



CITY OF SAN ANTONIO

April 8, 2003

Mr. Jon Adame P.E.

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Rogers Ranch (Amendment)

POADP/MDP # 538 A

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Rogers Ranch (Amendment) Preliminary Overall Area Development Plan (POADP)/ Master Development Plan M.D.P. # 538 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.
- It will be expected that you will plat all of the property depicted in your Preliminary Overall Area Development Plan (POADP)/ Master Development Plan (M.D.P.) 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.
- Construction of an internal collector street system. Collector streets shall have no houses fronting.

Mr. Adame
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April 8, 2003

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 Preliminary Overall Area Development Plan (POADP)/ Master Development Plan (M.D.P.) will be invalid.

ALL Platting shall 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. Moncivajs AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering

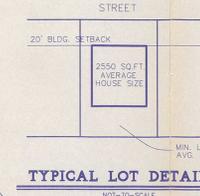


LIMITS OF P.O.A.D.P. #538A

REVISION STATEMENT:
P.O.A.D.P. #538 WAS AMENDED TO SHOW THE FOLLOWING:

1. DETAIL OF EXISTING DEVELOPED UNITS.
2. INCORPORATE SURROUNDING P.O.A.D.P.'s.
3. INCORPORATED INTERNAL ROAD NETWORK FOR FUTURE DEVELOPMENTS.

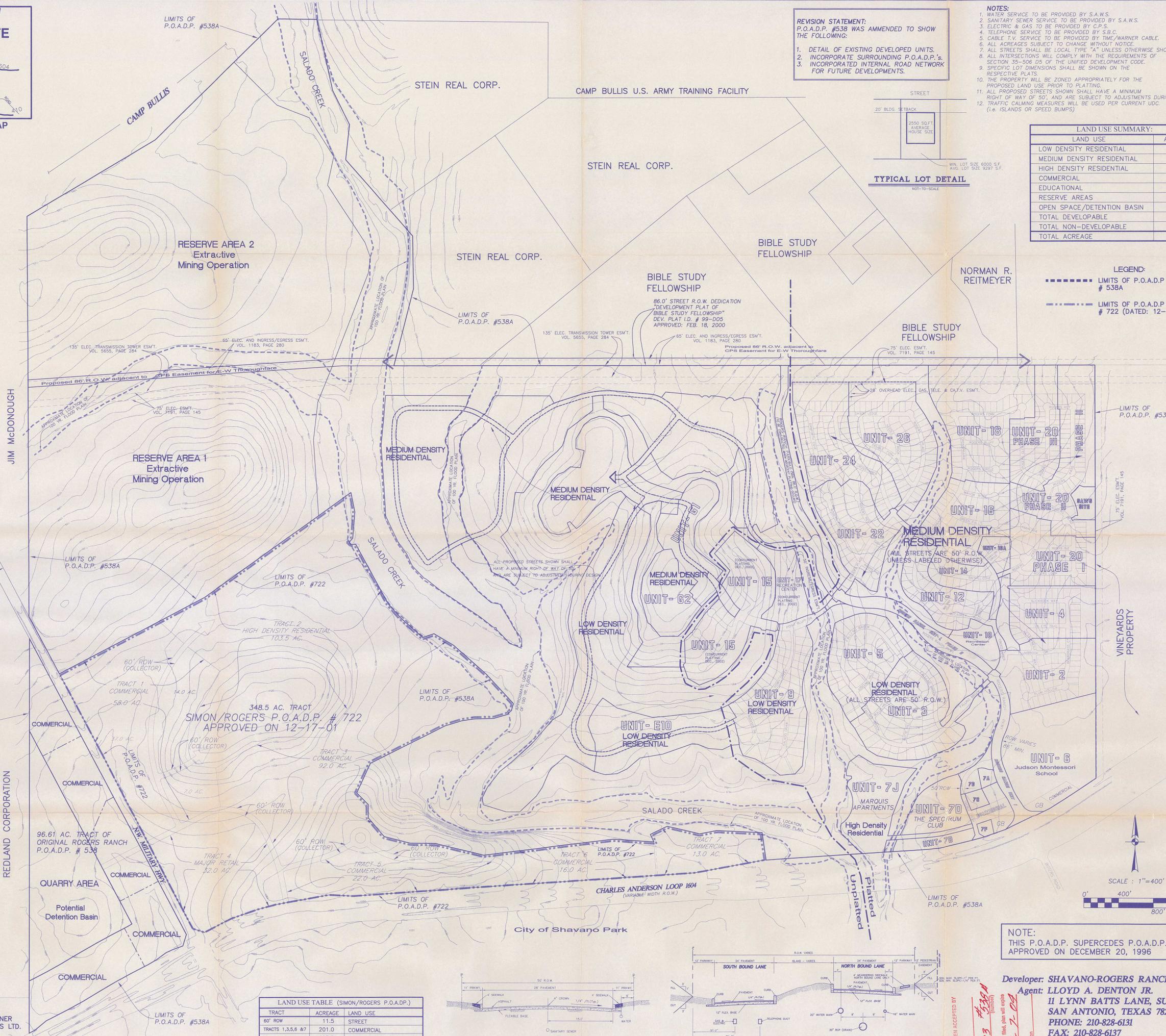
- NOTES:**
1. WATER SERVICE TO BE PROVIDED BY S.A.W.S.
 2. SANITARY SEWER SERVICE TO BE PROVIDED BY S.A.W.S.
 3. ELECTRIC & GAS TO BE PROVIDED BY C.P.S.
 4. TELEPHONE SERVICE TO BE PROVIDED BY S.B.C.
 5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
 6. ALL AREAS SUBJECT TO CHANGE WITHOUT NOTICE.
 7. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
 8. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 DS OF THE UNIFIED DEVELOPMENT CODE.
 9. SPECIFIC LOT DIMENSIONS SHALL BE SHOWN ON THE RESPECTIVE PLATS.
 10. THE PROPERTY WILL BE ZONED APPROPRIATELY FOR THE PROPOSED LAND USE PRIOR TO PLATTING.
 11. ALL PROPOSED STREETS SHOWN SHALL HAVE A MINIMUM RIGHT OF WAY OF 50', AND ARE SUBJECT TO ADJUSTMENTS DURING DESIGN.
 12. TRAFFIC CALMING MEASURES WILL BE USED PER CURRENT UDC. (I.E. ISLANDS OR SPEED BUMPS)



LAND USE SUMMARY:

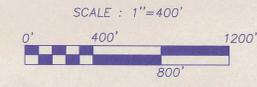
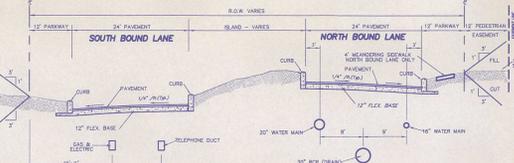
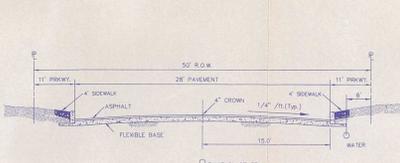
| LAND USE | ACREAGE |
|----------------------------|---------|
| LOW DENSITY RESIDENTIAL | 154.8 |
| MEDIUM DENSITY RESIDENTIAL | 389.9 |
| HIGH DENSITY RESIDENTIAL | 14.5 |
| COMMERCIAL | 77.5 |
| EDUCATIONAL | 24.1 |
| RESERVE AREAS | 440.2 |
| OPEN SPACE/DETENTION BASIN | 39.4 |
| TOTAL DEVELOPABLE | 1140.4 |
| TOTAL NON-DEVELOPABLE | 492.2 |
| TOTAL ACREAGE | 1632.6 |

LEGEND:
 - - - - - LIMITS OF P.O.A.D.P. # 538A
 - - - - - LIMITS OF P.O.A.D.P. # 722 (DATED: 12-17-01)



LAND USE TABLE (SIMON/ROGERS P.O.A.D.P.)

| TRACT | ACREAGE | LAND USE |
|--------------------|---------|--------------------------|
| 60' ROW | 11.5 | STREET |
| TRACTS 1,3,5,6 & 7 | 201.0 | COMMERCIAL |
| TRACT 2 | 103.5 | HIGH DENSITY RESIDENTIAL |
| TRACT 4 | 32.0 | MAJOR RETAIL |
| TOTAL | 348.0 | ACRES |



NOTE:
THIS P.O.A.D.P. SUPERCEDES P.O.A.D.P. # 538 APPROVED ON DECEMBER 20, 1996

Developer: SHAVANO-ROGERS RANCH LTD.
Agent: LLOYD A. DENTON JR.
 11 LYNN BATTS LANE, SUITE 100
 SAN ANTONIO, TEXAS 78218
 PHONE: 210-828-6131
 FAX: 210-828-6137

P.O.A.D.P. # 538A

ROGERS RANCH
 San Antonio, Texas
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

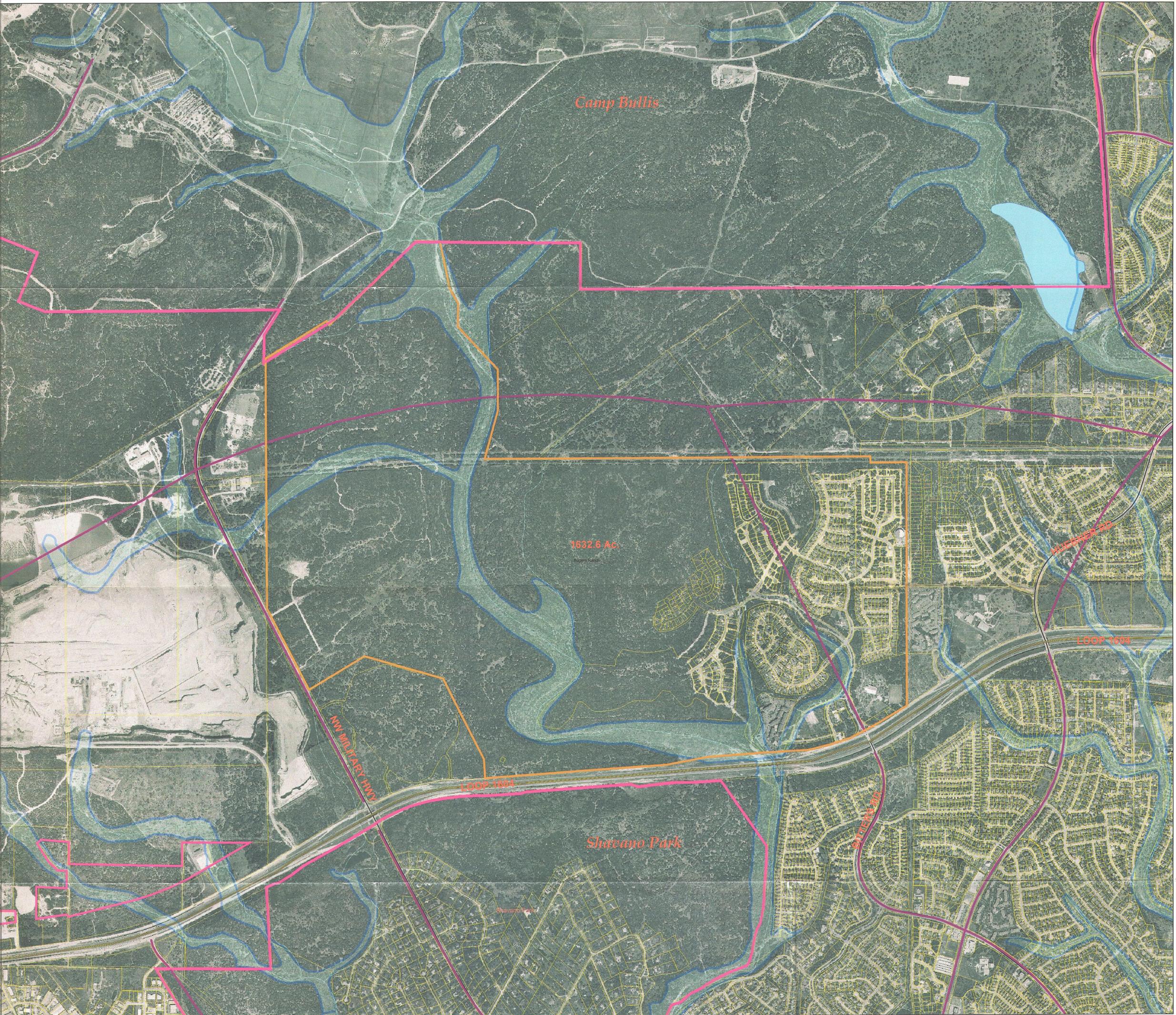
PAPE-DAWSON ENGINEERS
 505 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210-375-9500 | FAX: 210-375-9510

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING
 03 APR - 8

JOB NO. 4425-28
 DATE DEC. 2002
 DESIGNER
 CHECKED JEDA DRAWN JD
 SHEET 1

Date: Apr. 07, 2003, 1:15pm. User: JD. Minor
 File: C:\2003\10\16\1016101610161016.dwg

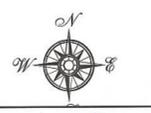
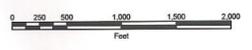
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
 This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient.
 Please contact the responsible City of San Antonio Department for specific determinations.

City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@santoniogov. Maps may be ordered at: (210) 207-7873
 Map Created by: C.B. BARRIENTEZ
 Map Creation Date: 01-09-03
 Map file location: C:\arcview\PROJECTS\Rogers Ranch.mxd
 PDF filename: C:\arcview\PDF\0301GC02.pdf

- Legend**
- S.A. City Limits
 - City of San Antonio
 - Major Thoroughfare
 - Parks-2002
 - Schoolpublic
 - Bexar County
 - Military Bases
 - Major Roads
 - Floodplains 100-2002
 - Rogers Ranch
 - Cities and Towns



**City of San Antonio
 Planning Department**
 Emil R. Moncivais, AICP, AIA
 Director, Planning Department
 Municipal Plaza - 3rd Floor
 114 W. Commerce
 San Antonio, Texas 78205

City of San Antonio



**City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION**

| | |
|--|---------------------------------------|
| Date Submitted: <u>12/30/02</u> | Project ID Number: <u>538A</u> |
|--|---------------------------------------|

Project Name: ROGERS RANCH

Owner/Agent: Denton Development Phone: 210-828-6131 Fax: 210-828-6137

Address: 11 LYNN BATTS LANE SUITE 100, SATX Zip code: 78218

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Existing legal Description (PUD Only): N/A

Existing zoning: Varies Proposed zoning: N/A (No changes planned at this time)

(PUD Only) Linear feet of street: N/A Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Number of lots: N/A divided by acreage: _____ = Density: _____

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space: _____
_____%

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Projected # of Phases: ± 20

Council District: 9 School District: Northside ISD/ NEISD Ferguson Map Grid: 515E2

DEPARTMENT OF PLANNING
 CITY OF SAN ANTONIO
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City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name ROGERS RANCH No. 538

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

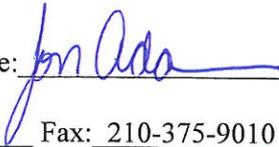
Name Rogers Ranch Unit-15 No. 015047

Name Rogers Ranch Unit-17 No. 020166

Name Rogers Ranch Unit-26 No. 020084

Contact Person and authorized representative:

Print Name: Jon Adame

Signature: 

Date: 12-26-02

Phone: 210-375-9000

Fax: 210-375-9010

(SEE ATTACHED POADP APPLICATION FOR REVIEW CHECKLIST)

Master Development Plan and P.U.D.
Technical Review

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- ~~(PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;~~
- ~~Date of preparation;~~
- ~~Graphic and written scale and north arrow;~~
- ~~A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;~~
- ~~Total area of property;~~
- ~~All existing easements or right-of-way with street names impacting the development area, their nature and width;~~
- ~~The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;~~
- ~~(PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);~~
- ~~(MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)~~
- ~~(PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;~~
- ~~The location and dimension of all proposed adjacent roadways, whether existing or proposed;~~
- ~~(PUD ONLY) The location and dimension of all proposed or existing lots.~~
- ~~The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.~~
- ~~A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.~~
- ~~The schematic of all existing and proposed streets, as well as proposed access points.~~
- ~~The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.~~
- ~~(Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.~~
- ~~A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.~~
- ~~The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.~~

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.
- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks as required.
- Location and size in acres of school sites, as applicable.
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Jon Adame

Signature: _____



If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED June 4, 2001



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 UDC and must be certified to contain the following:

Date Submitted: 12-30-02 Name of POADP: ROGERS RANCH
 Owners: Denton Development Consulting Firm: Pape-Dawson Engineers, Inc.
 Address: 11 Lynn Batts Ln #100 Address: 555 E. Ramsey
 Zip Code: 78218 Zip Code: 78216
 School District: Northside ISD / NEISD Phone: 375-9000
 Existing zoning: Varies Proposed zoning: _____

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 20 Yes No
 San Antonio City Limits? Yes No
 Council District: 9
 Ferguson map grid 515 E2

| Land area being platted: | Lots | Acres |
|--------------------------------|-------|---------------|
| Single Family (SF) | _____ | <u>544.7</u> |
| Multi-family (MF) | _____ | <u>14.5</u> |
| Commercial and non-residential | _____ | <u>1073.4</u> |

(For a more detailed breakdown, see "Land Use Summary Table" located on P.O.A.D.P.)

Is there a previous POADP for this Site? Name Rogers Ranch No. 538

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this POADP or site? Name Rogers Ranch 15 No. 015047

Name Rogers Ranch 17 No. 020166

Name Rogers Ranch 26 No. 020084

Contact Person and authorized representative:

Print Name: Jon Adame Signature: [Signature]

Date: 12/30/02 Phone: 375-9000 Fax: 375-9010

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 DEC 31 AM 10:08

- 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, 8 ½ X 11 reduction with eight (8) full size copies of the POADP map, all full size 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 or Todd Sang @ (210)207-7702; (PREVIOUSLY SUBMITTED AND STILL ON FILE WITH TODD SANG/RICHARD DE LA CRUZ)
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102; (*Exempt from Tree Ordinance - see attached letter*)
- 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 & NEISD School Districts and they have been contacted concerning this development.
- List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.
(BITTERS RD/ROGERS RANCH PKWY)

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: Jon Adame

Signature: 

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

APPLICATION REVISED May 8, 2000

PAGE 2 OF 2

Dixie Watkins III & Associates

Landscape Architecture

Natural & Cultural Resource Management

Land Planning

August 1, 2002

Emil Moncivais
Director of Planning
City of San Antonio
PO Box 83996
San Antonio, Texas 78283

RE: Revised POADP for Rogers Ranch
For Shavano-Rogers Ranch Ltd.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 AUG -2 PM 3:17

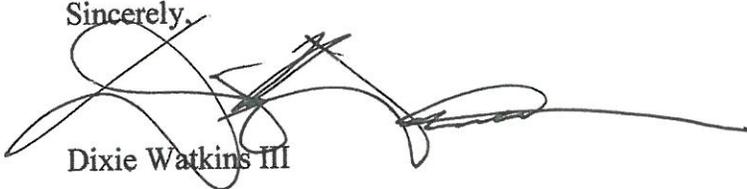
Dear Emil,

Enclosed for your administrative review and approval is an updated submittal of the Rogers Ranch Preliminary Overall Development Plan (POADP). For your general information, there have three previous POADP's submitted for this project; Numbers 383, 518, and 538 respectively.

The attached revision reflects the originally proposed land use categories, with revised acreages, major road configurations, phasing, and the boundary of what areas have been platted and what areas have not.

Please let us know if you have any questions.

Sincerely,


Dixie Watkins III

cc: Lloyd A. Denton, Jr.