



CITY OF SAN ANTONIO

August 21, 2000

Mr. Steve Brown

Brown Engineering Co.
1000 Central Parkway north, Suite 100
San Antonio, TX 78232

Re: Pulte Homes-Newby Tract

POADP # 679

Dear Mr. Brown,

The City Staff Development Review Committee has reviewed Pulte Homes-Newby Tract Subdivision Preliminary Overall Area Development Plan # 679. 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.
- 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.

All Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

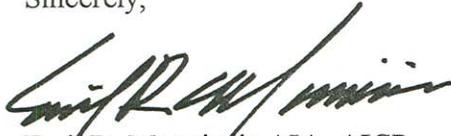
Mr. Brown

Page 2

August 21, 2000

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 "Em R. Moncivais". The signature is fluid and cursive, with a large initial "E" and "M".

Em R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works



CITY OF SAN ANTONIO

RECEIVED
00 JUL 14 PM 12:37
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

RECEIVED

JUN 26 2000

June 20, 2000

J. Steven Brown

Brown Engineering Company
1000 Central Parkway North, Suite 100
San Antonio, TX 78232

BROWN ENGINEERING CO.

Re: Pulte Hausman - Newby Tract

POADP #?

Dear Mr. Brown

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

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

(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, was incomplete. **The 43' street dedication for future extension of Babcock Road must be shown on the POADP plan to meet the requirements of the Major Thoroughfare Plan at time of platting.**

(g) Ownership from title and / or city or county roads for adjacent properties and, if known, proposed development of such land, was incomplete.

(h) Existing adjacent or perimeter streets (including right-of-way widths), intersections, and developments were incomplete.

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 Major Thoroughfare. (Extension of Babcock).

3.) Access needs to be provided to the adjoining properties to the south for connectivity.

It is my understanding that you are working with the property owners to the west to create a R.O.W. for the extension of Bacock Rd. to Hausman Rd. We would be amicable to discuss this option if it addresses the possibility of furthering the implementation of the Major Thoroughfare Plan.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7900. Please return Redlines with resubmittal.

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

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: January 12, 2000 Name of POADP: Pulte Homes - Newby Tract
Owners: Pulte Homes of Texas, L.P. Consulting Firm: Brown Engineering Company
Address: 1008 Central Parkway South Address: 1000 Central Parkway North, Suite 100
San Antonio, Texas 78232 San Antonio, Texas 78232
Phone: (210)496-2066 Phone: (210)494-5511
Existing zoning: Temp R-1 Proposed zoning: R-7 PUD

Site is over/within/includes: Edwards Aquifer Recharge Zone: [] Yes [X] No
Projected # of Phases: 2 [X] Yes [] No
San Antonio City Limits? [X] Yes [] No
Council District: Not Applicable
Ferguson map grid 514

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF) with 157 lots and 27.99 acres, Multi-family (MF) with N/A, and Commercial and non-residential with N/A.

Is there a previous POADP for this Site? Name N/A No.
Is there a corresponding PUD for this site? Name To Be Submitted No.
Plats associated with this POADP or site? Name To Be Submitted No.
Name No.
Name No.

RECEIVED
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
00 JAN 13 PM 4: 21

Contact Person and authorized representative:

Print Name: J. Steven Brown, P.E. Signature: [Handwritten Signature]
Date: January 12, 2000 Phone: (210)494-5511 Fax: (210)494-5519

- name of the POADP and the subdivision;
 - indication of development phases on the POADP; **A note on the POADP indicates that the project will be developed in two(2) phases.**
 - 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: JACK STEVEN BROWN Signature: Mark Brown

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

RECEIVED
JAN 13 PM 4:21
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION