 SAN ANTONIO, TX 78232  
 Phone: (210) 493-1444 Phone: (210) 828-0691  
 Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone:  Yes  No  
 Projected # of Phases: 11  Yes  No  
 San Antonio City Limits?  Yes  No  
 Council District: N/A  
 Ferguson map grid 512A6

Land area being platted:	Lots	Acres
Single Family (SF)	<u>27</u>	<u>73.68</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

Is there a previous POADP for this Site? Name LOS REYES CANYONS No. 495  
 Is there a corresponding PUD for this site? Name LOS REYES CANYONS No. 99-016  
 Plats associated with this POADP or site? Name LOS REYES CANYONS  
 Name UNIT 11B No. 010045  
 Name LOS REYES CANYONS  
 Name UNIT 11C No. N/A  
 Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: PAUL A. SCHROEDER Signature: 

Date: MAY 15, 2001 Phone: (210) 828-0691 Fax: (210) 824-3055

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 01 MAY 23 AM 11:02  
 DEPT. OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

- 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);
- copy of digital file
- 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, 8½ X 11 reduction with eight (8) 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 James Clements @ (210)207-7720;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- 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 Friesenhahn @ (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;
- The POADP lies in the NORTHSIDE School District and they have been contacted concerning this development.

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 LAND DEVELOPMENT  
 SERVICE DIVISION

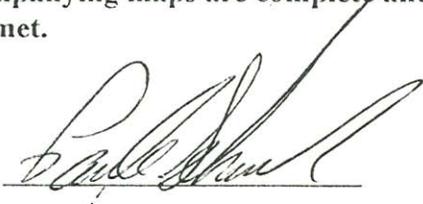
List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.

BANDERA ROAD (ST. HWY. 16)

**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: PAUL A. SCHROEDER

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)



# CITY OF SAN ANTONIO

July 20, 2001

Mr. Paul A. Schroeder, P.E.

ACES Engineers Inc.  
140 Heimer Rd., Suite 617  
San Antonio, TX 78232

Re: Los Reyes Canyons

POADP # 495-A

Dear Mr. Schroeder:

The City Staff Development Review Committee has reviewed Los Reyes Canyons Subdivision Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 495-A . Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any 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.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formally POADP), to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Schroeder  
Page 2  
July 20, 2001

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 Master Development Plan M.D.P. (formally POADP) will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivais AIA, AICP  
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Land Development

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

INVOICE  
2211834

AMT ENCLOSED

50-04-5573  
LOS REYES, INC.  
2611 N. LOOP 1604 WEST, #201  
S.A. TX. 78258

AMOUNT DUE 381.10  
INVOICE DATE 5/25/2001  
DUE DATE 5/25/2001

PHONE: 000 - 0000

POADP  
LOS REYES CANYONS

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 5/25/2001 INVOICE 2211834 ACCOUNT 50-04-5573 DUE DATE 5/25/2001 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

495-A

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 05/24/2001 CK#3127 LOS REYES CAN.  
END 05/24/2001

PREVIOUS BAL 0.00 CURRENT CHARGES 381.10 NEW BALANCE 381.10 TOTAL AMT DUE 381.10

CITY OF SAN ANTONIO  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

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# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

May 30, 2001

## P.U.D./P.O.A.D.P. REVIEW

Los Reyes Canyon

Located on SH 16, 1.1 miles northwest of Scenic Loop Road

01 JUN 2001 10:19  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Mike Herrera  
City of San Antonio Department of Planning  
P.O. Box 839966  
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
<b>Noise Mitigation</b>	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
<b>R.O.W. Requirements</b>	At the time of platting, TxDOT will recommend a 15' reservation of right of way for future highway widening. All applicable building setback distances would be measured from the 15' reservation.
<b>Access Limits/Restrictions</b>	Locations of access points will be as directed by "Regulations For Access Driveways to State Highways". All access to lots 1,4,5 which abut SH 16, shall be from the planned street identified as "Reyes Canyon".
<b>WPAP Requirements</b>	A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property. No access permit will be issued prior to receipt of the approved WPAP.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer

cc: Alamo Consulting Engineering  
& Surveying, Inc.