



CITY OF SAN ANTONIO

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00 SEP 25 PM 3:44  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

August 8, 2000

Al Chua

Pape Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, TX 78216

Re: Sonoma Ranch

POADP #?

Dear Mr. Chua

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

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

(d) Proposed land uses by location, type, and acreage. **Was incomplete.**

(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. **Was incomplete.**

(i) One hundred-year floodplain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the city of San Antonio and/or the applicable county. In cases where the one hundred-year flood plain for a particular watercourse is not shown on the published FIRM, a professional engineer shall develop a preliminary one hundred-year floodplain for each watercourse serving a watershed in excess of one hundred (100) acres. **Was not identified on plan.**

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

(d) Paragh, (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 Kyle Seale Parkway.

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

August 8, 2000  
Mr. Chua

4.) An approved T.I.A. will be required.

5.) The proposed collector to F.M. 1560 will have to be dedicated and constructed with this development.

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

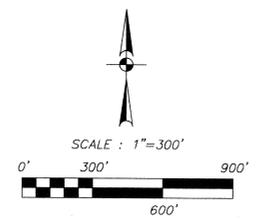
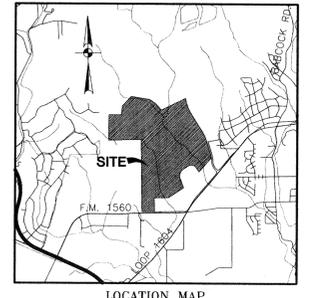
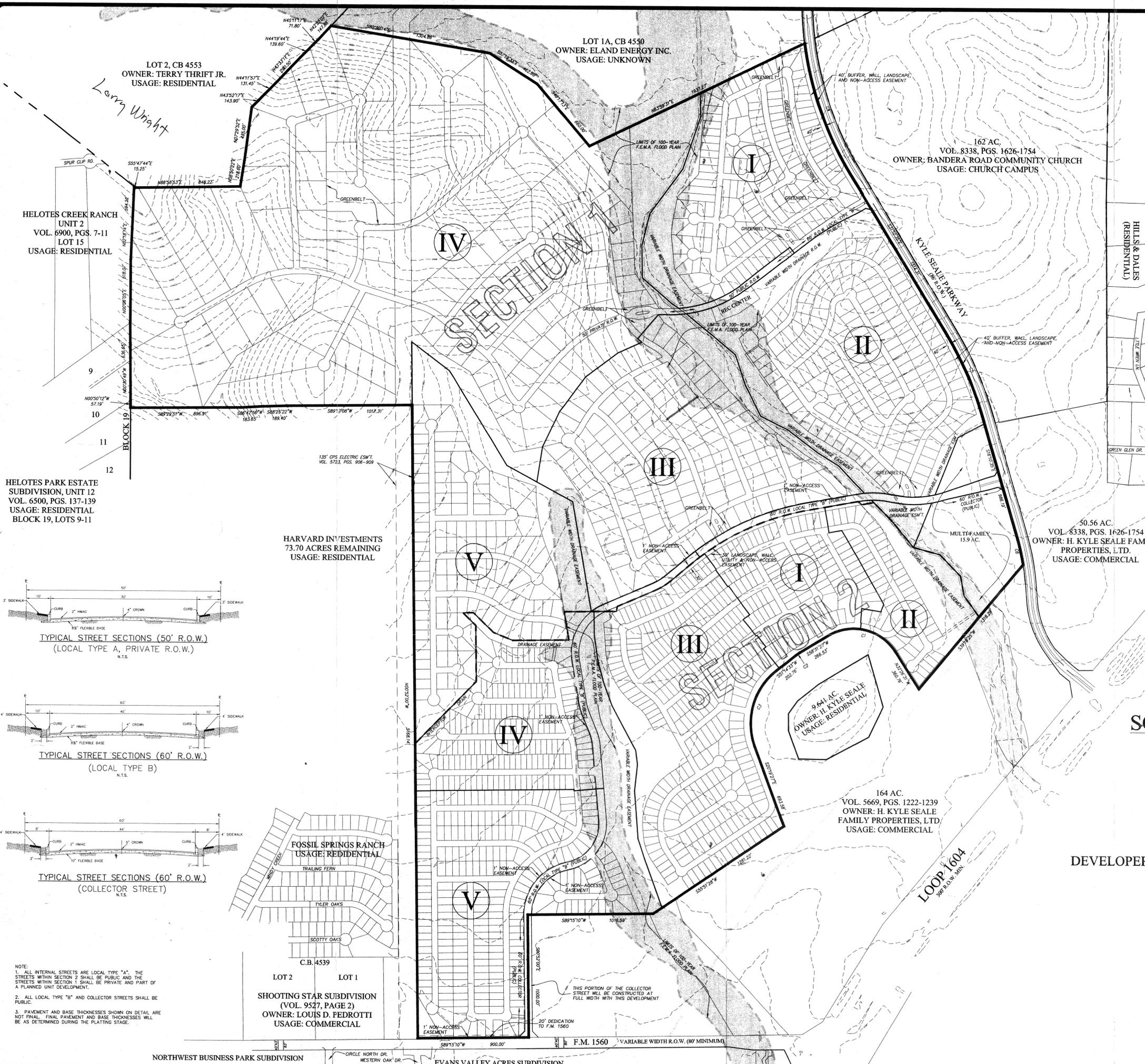
Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivadis". The signature is fluid and cursive, with a large initial "E" and "M".

Emil R. Moncivadis AIA, AICP  
Director of Planning

EM/MH.Jr.

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



**SECTION 1**

UNIT	ACRES	# OF LOTS	SIZE OF LOTS
I	51.3	151	60' x 120'
II	72.7	171	75' x 130'
III	73.6	129	100' x 150'
IV	246.9	130	VARIES
V	58.2	127	80' x 130'
MULTI-FAMILY	15.9	2	
60' R.O.W.	5.0		
<b>TOTAL</b>	<b>523.6</b>	<b>708</b>	<b>2</b>
		SINGLE-FAMILY	MULTI-FAMILY

**SECTION 2**

UNIT	ACRES	# OF LOTS	SIZE OF LOTS
I	24.5	120	55' x 120'
II	12.3	50	55' x 120'
III	53.7	275	45' x 120'
IV	35.0	175	55' x 120'
V	51.6	260	55' x 120'
DRAIN ESMT.	34.6		
<b>TOTAL</b>	<b>211.7</b>	<b>880</b>	
		SINGLE-FAMILY	MULTI-FAMILY

**GRAND TOTAL**

735.3	1,588	2
	SINGLE-FAMILY	MULTI-FAMILY

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00'	821.57'	391.31'	560.90'	N78°57'32" W	89°02'02"
C2	300.00'	581.14'	19.09'	39.10'	S54°53'00" W	07°16'53"
C3	550.00'	686.99'	396.43'	643.19'	S15°22'33" W	71°52'58"
C4	2743.00'	1134.74'	575.60'	1126.67'	S19°19'30" E	23°42'00"
C5	2842.00'	770.21'	387.32'	768.02'	S23°40'35" E	15°00'00"
C6	2177.00'	245.55'	122.91'	245.42'	S12°56'42" E	06°27'45"

- NOTES:
- ALL PROPOSED DEVELOPMENT IS FOR SINGLE FAMILY RESIDENTIAL EXCEPT FOR AREAS NOTED AS MULTI-FAMILY.
  - WATER (SERVICE LEVELS 8 AND 11) AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
  - ULTIMATE DEVELOPMENT AT FEMA FLOOD PLAIN REQUIRES FLOOD PLAIN RECLAMATION STUDY TO BE SUBMITTED TO BEXAR COUNTY AND FEMA APPROVAL.
  - FEMA FLOOD PLAIN LIMITS ARE BASED ON FLOOD INSURANCE RATE MAP 231, 232, 233, AND 234 COMMUNITY PANEL NUMBER 48029C031, 232, 233 AND 234E DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY, TX, AND INCORPORATED AREAS.
  - THE PROPOSED 60' R.O.W. COLLECTOR STREET TO FM 1560 SHALL BE DEDICATED AS A PUBLIC STREET R.O.W. AND TO BE CONSTRUCTED AT FULL WIDTH WITH THIS DEVELOPMENT.

# SONOMA RANCH SUBDIVISION PRELIMINARY OVERALL DEVELOPMENT PLAN

A 735.3 acre, or 32,030,000 square feet, tract of land as recorded in Volume 8838, Pages 1626-1659 of the Official Public Records of Real Property Bexar County, Texas, being out of the Terry O'Neil & T. P. McCall Survey No. 500, Abstract 1015, County Block 4540, the Caledonia Cadena Survey No. 422, Abstract 186, County Block 4551, the Jesus Martinez Survey No. 423, Abstract 540, County Block 4550, the Isaac Stone Survey No. 354, Abstract 714, County Block 4539, the Goetano Castillo Survey No. 353, Abstract 148, County Block 4543, the Heinrich Lefefeste Survey No. 1, Abstract 967, County Block 4547 and the S.A. & M.G.P.R. Co. Survey 437, Abstract 718, County Block 4544 of Bexar County Texas.

**DEVELOPERS: LAREDO SONOMA RANCH, LTD (SECTION 1)**  
 18750 STONE OAK PKWY, SUITE #250  
 SAN ANTONIO, TEXAS 78258  
 TEL: (210) 497-3385  
 and  
**CONTINENTAL HOMES (SECTION 2)**  
 14206 NORTHBROOK  
 SAN ANTONIO, TEXAS 78232  
 TEL: (210) 496-2668

PAPE-DAWSON ENGINEERS  
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
 FAX: 210.375.9010

HELOTES CREEK RANCH  
 UNIT 2  
 VOL. 6900, PGS. 7-11  
 LOT 15  
 USAGE: RESIDENTIAL

HELOTES PARK ESTATE  
 SUBDIVISION, UNIT 12  
 VOL. 6500, PGS. 137-139  
 USAGE: RESIDENTIAL  
 BLOCK 19, LOTS 9-11

HARVARD INVESTMENTS  
 73.70 ACRES REMAINING  
 USAGE: RESIDENTIAL

164 AC.  
 VOL. 5669, PGS. 1222-1239  
 OWNER: H. KYLE SEALE  
 FAMILY PROPERTIES, LTD.  
 USAGE: COMMERCIAL

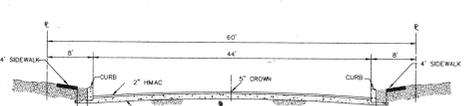
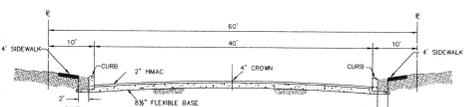
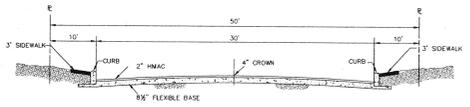
50.56 AC.  
 VOL. 8338, PGS. 1626-1754  
 OWNER: H. KYLE SEALE FAMILY  
 PROPERTIES, LTD.  
 USAGE: COMMERCIAL

LOT 1A, CB 4550  
 OWNER: ELAND ENERGY INC.  
 USAGE: UNKNOWN

LOT 2, CB 4553  
 OWNER: TERRY THRIFT JR.  
 USAGE: RESIDENTIAL

SHOOTING STAR SUBDIVISION  
 (VOL. 9527, PAGE 2)  
 OWNER: LOUIS D. PEDROTTI  
 USAGE: COMMERCIAL

FOSSIL SPRINGS RANCH  
 USAGE: RESIDENTIAL



- NOTE:
- ALL INTERNAL STREETS ARE LOCAL TYPE "A". THE STREETS WITHIN SECTION 2 SHALL BE PUBLIC AND THE STREETS WITHIN SECTION 1 SHALL BE PRIVATE AND PART OF A PLANNED UNIT DEVELOPMENT.
  - ALL LOCAL TYPE "B" AND COLLECTOR STREETS SHALL BE PUBLIC.
  - PAVEMENT AND BASE THICKNESSES SHOWN ON DETAIL ARE NOT FINAL. FINAL PAVEMENT AND BASE THICKNESSES WILL BE AS DETERMINED DURING THE PLATTING STAGE.

NORTHWEST BUSINESS PARK SUBDIVISION | CIRCLE NORTH DR. | WESTERN OAK DR. | EVANS VALLEY ACRES SUBDIVISION



# 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: JUNE 20, 2000 Name of POADP: SONOMA RANCH SUBDIVISION

Owners: LAREDO SONOMA RANCH, LTD. Consulting Firm: PAPE-DAWSON ENGINEERS, INC.  
SUITE 250

Address: 18750 STONE OAK PARKWAY Address: 555 EAST RAMSEY

Zip Code: 78258 Zip Code: 78216

School District: NISD Phone: 375-9000

Existing zoning: N/A (outside city limits) Proposed zoning: N/A (outside city limits)

Site is over/within/includes: Edwards Aquifer Recharge Zone:  Yes  No  
 Projected # of Phases: \_\_\_\_\_  Yes  No  
 San Antonio City Limits?  Yes  No  
 Council District: outside city limits  
 Ferguson map grid 513 / B5

Land area being platted:	Lots	Acres
Single Family (SF)	<u>1,568</u>	<u>719.4</u>
Multi-family (MF)	<u>2</u>	<u>15.9</u>
Commercial and non-residential	_____	_____

Is there a previous POADP for this Site? Name KYLE SEALE RANCH No. 286

Is there a corresponding PUD for this site? Name SONOMA RANCH Unit 1,2&3. (To be submitted)

Plats associated with this POADP or site? Name KYLE SEALE PARKWAY No. N/A  
Vol. 9520 Pg. 201-204

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

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

Contact Person and authorized representative:

Print Name: ALFONSO CHUA, P.E Signature: [Signature]

Date: June 20 '00 Phone: 375-9000 Fax: 375-9010

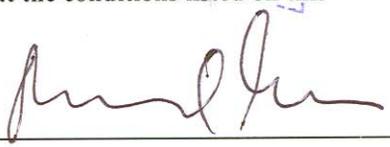
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- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- north arrow and scale of the map;
- proposed land 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, 8½ x 11 reduction with six 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; n/a
- TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501;  
**(Currently prepared, see attached transmittal of TIA to Todd Sang)**
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;  
**This area has a current DRP and is still effective. DRP and Tree Affidavit have been submitted to Debbie Reid)**
- 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;
- List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

KYLE SEALE PARKWAY  
FM 1560

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**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative: Bradford Galo Signature: 

If you have any questions please call Elizabeth Carol at 207-7900  
APPLICATION REVISED June 4, 1999



# CITY OF SAN ANTONIO

February 28, 2000

Mr. Al Chua, P.E.

Pape – Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, TX 78216

Re: Sonoma Ranch

POADP # 700

Dear Mr. Chua:

The City Staff Development Review Committee has reviewed Sonoma Ranch Subdivision Preliminary Overall Area Development Plan # 700. 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.

Mr. Chua  
Page 2  
February 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 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