



# CITY OF SAN ANTONIO

November 21, 2000

Herb Quiroga

Kaufman & Broad  
4800 Fredericksburg Rd.  
San Antonio, TX

Re: North Ellison Tract

POADP # 685

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed North Ellison Tract Preliminary Overall Area Development Plan # 685. Please find enclosed a signed copy for your files. Your plan was accepted, however 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.
- 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: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

*C. B.*  
*POSTED*  
*11-30-00*

Mr. Quiroga  
Page 2  
November 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.

**All Platting will have to comply with the Unified Development Code, 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,



Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

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



**LOCATION**

Located Outside City Limits  
 Outside Edwards Aquifer  
 Ferguson Map Grid 612 D3

**DEVELOPMENT SUMMARY**

Total Land Area : 79.15 Acres ±  
 Total Number of Lots : 498±  
 Density : 6.29 Units Per Acre

**UTILITIES**

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

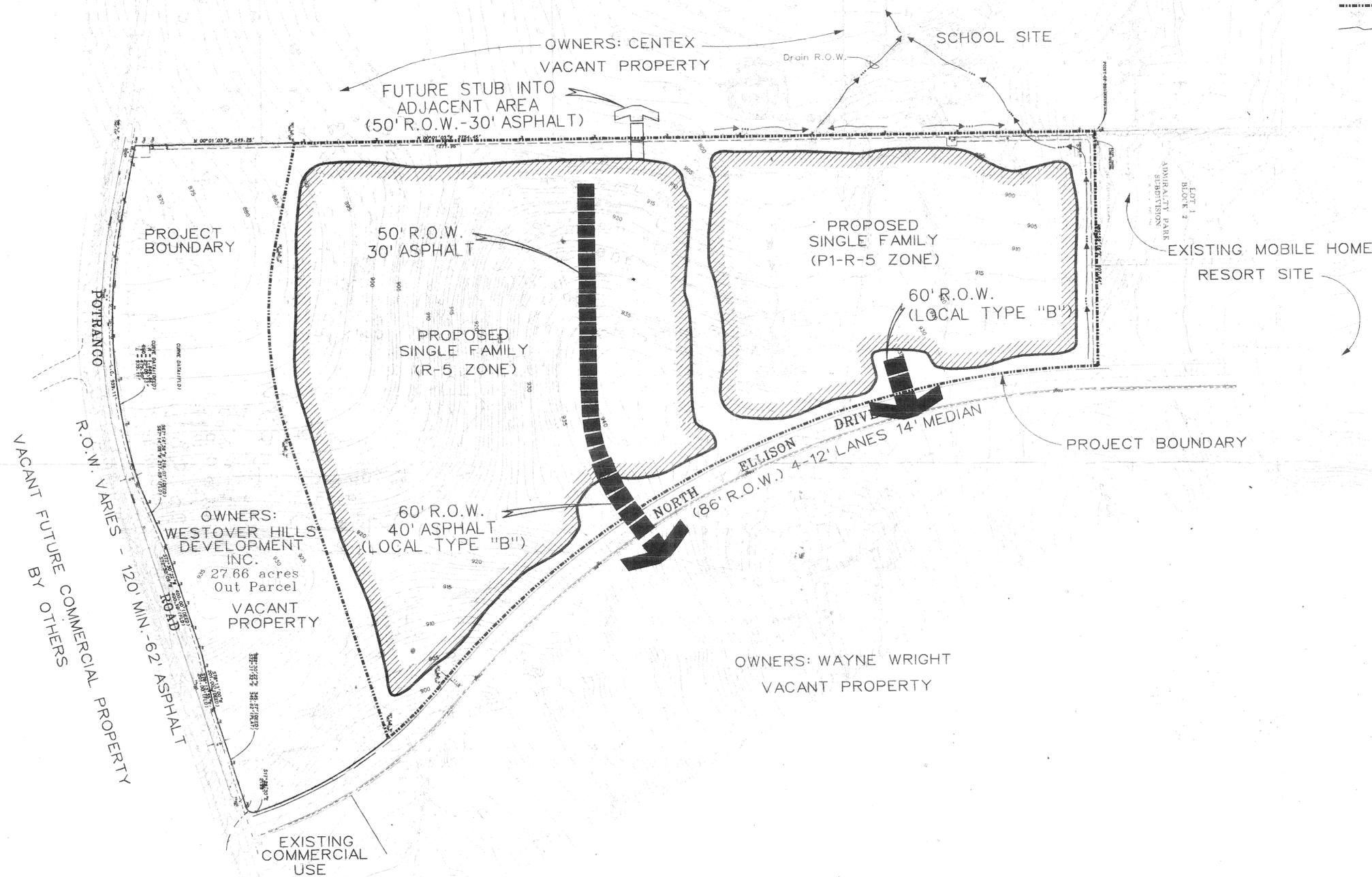
**GENERAL NOTES**

1. All Streets Shown Hereon Are Local Type "A" Streets (50' ROW, 30' Asphalt), Unless Other Wise Shown.
2. Typical Lot Size: 4200 Sq. Ft.

**LEGEND**

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

PLAN HAS BEEN ACCEPTED BY  
*[Signature]*  
 11-21-00  
 (number)  
 If no plots are filed, plan will expire  
 On 5-23-00  
 11/21/00 filed on



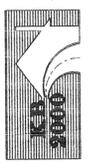
RECEIVED  
 00 OCT -5 AM 10:18  
 DEPT. OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

**NORTH ELLISON DR. TRACT**  
**PRELIMINARY OVERALL DEVELOPMENT PLAN**



SCALE: 1"=200'  
 DATE: 3-2-00

**KAUFMAN & BROAD**  
**LAND PLANNING TEAM**  
 HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT  
 4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill St.  
 San Antonio, TX 78201 FAX (210) 978-0072



# 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: \_\_\_\_\_ Name of POADP: NORTH ELLISON TRACT

Owners: KAUFMAN AND BROAD Consulting Firm: \_\_\_\_\_

Address: 4800 FREDERICKSBURG RD. Address: \_\_\_\_\_

SAN ANTONIO, TEXAS

Phone: 349-1111 Phone: \_\_\_\_\_

Existing zoning: O.C.L. Proposed zoning: \_\_\_\_\_

Site is over/within/includes: Edwards Aquifer Recharge Zone:  Yes  No  
 Projected # of Phases: 3  Yes  No  
 San Antonio City Limits?  Yes  No  
 Council District: O.C.L.  
 Ferguson map grid Q1203

Land area being platted:	Lots	Acres
Single Family (SF)	<u>430 ±</u>	<u>79.15 Act</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: \_\_\_\_\_ Phone: 349-1111 Fax: 979-0072

RECEIVED  
 00 JUN -7 PM 1:54  
 DEPT. OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

- 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

July 25, 2000

Herb Quiroga

Kaufman & Broad  
4800 Fredericksburg Rd.  
San Antonio, TX

Re: North Ellison Tract

POADP #?

Dear Mr. Quiroga

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

- 1.) The access being provided to the property West of this site, has an approved POADP # 530A (Protranco 381). We are providing a copy for your information and coordination of access point from your development. **(Please make adjustments).**
- 2.) Your submittal is lacking an approved T.I.A., which was submitted to Public works on June 7, 2000.

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.Jr.

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