



CITY OF SAN ANTONIO

May 23, 2000

Gene Dawson
President
Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Iron Horse Canyon

POADP # 671

Dear Mr. Dawson

The City Staff Development Review Committee has reviewed Iron Horse Canyon Subdivision Preliminary Overall Area Development Plan # 661. 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. Bexar County Public Works may require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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.
- 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.

Mr. Dawson

Page 2

January 21, 2000

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 regarding this matter, please contact Mr. Michael O. Herrera , at (210) 207-7900.

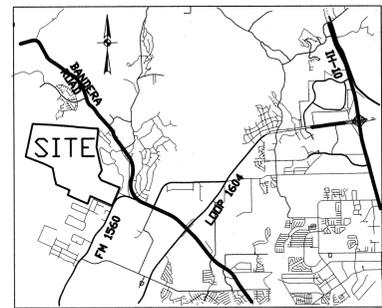
Sincerely,



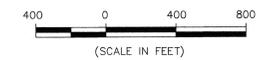
Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. JR.

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



LOCATION MAP
4.12



- NOTES:
1. MAIN ENTRY ROADWAY & ROADWAYS WITHIN UNITS 1A & 1B ARE PUBLIC ROADWAYS. ALL OTHER ROADWAYS ARE PRIVATE.
 2. ALL STREETS ARE LOCAL TYPE "A", UNLESS OTHERWISE SHOWN

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000
FAX: 210.375.8010

DEVELOPER:
Mc CART DEVELOPMENT CO.
31320 I.H. 10 WEST, SUITE A
BOERNE, TX. 78006

PLAN HAS BEEN ACCEPTED BY
COSA *Carla M. J...*
5/23/00 *L.T.*
(date) (signature)
If no plate are filed, plan will expire
On 11/22/01
1" plat filed on

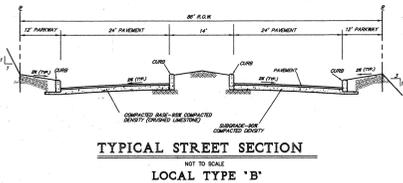
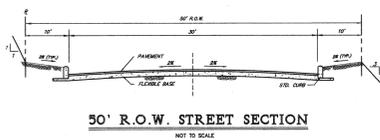
IRON HORSE CANYON

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

1229 ACRE

DATE: JANUARY 13, 2000
REVISED: MAY 23, 2000

JOB NO. 4800-01



P:\48\00\01\C\PDADP.dwg



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: 01/18/00 Name of POADP: IRON HORSE CANTON - 1229 ACRES
 Owners: MCCART DEVELOPMENT CO. Consulting Firm: PAPE-DANON ENGINEERS
31320 I.H. 10 WEST, SUITE A
 Address: BOERNE, TX. 78006 Address: 555 E. RAMSEY
 Zip Code: 78006 Zip Code: 78216
 School District: NORTHSIDE Phone: 210/375-9000
 Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: _____ Yes No
 San Antonio City Limits? Yes No
 Council District: N/A
 Ferguson map grid: PG. 512, A-6, 7, 8 / B-7, 8 / C-8
PG. 546, A-1, B-1, C-1

Land area being platted:	Lots	Acres
Single Family (SF)	<u>913</u>	<u>770.3</u>
Multi-family (MF)	<u>4</u>	<u>51.0</u>
Commercial and non-residential	<u>5</u>	<u>85.9</u>

Is there a previous POADP for this Site? Name N/A No. _____

Is there a corresponding PUD for this site? Name — No. _____

Plats associated with this POADP or site? Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: JESSE F. PACHECO

Signature: [Signature]

Date: 01/18/00

Phone: 210/375-9000

Fax: 210/375-9030

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

00 JAN 19 PM 3:04

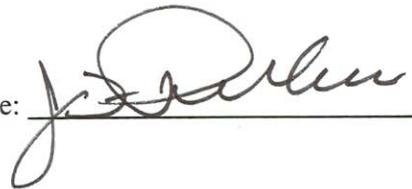
- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- north arrow and scale of the map;
- proposed land use by location, type and acreage;
- delineation of 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, 8½ x 11 reduction with six 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 Fernando DeLeon @ (210) 207-7501;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- the POADP does not does 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 not is 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;
- List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.
F.M. 1560

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: Jesse F. Pacheco

Signature: _____



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

APPLICATION REVISED June 4, 1999

RECEIVED



CITY OF SAN ANTONIO

May 15, 2000

Gene Dawson
President
Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Iron Horse Canyon

POADP # 671

Dear Mr. Dawson,

The City Staff Development Review Committee has reviewed Iron Horse Canyon Subdivision Preliminary Overall Area Development Plan # 671. Please note that your plan was not accepted, based on the following:

- Additional ROW is required for FM 1560 (Galm Road)
- Emergency access has not been provided at Parragin Road.
- Connectivity via a public street (stub-out) will be required to the McComb's property, which is located between Iron Horse and Government Canyons.
- A public road will be needed to connect F.M. 1560 to the McCombs property located north of this site. Staff proposes an additional Public Road access point in the area illustrated as Unit 1A and 1B. A variance will be required, due to the slope, however staff will support the variance.

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

Sincerely

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH

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