



CITY OF SAN ANTONIO

December 20, 1996

Dixie Watkins
3330 Oakwell Ct. Suite 110
San Antonio, TX 78218

Re: Rogers Ranch

POADP # 538

Dear Mr. Watkins:

The City Staff Development Review Committee has reviewed Rogers Ranch Subdivision Preliminary Overall Area Development Plan # 538. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Access issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- 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. 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, at 207-7900.

Sincerely,

A handwritten signature in cursive script that reads 'Rebecca Waldman by [initials]'.

Rebecca Waldman
Acting Director of Planning

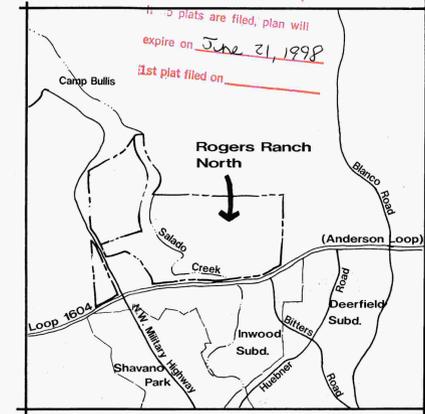
DWP/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer



5 acres
(20 acres)
10 acres

PLAN HAS BEEN ACCEPTED BY
 COSA *Rebecca Waldman by WJ*
 Dec 20, 1996 538
 (number)



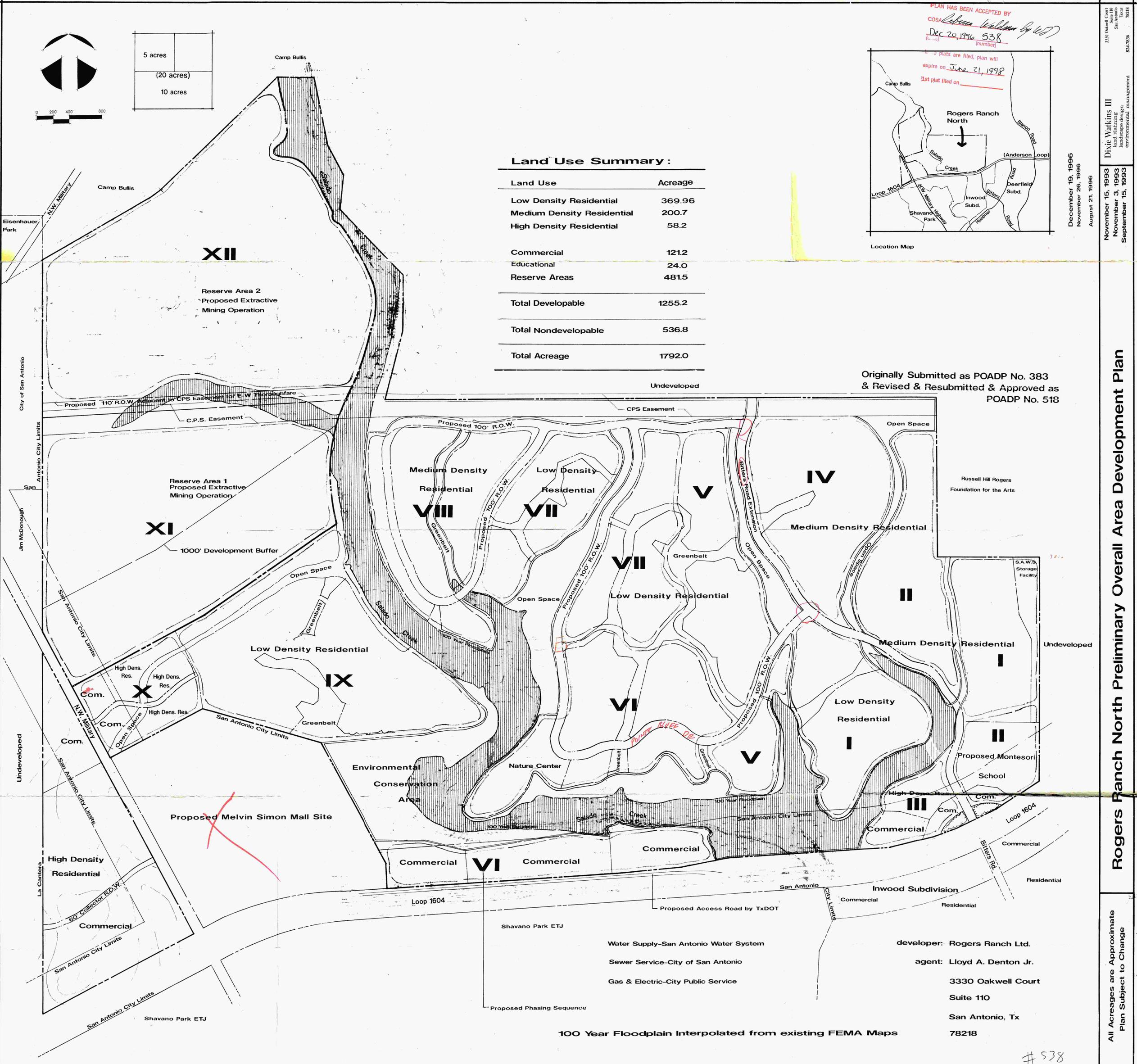
Land Use Summary :

Land Use	Acreage
Low Density Residential	369.96
Medium Density Residential	200.7
High Density Residential	58.2
Commercial	121.2
Educational	24.0
Reserve Areas	481.5
Total Developable	1255.2
Total Nondevelopable	536.8
Total Acreage	1792.0

Location Map

December 19, 1996
 November 26, 1996
 August 21, 1996

3330 Oakwell Court
 Suite 110
 San Antonio, Texas 78218
 824-7838
 Dixie Watkins III
 Land Planning
 Landscape Design
 Environmental Management



Originally Submitted as POADP No. 383
 & Revised & Resubmitted & Approved as
 POADP No. 518

Rogers Ranch North Preliminary Overall Area Development Plan

All Acreages are Approximate
 Plan Subject to Change

Shavano Park ETJ
 Water Supply-San Antonio Water System
 Sewer Service-City of San Antonio
 Gas & Electric-City Public Service
 Proposed Phasing Sequence
 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

#538

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: November 26, 1996 #538

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

Owner/Agent: LLOYD A. DENTON JR. **Phone:** 828 6131

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

Engineer/Surveyor: FAPE - DAWSON **Phone:** 824-9494

Address: 9310 BROADWAY **Zip code:** 78217

Existing zoning: multiple **Proposed zoning:** multiple

Texas State Plane Coordinates: X 2116676 Y 13767436
(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:	Lots	Acres
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>—</u> <i>{to be determined}</i>	<u>1792.0</u>

Print Name: DIXIE WATKINS III **Signature:** 

Date: 11-26-96 **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.

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

01 NOV 26 PM 1:51

TO: Zoning Commission

FROM: Development Engineering Division

COPIES TO: File

SUBJECT: Rogers Ranch Development, NCB 17701 Level 3 T.I.A.

Date: April 20, 2001

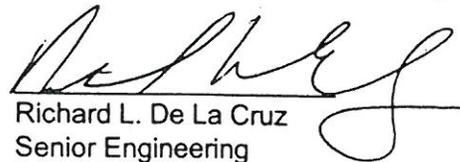
The Development Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Rogers Ranch Development. The analysis is in compliance with the TIA Ordinance 91700 and complies with the Uniform Development Code.

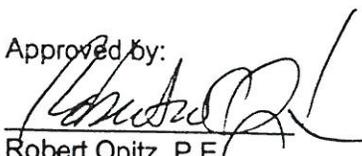
This property is currently zoned R-1 and B-3 and is proposed to be zoned to B-1 and B-2.

Note: The TIA study was based on a preliminary site plan showing Low Rise Apartment Dwellings (2464 units), General Office Buildings (225,000 ft²), Corporate Headquarters (348,104 ft²), Single Tenant Office (163,786 ft²), Commercial (1,423,31 ft²), Quality Restaurant (62,726 ft²) and Major Retail (169,013 ft²).

The TIA states that three off-site requirements will be required. First, the intersection of the Loop 1604 eastbound Frontage Road at NW Military Drive will need to be widened to three lanes in 2008. Second, the bridge over Loop 1604 and Bitters Road/Rogers Ranch Road will need to be re-stripped to four lanes. Third, NW Military Drive north of Loop 1604 will need to be widened to six lanes. It is recommended that these three off-site improvements be constructed on or before the completion date of the Rogers Ranch Development Project in 2008. These improvements are necessary due to site traffic generated by the proposed development. It will be necessary that the work be coordinated with the City of San Antonio ahead of time.

The TIA also states that three on-site improvements will be required. First, both intersections on NW Military Drive need to be signalized by the year 2008. Second, the Intersection of Interior Road 2 and Entrance 2 will need four lanes plus eastbound and northbound right turn lanes. Third, the intersections of Interior Road 2 and Entrance 3 will need four lanes plus and eastbound right turn lane. We agree that the three on-site improvements are necessary and shall be provided by the developer, on or before the completion of the Rogers Ranch Development Project in 2008, at no cost to the City of San Antonio.


Richard L. De La Cruz
Senior Engineering

Approved by: 
Robert Opitz, P.E.
Chief Engineer, Development Engineering Services

RO/RLD ID 2000TIA1001

FILE
10.2.01
538

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING
 01 NOV 26 PM 1:51

Not to Scale

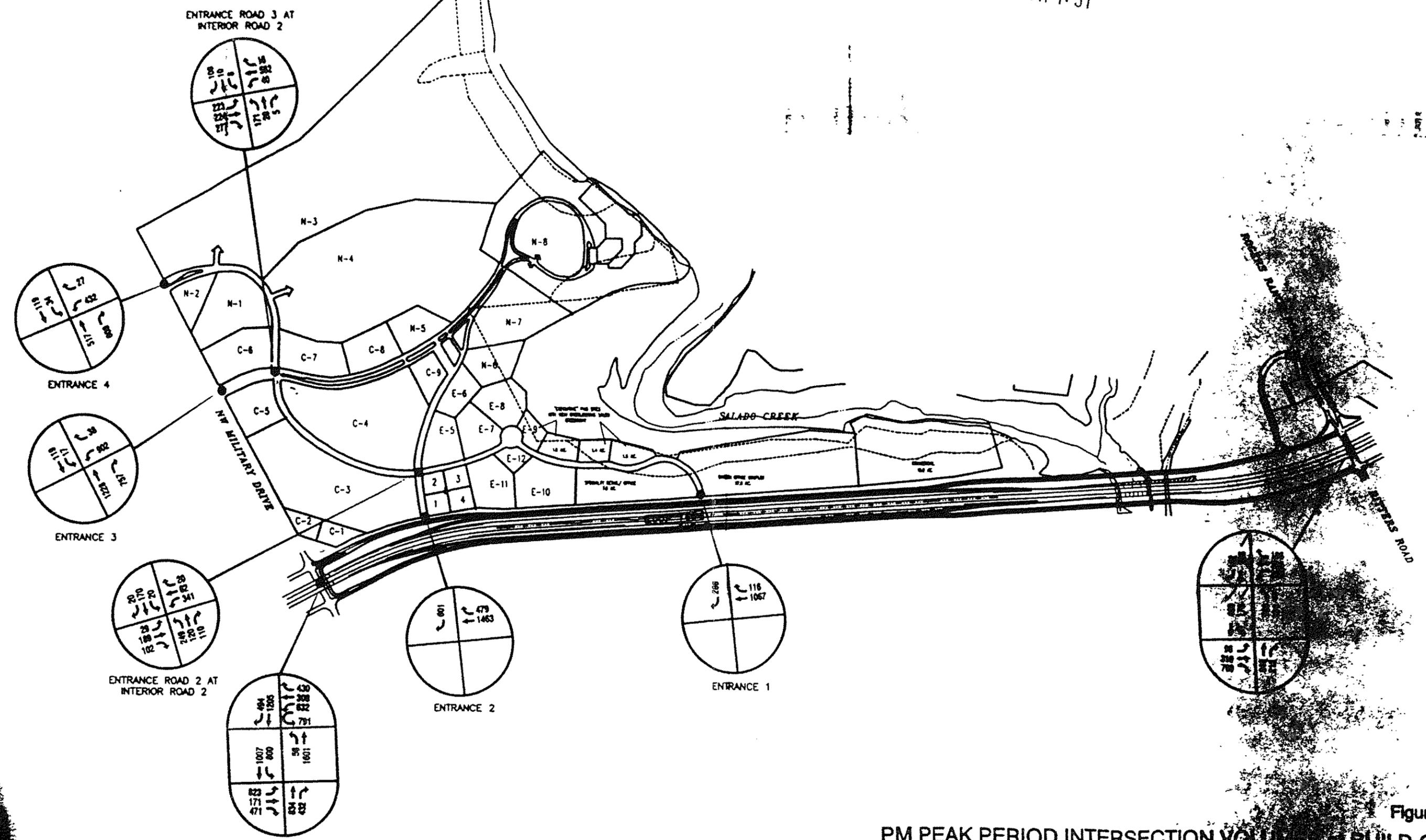


Figure 21
 PM PEAK PERIOD INTERSECTION VOLUMES AT BUILD-OUT
 SITE AND BACKGROUND TRAFFIC