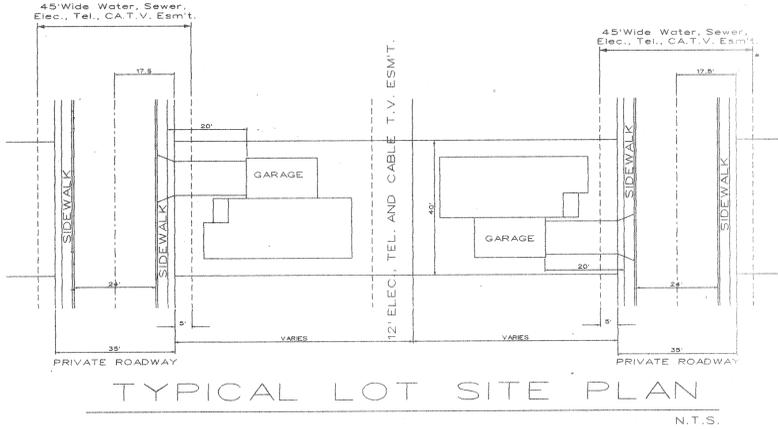


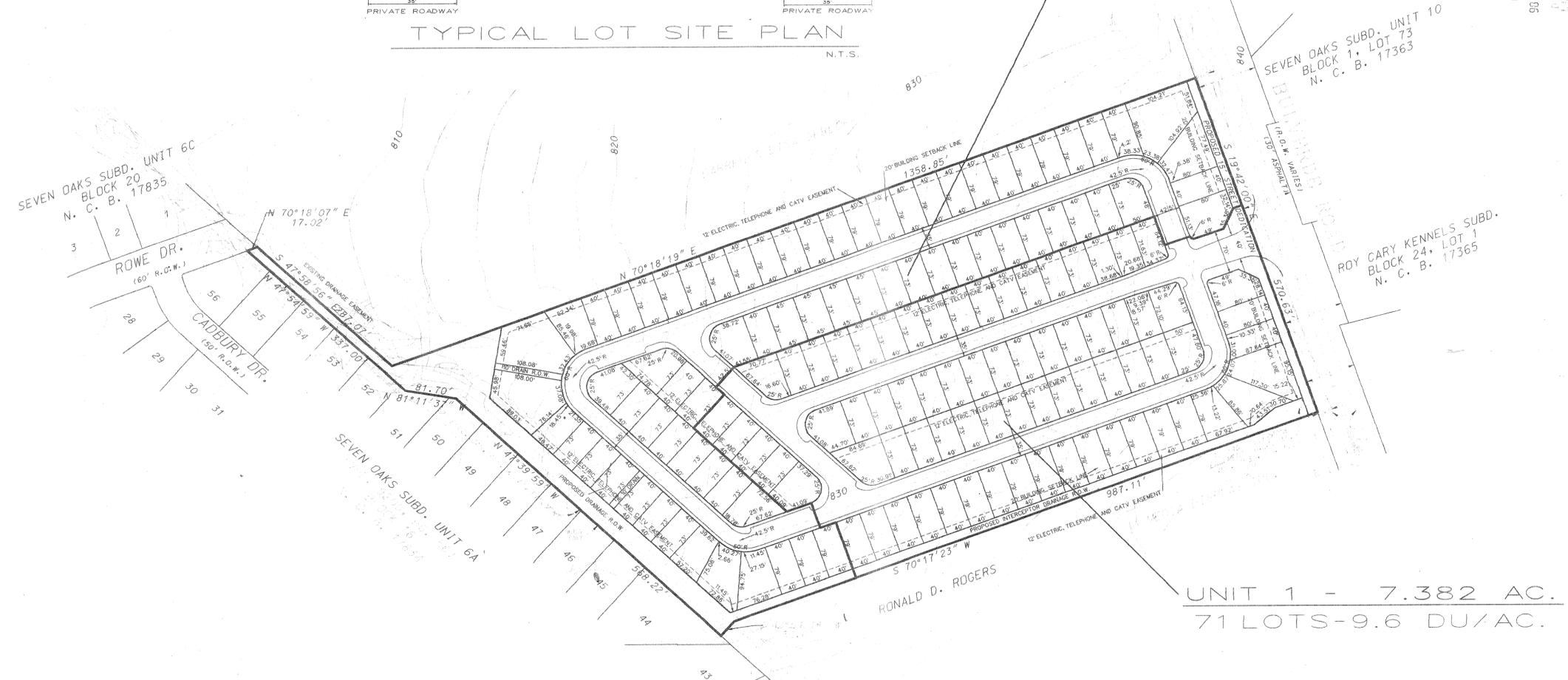
**Legal Description:**

15.555 Acre Parcel of Land, out of the Louis Kneip Survey Survey No. 11, Abstract No. 391, NCB 18890, C. B. 5014, San Antonio, Bexar County, Texas



UNIT 2 - 8.173 AC.  
72 LOTS-8.8 DU/AC.

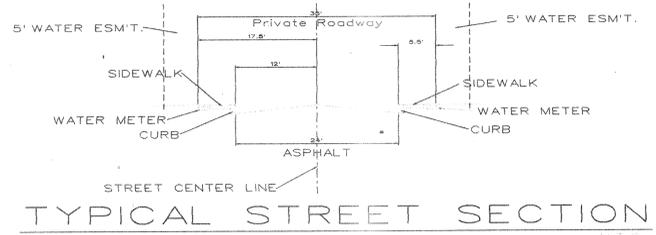
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COUNTY CLERK  
SAN ANTONIO, TEXAS



PLAN HAS BEEN ACCEPTED BY  
COSA *[Signature]*  
MAY 27 1998 (date)  
605 (number)  
if no plats are filed, plan will  
expire on Nov 28, 1999  
1st plat filed on

**GENERAL NOTES**

1. GARAGE BUILDING SETBACK LINE TO BE A MINIMUM OF 20 FT. FROM EDGE OF CURB OR BACK OF SIDEWALK.
2. A 3 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS.
3. BUILDING SETBACK AND YARD AREA REQUIREMENTS WILL BE AS SHOWN IN UNIFIED DEVELOPMENT CODE, SECTION 35-2105, DATED 1993 FOR THE CITY OF SAN ANTONIO.
4. STREET CONSTRUCTION TO CONFORM TO CITY OF SAN ANTONIO SPECIFICATIONS FOR LOCAL TYPE "A" STREETS, WITH THE EXCEPTION OF ASPHALT WIDTH AND CURB.
5. CLEAR VISION AREA TO FOLLOW REQUIREMENTS, SECTION 35.6101, UNIFIED DEVELOPMENT CODE, DATED 1993, FOR CITY OF SAN ANTONIO.
6. STREET NAMES WILL BE ADDED TO SUB'D. PLAT, ONCE STREET NAMES ARE APPROVED.



**LAND USE**

ZONING CLASSIFICATION: P-1, R-5  
 MAXIMUM DENSITY ALLOWED: 10 UNITS PER ACRE  
 PROPOSED DENSITY: 9.2 UNITS PER ACRE  
 PROPOSED OPEN SPACE RATIO: 54%  
 REQUIRED OPEN SPACE RATIO: 35%  
 TOTAL LAND AREA: 15.555 AC. (677,576 S.F.)  
 DRIVEWAY AREA: 0.78 AC. (34,080 S.F.)  
 FLOOR AREA: 3.34 AC. (145,408 S.F.)  
 STREET/DRAIN RIGHT OF WAYS: 3.08 AC. (134,288 S.F.)  
 TOTAL IMPERVIOUS COVER: 7.2 AC. (313,776 S.F.)  
 TOTAL PROPOSED OPEN SPACE: 8.35 AC (363,800 S.F.)  
 TOTAL OPEN SPACE REQUIRED: 5.44 AC. (237,152 S.F.)  
 TOTAL NUMBER OF LOTS: 143 Lots

LINDSEY PLACE  
 P. U. D. PLAN • P. O. A. D. P. PLAN

Land Planning Department  
**KAUFMAN BROAD**  
 OF SAN ANTONIO  
 HOME BUILDING - NEIGHBORHOOD DEVELOPMENT  
 4800 Fredericksburg at Loop 410, P.O. Box 5250, Bexar County, TX 78216  
 (512) 383-1111

#605

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: LINDSEY PLACE  
AGENT KAUFMAN AND BROAD Consulting Firm: W.F. CASTELLANO & ASSOC.  
Address: 4800 FREDERICKSBURG RD. Address: 1039 W. HILDEBRAND.  
SAN ANTONIO, TEXAS. SAN ANTONIO, TEXAS.  
Phone: 349-1111 Phone: 734-5351  
Existing zoning: B-3/R-5 Proposed zoning: P1/R-5.

Site is over/within/includes: Edwards Aquifer Recharge Zone:  Yes  No  
Projected # of Phases: 2  Yes  No  
San Antonio City Limits?  Yes  No  
Council District: 10  
Ferguson map grid MAP# 518 B7

Zoning Case #  
298094  
B3/R-5 To  
"P1-R-5"

Land area being platted:

	Lots	Acres
Single Family (SF)	<u>143</u>	<u>15.555 AC.</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>0</u>	<u>0</u>

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION  
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Is there a previous POADP for this Site? Name No. No. \_\_\_\_\_  
Is there a corresponding PUD for this site? Name No No. \_\_\_\_\_  
Plats associated with this POADP or site? Name No. No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_

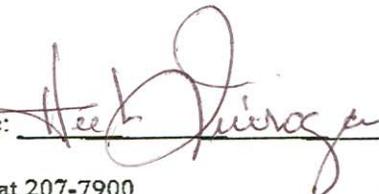
Contact Person and authorized representative:  
Print Name: HERB QUIROGA Signature: Herb Quiroga  
Date: \_\_\_\_\_ Phone: 349-1111 Fax: 979-0072

- 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);
- 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 with six 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 Amer Galani @ (210)207-2076;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- the POADP  docs  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;

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 LAND DEVELOPMENT  
 SERVICES DIVISION

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: Herb Quiroga Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



# CITY OF SAN ANTONIO

May 29, 1998

Herb Quiroga  
Kaufman and Broad  
4800 Fredericksburg Road  
San Antonio, TX 78201

Re: Lindsey Place

POADP # 605

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed Lindsey Place Subdivision Preliminary Overall Area Development Plan # 605. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access and R.O.W. 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.
- It is recommended that a second access point be provided.
- This development will need to comply with tree preservation ordinance #85262. For additional 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 POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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 POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

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



Z.C. HEARING

CC DIST 10

PRINT OR TYPE

Tentative Zoning Commission Public Hearing Date

May 19, 1998

Map # 518 B7

CITY OF SAN ANTONIO
FORMAL APPLICATION FOR CHANGE OF ZONING

Date of Application April 13, 1998 CASE NO. 798 094

Name of Applicant KAUFMAN AND BROAD

Address 4800 FREDERICKSBURG ROAD.

Telephone: Home Business 349-1111

Is Applicant the owner, leasee, or other of the property proposed to be rezoned? YES

Name of owner(s) if different from applicant THE ELK'S LODGE NO. 216 OF SAN ANTONIO

Address 15650 MARKET HILL Telephone 697-3331

In Accordance with Section 35-3024 (a) (3) of the Unified Development Code,

I. (SEE LETTER OF AGENT.) the owner of the property to be considered give permission to Name of Applicant to submit this application.

Location of property where change is requested, described according to subdivision plat filed at the County Court House or City Tax Rolls:

Lot(s) SEE METES AND BOUNDS. Block NCB If Metes and Bound Description, please submit survey plat.

Address of subject property BUWERDE ROAD.

Total Acreage 15.55 ACRES.

Deed to this property is recorded in County Clerk's office: Vol. Page

Are there deed restrictions that would prohibit business use? NO.

Other use? No

Reasons for requesting change of zoning: (Please list all proposed activities).

PROPOSED SINGLE FAMILY USE

Zoning change requested from "B-3/R-5" District(s) to P-1-5 District(s). "P-1-R-5"

If more than one district is being requested, please indicate areas to be zoned in accordance with your petition (List on attached sheet with legal description of each area to be considered).

Is off-street parking provided in accordance with Section 25-3367 of the Unified Development Code?  
YES

Attached are the following:

1. A dimensioned map of the property referred to in this application and all street, lots, parcels of land within 200 feet of said property will be provided by staff.
2. A metes and bound description of property with a survey, if property is not now platted.
3. A typed list of the owners (together with their addresses) of all property within 200 feet of said property and description of property owners.
4. If available, a plan site, indicating location, dimensions, and uses of existing and proposed structure, easements, water sources, fences curb cuts, street, and alley right-of-way lines on and within one foot of the property proposed for rezoning. (On map required by item 1 above, or another map at greater scale).
5. Check for \$ 950.00 payable to the City of San Antonio as fee for the purpose of defraying expenses of mailing notices and hearing before the Zoning Commission. I understand that a check for \$ 950.00 (dollars) will be required as fee for a hearing before the City Council.

Important:

1. An applicant who wishes to submit a zoning change request to the City Council for its consideration where the Zoning Commission has recommended denial shall make such request in writing to the Director of Planning.
2. All applications for a change in zoning which have been considered by the Zoning Commission shall be presented by the applicant to the City Council within six (6) months from the date of the Commission's final consideration. The application shall be accompanied by the City Council filing Fee of \$950.00. In the event the applicant fails to present the application for rezoning to the City Council within the prescribed period, a new original application and fees shall be required.
3. City Council has the final decision on all applications for a change in zoning, therefore it is important that you contact the City Council person of the district in which your case is located. Your application can be denied or postponed if the City Council person is not aware of your request.

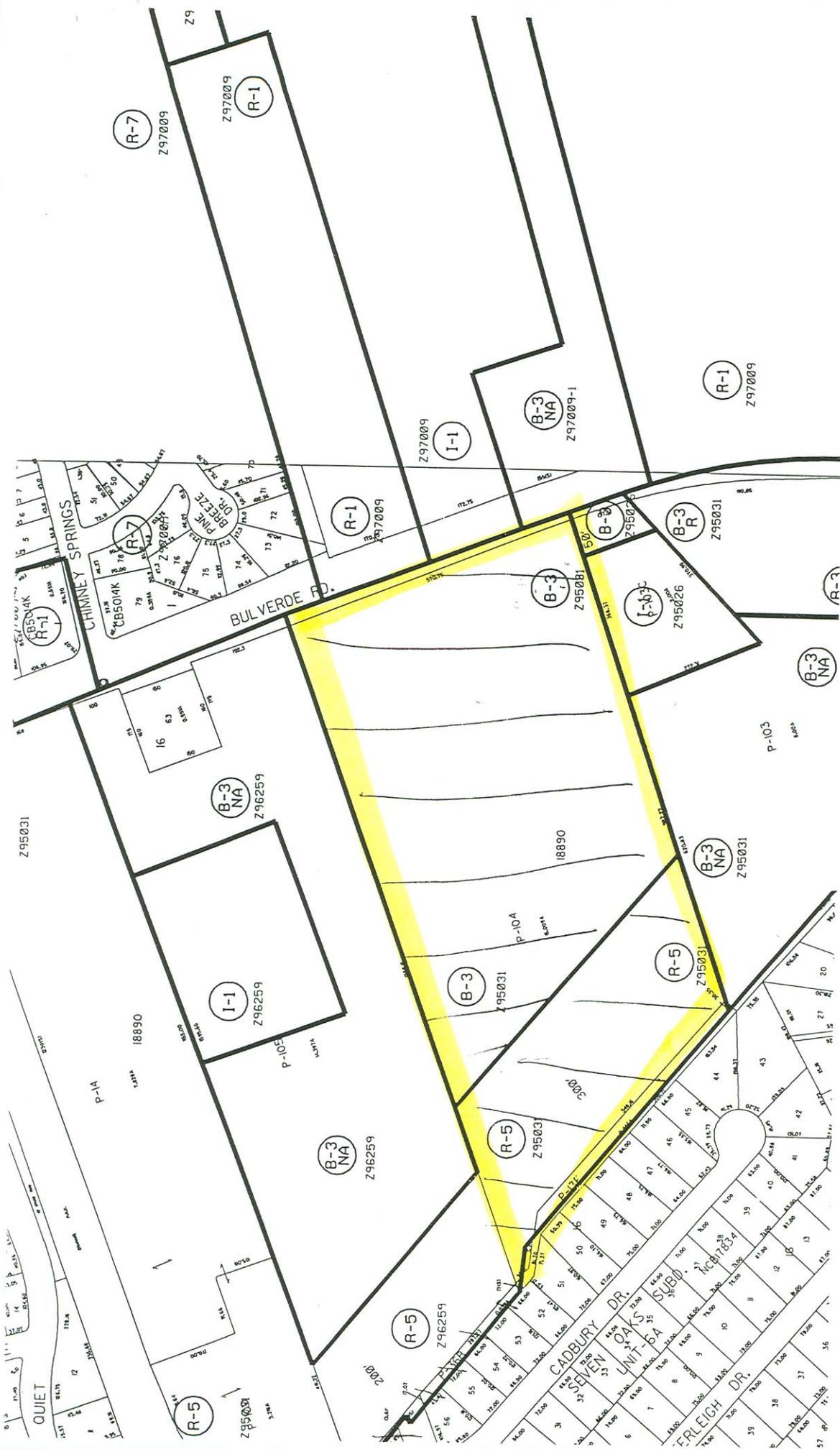
Verified by Applicant

Herb Quiroga  
Signature

Name of Representative HERB QUIROGA

Address 4800 FREDERICKSBURG ROAD.

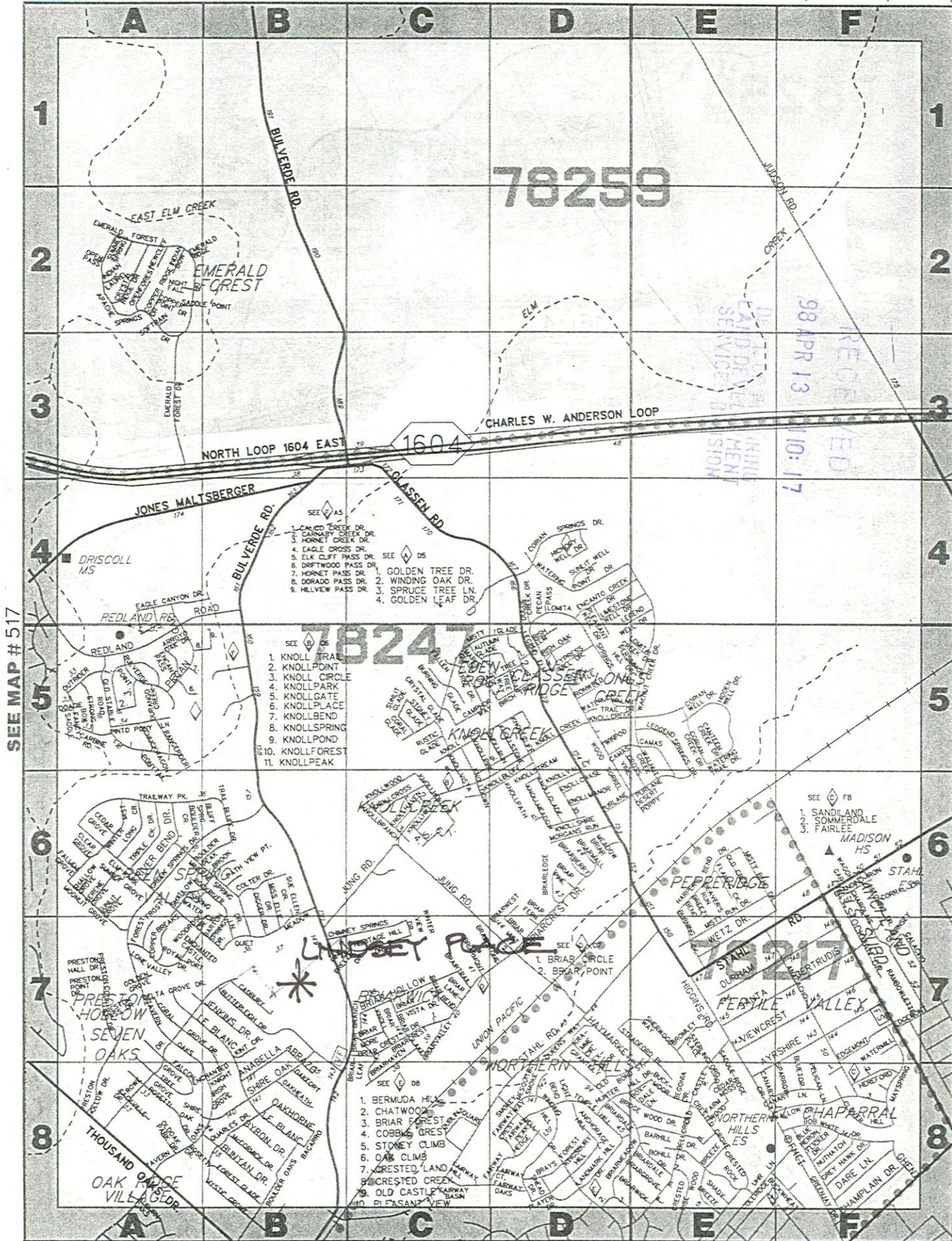
Telephone Number 349-1111



42

298094





SEE MAP # 517

- SEE  $\diamond$  AS
1. CALICO CREEK DR.
  2. CANNARY CREEK DR.
  3. HORNET CREEK DR.
  4. EAGLE CROSS DR.
  5. ELK CLIFF PASS DR.
  6. DRIFTWOOD PASS DR.
  7. HORNET PASS DR.
  8. DORADO PASS DR.
  9. HILVUEV PASS DR.

- SEE  $\diamond$  D5
1. GOLDEN TREE DR.
  2. WINDING OAK DR.
  3. SPRUCE TREE LN.
  4. GOLDEN LEAF DR.

- SEE  $\diamond$  D6
1. KNOLL TRAIL
  2. KNOLLPOINT
  3. KNOLL CIRCLE
  4. KNOLL PARK
  5. KNOLLGATE
  6. KNOLLPLACE
  7. KNOLLBEND
  8. KNOLLSPRING
  9. KNOLLPOND
  10. KNOLLFOREST
  11. KNOLLPEAK

- SEE  $\diamond$  D8
1. BERMUDA HILL
  2. CHATWOOD
  3. BRIAR FOREST
  4. COBBLE CRESS
  5. STONEY CLIMB
  6. OAK CLIMB
  7. CRESTED LAND
  8. CRESTED CREEK
  9. OLD CASTLE
  10. PLEASANT VIEW

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LAIN DEVER  
SERVICES  
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MENT  
SIGN