



LOCATION MAP

EXISTING SINGLE FAMILY DEVELOPMENT  
MISTY OAKS SUBDIVISION

PROPOSED 60' STREET R.O.W.  
TO TRANSITION TO 50' STREET R.O.W.  
APPROX. 100' FROM INTERSECTION

PRINCE OF PEACE  
CATHOLIC CHURCH

GRISSOM ROAD  
120' R.O.W. MIN. 62' ASPHALT

SINGLE  
FAMILY USE  
UNIT TWO

OWNER: JOHNNY BECKER  
(UNKNOWN LAND USE)

OWNER: LEON VALLEY  
BAPTIST CHURCH

SINGLE  
FAMILY USE  
UNIT ONE

OWNER: UTILITIES CONSOLIDATED, INC.  
(UNKNOWN LAND USE)

OWNER: FRANK J. HUNTER  
(UNKNOWN LAND USE)

OWNER: BEVERLY H. BURRIS  
(UNKNOWN LAND USE)

FEMA 100 YEAR FLOOD LINE

PARAGON HOMECARE  
SERVICES OF TEXAS

CULEBRA CREEK 770

LEON CREEK 780

**DEVELOPMENT SUMMARY**

Total Land Area : 35.42 Acres  
Total Number of Lots : 170  
Density: 4.8 Units Per Acre

**UTILITIES**

Water : San Antonio Water System  
Sewer : San Antonio Water System  
Telephone : S.W. Bell Telephone  
Electric : City Public Service

RECEIVED  
98 NOV 30 PM 2:09  
PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY  
COSA *[Signature]*  
March 5, 1995 (date) 626 (number)  
If no plats are filed, plan will  
expire on Sept 3, 2000  
1st plat filed on \_\_\_\_\_

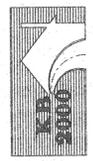


SCALE: 1"=100'  
DATE: 11-11-98

**KAUFMAN & BROAD**

**LAND PLANNING TEAM**

NEIGHBORHOOD DEVELOPMENT  
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.  
San Antonio, TX 78201 (210) 348-1111 FAX (210) 979-0072



**LINDSEY PLACE SUBDIVISION**  
**PRELIMINARY OVERALL AREA DEVELOPMENT PLAN**  
SAN ANTONIO BEXAR COUNTY TEXAS

#626

RECEIVED  
NOV 30 1998  
PLANNING AND DEVELOPMENT SERVICES DIVISION  
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: 30 NOV 98 / Name of POADP: LINDSET PLACE SUBDIVISION  
Owners: KAUFMAN AND BROAD Consulting Firm: BROWN ENGINEERS  
Address: 4800 FREDRICKSBURG RD. Address: 1000 CENTRAL PARKWAY N. S-100  
SAN ANTONIO, TEXAS. SAN ANTONIO, TEXAS  
Phone: 349-1111 Phone: 494-5511  
Existing zoning: R-1 Proposed zoning: R-1

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: DISTRICT 6  
Ferguson map grid 57905

Land area being platted:	Lots	Acres
Single Family (SF)	<u>170</u>	<u>35.42</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>0</u>	<u>0</u>

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~~ NONE No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:  
Print Name: HERB QUIROGA Signature: Herb Quiroga  
Date: 30 NOV 98 Phone: 308-1321 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  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;

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: \_\_\_\_\_ Signature: \_\_\_\_\_

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



# CITY OF SAN ANTONIO

March 5, 1999

Herb Quiroga  
Kaufman & Broad  
4800 Fredricksburg Road  
San Antonio, TX 78901

Re: Lindsey Place

POADP # 626

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed Lindsey Place Subdivision Preliminary Overall Area Development Plan # 626. 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 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 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. Menevais/AIA, AICP  
Director of Planning

EM/EAC

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