

**DEVELOPMENT SUMMARY**

Total Land Area : 128.88 Acres  
 Total Residential Lots: 625  
 Density : 4.85

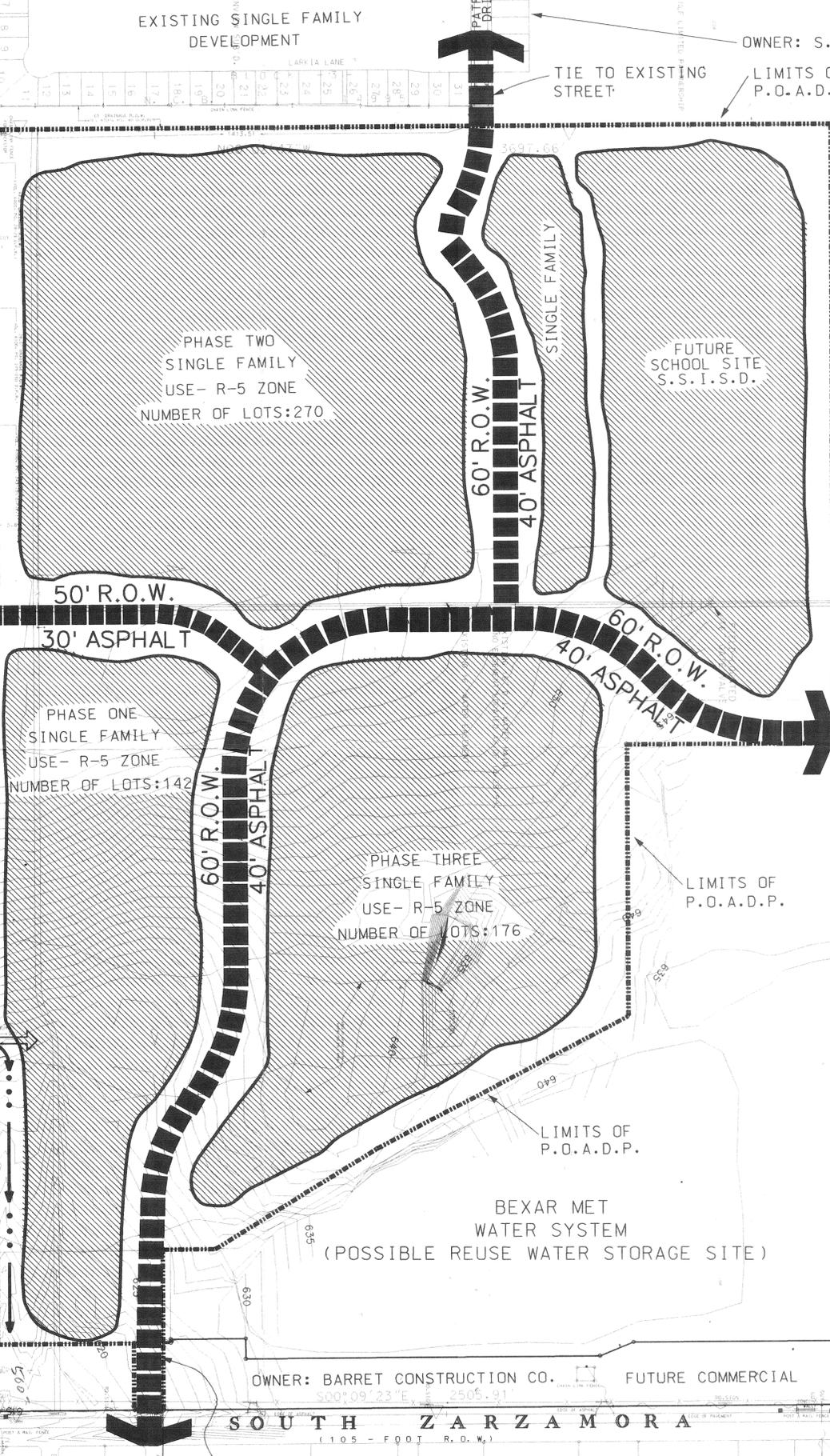
**VILLAS DEL SOL SUBDIVISION**

**PRELIMINARY OVERALL DEVELOPMENT PLAN**

EXISTING SINGLE FAMILY DEVELOPMENT

TIE TO EXISTING STREET

PROPOSED DRAIN R.O.W.



OWNER: S.SAN.I.S.D.

TIE TO EXISTING STREET

LIMITS OF P.O.A.D.P.

LIMITS OF P.O.A.D.P.

FUTURE BUSINESS PARK

OWNER: BARRET CONSTRUCTION CO.

LIMITS OF P.O.A.D.P.

LIMITS OF P.O.A.D.P.

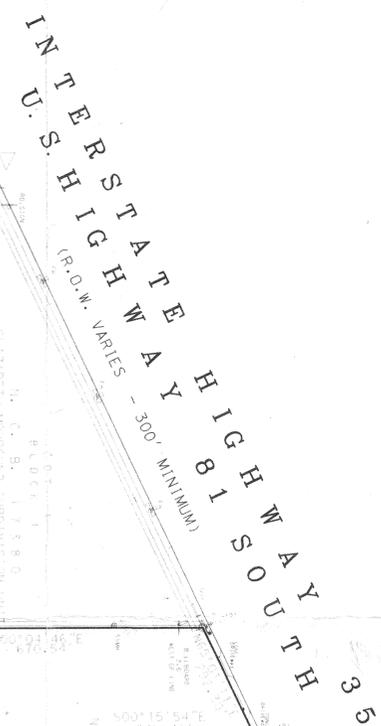
BEXAR MET WATER SYSTEM  
 (POSSIBLE REUSE WATER STORAGE SITE)

OWNER: BARRET CONSTRUCTION CO. FUTURE COMMERCIAL

**SOUTH ZARZAMORA**  
 (105 - FOOT R.O.W.)

ENTRANCE STREET - 86' R.O.W.  
 TRANSITION TO 60' R.O.W.

PROJECT BOUNDARY



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**UTILITIES**

Water : Bexar Met Water System  
 Sewer : S.A.W.S.  
 Telephone : S.W. Bell Telephone  
 Electric : City Public Service  
 Cable : Time-Warner  
 School : S.SAN.I.S.D.

**LOCATION**

Located Inside City Limits  
 Zoned: R-5 Zone Single Family

**GENERAL NOTES**

1. Typical Lot Size: 5000 Sq. Ft.  
 PLAN HAS BEEN ACCEPTED BY  
  
 7-28-00 677  
 (date) (number)  
 If no plats are filed, plan will expire  
 On 1-27-03  
 1st plat filed on

**LEGEND**

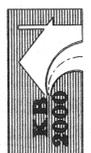
- Unit Boundary
- Proposed Drain R.O.W.
- Project Boundary



**KAUFMAN & BROAD**

**LAND PLANNING TEAM**

HOMEBUILDING - NEIGHBORHOOD DEVELOPMENT  
 4800 Fredericksburg at Loop 410, Box 5250, Beeson Hill Sta.  
 San Antonio, TX 78201 (210) 979-0072



REVISED DATE: 7-27-2000



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# 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: \_\_\_\_\_ Name of POADP: LAS CASAS

Owners: Hawfman & Prosser Consulting Firm: Vickrey Engineering

Address: 4800 Fredericksburg Rd Address: 7334 Blanco Rd Suite 109

Zip Code: 78229 Zip Code: 78216-4978

School District: 9.5.15.D Phone: 349-3271

Existing zoning: R-5 Proposed zoning: \_\_\_\_\_

Site is over/within/includes: Edwards Aquifer Recharge Zone:  Yes  No

Projected # of Phases: 6  Yes  No

San Antonio City Limits?  Yes  No

Council District: A

Ferguson map grid: 681

Land area being platted:	Lots	Acres
Single Family (SF)	<u>800</u>	<u>160</u>
Multi-family (MF)	<u>-</u>	<u>-</u>
Commercial and non-residential	<u>-</u>	<u>-</u>

Is there a previous POADP for this Site? Name \_\_\_\_\_ 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: Herb Quiroga Signature: Herb Quiroga

Date: 3-15-00 Phone: 308-1316 Fax: 979-0072

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SERVICES DIVISION

00 MAR 21 PM 10:30

- 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, 8 1/2 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 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 about 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;
- The POADP lies in the 9.5.1.9.D. School District and they have been contacted concerning this development.
- List below all Major Thourfares that are adjacent to the property or included with in the boundaries.

BARBAMORA ST.

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:

Herb Quiroga

If you have any questions please call J. Jay at 207-7900



# CITY OF SAN ANTONIO

July 26, 2000

Herb Quiroga

Kaufman & Broad  
4800 Fredericksburg Rd.  
San Antonio, TX 78229

Re: Las Casas (a.k.a. Villas Del Sol)

POADP # 677

Dear Mr. Quiroga,

The City Staff Development Review Committee has reviewed Las Casas Subdivision Preliminary Overall Area Development Plan # 677. Please find enclosed a signed copy for your files. Although your plan was accepted, 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.
- We recommend that sidewalk and pedestrian access be provided between Phase II and the proposed school site.
- 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. Quiroga

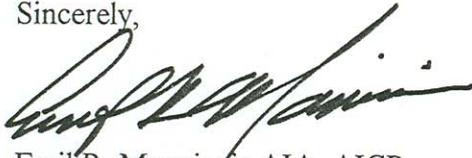
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July 26,2000

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. All Platting will have to comply with the UDC, 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) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, with a long horizontal stroke at the end.

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

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