



# CITY OF SAN ANTONIO

February 21, 2001

Sandi Vickers  
M. W. Cude Engineers, L.L.C.  
10325 Bandera Road  
San Antonio, TX 78250

Re: High Chaparral

POADP # 699

Dear Ms. Vickers:

The City Staff Development Review Committee has reviewed High Chaparral (Amending) Subdivision Preliminary Overall Area Development Plan # 699. 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.
- 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 Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

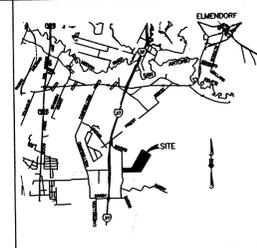
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

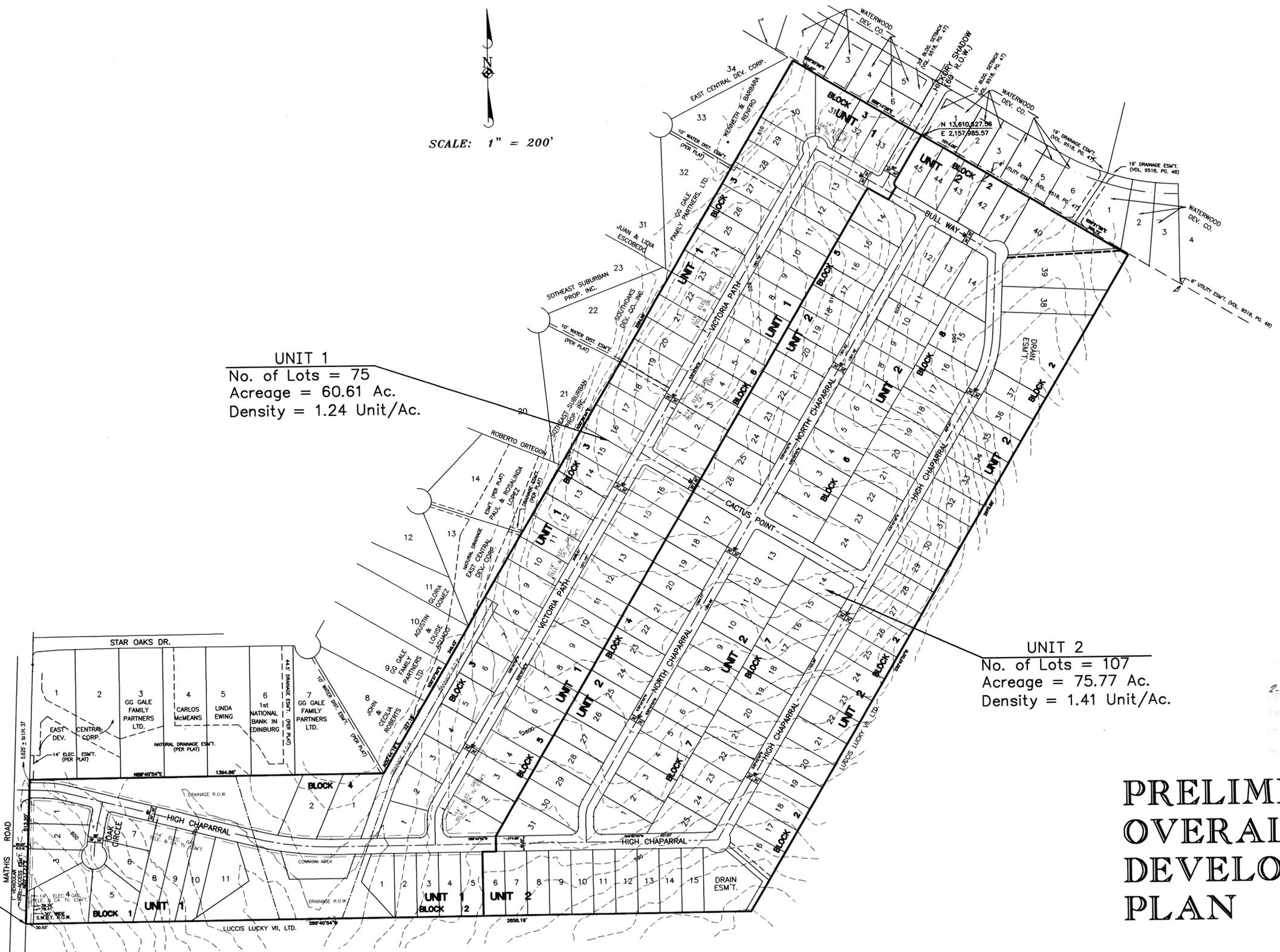
cc: Bob Opitz, P. E., Public Works



LOCATION MAP  
N.T.S.



SCALE: 1" = 200'



**UNIT 1**  
No. of Lots = 75  
Acreage = 60.61 Ac.  
Density = 1.24 Unit/Ac.

**UNIT 2**  
No. of Lots = 107  
Acreage = 75.77 Ac.  
Density = 1.41 Unit/Ac.

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SERVICES DIVISION

ACCEPTED BY  
*Luiz R. M. Junior*  
2-21-01  
4-23-02

# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

ROLAND KAY & SAMMIE KERBY  
13,607,515.07  
2,154,467.24

**SUMMARY**  
No. of Lots = 182  
Acreage = 136.38 Ac.  
Density = 1.33 Unit/Ac.

**OWNER:**  
KIMBROUGH-LIBERTY-HOLT PARTNERSHIP  
2130 McCULLOUGH  
SAN ANTONIO, TEXAS 78212  
(210) 735-8977

HIGH CHAPARRAL SUBDIVISION PRELIMINARY OVERALL AREA DEVELOPMENT PLAN		DATE	DESCRIPTION
 <b>M.W. CUDE ENGINEERS, L.L.C.</b> CIVIL ENGINEERS & SURVEYORS (210) 681-2951 MAILING ADDRESS: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250 LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250	9/10	REQ. REV.	
	6/23	ADDED S.W.B.T. R.O.W.	
	1/17/01	LOT CHANGES	
	1/26/01	LOT SIZES	
	2/6/01	PCAPP #	
<b>DRAWN BY:</b> E.C.	<b>DATE:</b> 6/23/99	<b>SHEET 1 OF 1</b>	
<b>CHECKED BY:</b> S.L.V.	<b>JOB NO.:</b> 153704-08		



# CITY OF SAN ANTONIO

## POADP APPLICATION

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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 24, 2001 Name of POADP: High Chaparral  
 Owners: Kimbrough-Liberty-Holt Partnership Consulting Firm: M.W. Cude Engineers, LLC  
 Address: 2130 McCullough Address: 10325 Bandera Rd  
 City/State/Zip: San Antonio, Texas 78212 City/State/Zip: San Antonio, Texas 78250  
 School District: Southside Phone: 210-681-2951  
 Existing Zoning: N/A Proposed Zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone:  Yes  No  
 Projected # of Phases: 2 Units  Yes  No  
 San Antonio City Limits?  Yes  No  
 Council District: N/A  
 Ferguson Map Grid pg 784, C#, D2-3

Land area being platted:	Lots	Acres
Single Family (SF)	<u>197</u>	<u>136.38</u>
Multi-family (MF)	<u>N/A</u>	<u>N/A</u>
Commercial and non-residential	<u>N/A</u>	<u>N/A</u>

Is there a previous POADP for this Site?	Yes				

Name High Chaparral No. 212

Is there a corresponding PUD for this site? Name N/A No. \_\_\_\_\_

Plats associated with this POADP or site? Name Unit 1 (in progress) No. 990130

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Doyle Walsh Signature: *Doyle Walsh*

Date: January 24, 2001 Phone: 735-8977 Fax: \_\_\_\_\_

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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, 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 @ (210) 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;
- The POADP lies in the \_\_\_\_\_ Southside \_\_\_\_\_ School District and they have been contacted concerning this development.
- List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.

**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: Sandra L. Vicars

Signature: 

If you have any questions please call J. Jay at 207-7900  
APPLICATION REVISED      October 7, 1999