



# CITY OF SAN ANTONIO

July 28, 2000

Herb Quiroga

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

Re: Highlands Farms

POADP # **678**

Dear Mr. Quiroga,

The City Staff Development Review Committee has reviewed Highlands Farms Subdivision Preliminary Overall Area Development Plan # 676. 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.
- 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

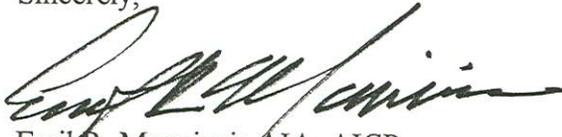
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July 28, 2000

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 large initial "E" and "M".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

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



# CITY OF SAN ANTONIO

May 16, 2000

Lee Wright.

W.F. Castella, Inc.  
6800 Park Ten S. 1805  
San Antonio, TX 78213

Re: Highland Farms

POADP # ?

Dear Mr. Wright,

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

1.) **Sec. 35-2075 Information Required**

(a) Perimeter property lines. **Are not clear and distinct.**

(d) Proposed land uses by location, type and acreage. **Was not clearly identified.**

(e) Existing and proposed circulation system of collector, arterial, and local type B street and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system. **Were not provided.**

(1.1) the collector street needs to be broken ( via a traffic circle ) in order to control traffic speed. This was part of the original approval (Davenport #614).

(f) Contour lines at intervals no greater than ten (10) feet. **Were not clearly (legible) identified.**

(h) Existing adjacent or perimeter streets (including right-of-way widths), intersections, and developments. **Were not provided.**

2.) **Sec. 35-4110 Access From Major Thoroughfares**

(d) Paragraph, (2) The resulting additional ingress and egress of vehicles **Will** seriously disrupt the flow of traffic on the thoroughfare. A 1'-non accesses esm't will be required on the properties adjacent to the proposed collector.

- 3.) Access needs to be provided to the adjoining properties for connectivity.
- 4.) The digital file was missing from submittal.

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

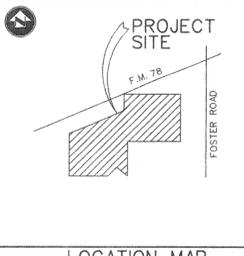
Sincerely,



Emil K. Moncivais AIA, AICP  
Director of Planning

EM/MH.Jr.

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

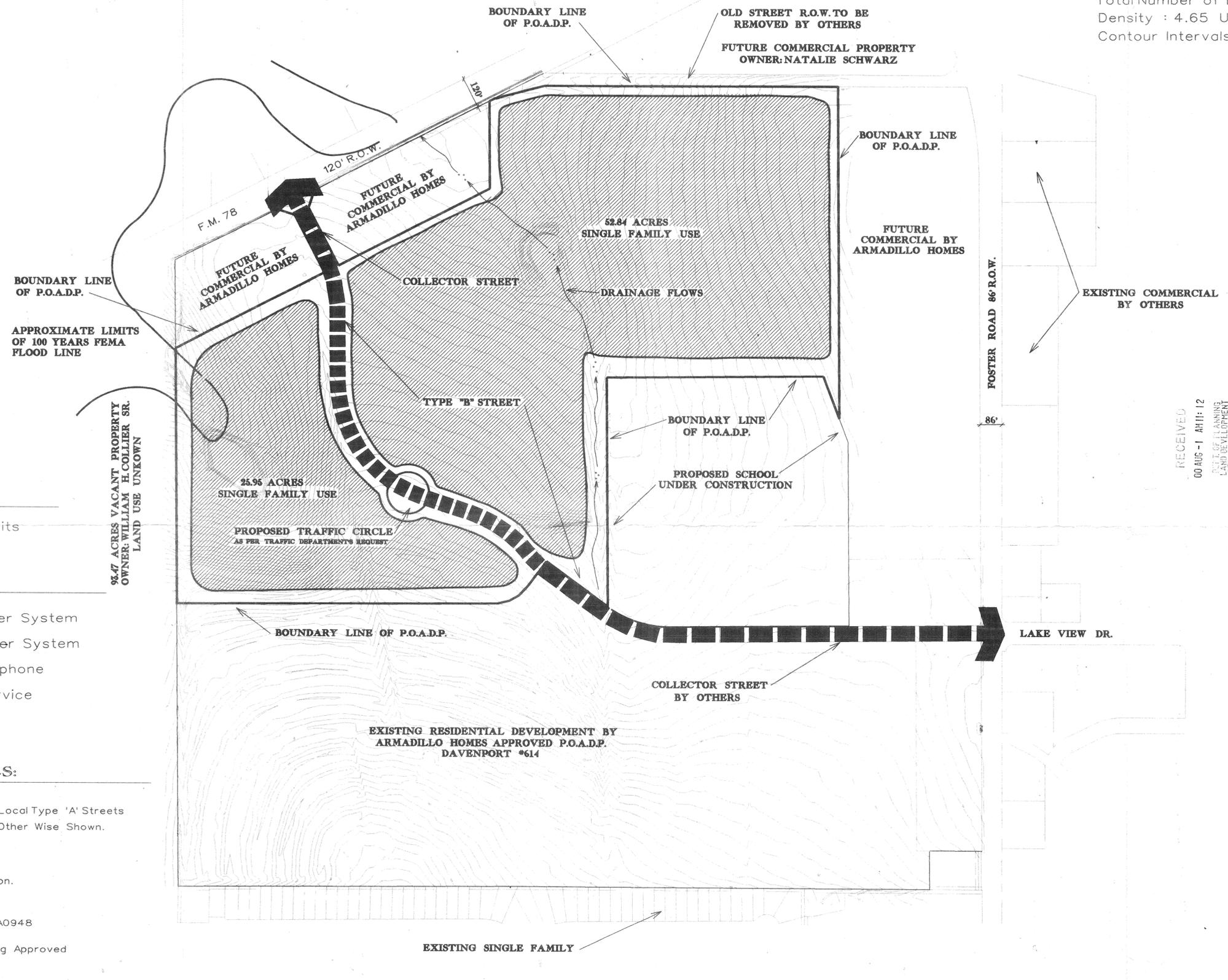


LOCATION MAP

**DEVELOPMENT SUMMARY**

Total Land Area : 78.79 Acres  
 Total Number of Lots : 366  
 Density : 4.65 Units Per Acre  
 Contour Intervals @ 1'

PLAN HAS BEEN ACCEPTED BY  
 CC [Signature]  
 7-28-02  
 (Date)  
 If no plats are filed, plan will expire  
 On 1-27-02  
 1st Plat filed on \_\_\_\_\_



RECEIVED  
 00 AUG -1 AM 11: 12  
 OFFICE OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

**LOCATION**

Located Inside City Limits

**UTILITIES**

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

**GENERAL NOTES:**

1. All Streets Shown Hereon Are Local Type 'A' Streets (50' ROW, 30' Asphalt), Unless Other Wise Shown.
2. Typical Lot Size: 5000 Sq. Ft.
3. Existing R-5 Zone Classification.
4. Existing Approved TIA Davenport/Armadillo I.D.\*98TIA0948
5. Property Is Part Of An Existing Approved P.O.A.D.P. By Armadillo Homes Davenport 207 \*614

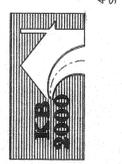
93.47 ACRES VACANT PROPERTY  
 OWNER: WILLIAM H. COLLIER SR.  
 LAND USE UNKNOWN

**HIGHLAND FARMS SUBDIVISION  
 PRELIMINARY OVERALL DEVELOPMENT PLAN**



SCALE: 1" = 200'  
 DATE: 8-14-00

**KAUFMAN & BROAD**  
**LAND PLANNING TEAM**  
 HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT  
 4500 North Loop West, Box 5252, Grand Central Station  
 San Antonio, TX 78201 TEL: (214) 610-9700 FAX: (214) 610-9702



REVISED: 8/1/00

# 678