



CITY OF SAN ANTONIO

March 20, 2001

John Elorriaga

E.D.C. Consultants, Inc.
3308 Broadway Suite 205
San Antonio, TX 78209

Re: Leano Heights

POADP # 702

Dear Mr. Elorriaga:

The City Staff Development Review Committee has reviewed Leano Heights Subdivision Preliminary Overall Area Development Plan # 702. 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. Elorriaga
Page 2
March 20, 2001

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.

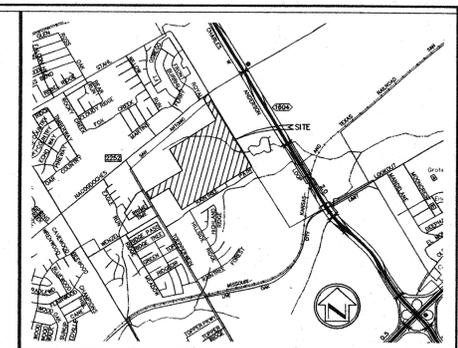
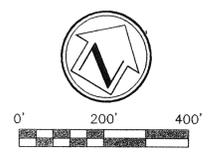
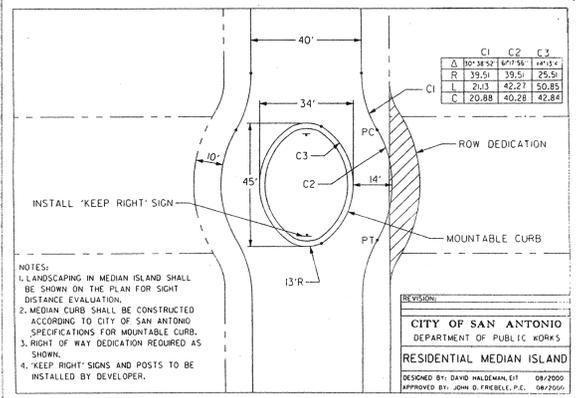
Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

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



LOCATION MAP
1" = 3000'

SITE INFORMATION
 LEGAL DESCRIPTION: PARCEL NO. 21, VOL. 2866, PG. 1014, LOT 14 AND PART OF LOT 15, FAIRVIEW ACRES, VOL. 2575, PG. 191.
 TOTAL AREA: 136 ACRES
 ZONING: 136 ACRES R-1, 1.0 ACRES B-3

PROPOSED LAND USE:
 R-1 RESIDENTIAL - SINGLE FAMILY DETACHED
 B-3 UNDETERMINED

ALL STREETS ARE LOCAL TYPE "A" UNLESS OTHERWISE NOTED.

PROPERTY IS WITHIN THE NORTH-EAST INDEPENDENT SCHOOL DISTRICT. NOTIFICATION OF THE PROPOSED DEVELOPMENT HAS BEEN PROVIDED TO NEISD.

100 YEAR FLOODPLAIN (NON DETAILED STUDY) FOR FEMA MAP NO. 48020002E DATED FEBRUARY 16, 1996 IS INDICATED ON THIS PROPERTY.

LEVEL 2 TRAFFIC IMPACT ANALYSIS HAS BEEN PREPARED FOR THIS DEVELOPMENT.

DEVELOPMENT OF THIS PROPERTY WILL BE IN COMPLIANCE WITH THE CITY OF SAN ANTONIO TREE PRESERVATION ORDINANCE.

PROPERTY OWNER

FAIRVIEW ACRES SUBDIVISION (NCB 16587)	OWNER
LOT BLOCK ADDRESS	
7 1504 NACOGDOCHES RD	CHAVEZ NACOGDOCHES PROPERTIES, LLC
8 1602 NACOGDOCHES RD	BOBBY & BEVERLY YORK
9 1602 NACOGDOCHES RD	EDWARD & ESTHER ECKOLS
10 1610 NACOGDOCHES RD	EDWARD & ESTHER ECKOLS
11 1610 NACOGDOCHES RD	MALDONADO NURSERY & LANDSCAPING
12 1610 NACOGDOCHES RD	MALDONADO NURSERY & LANDSCAPING
13 1612 NACOGDOCHES RD	GARY BACZEWSKI
15 1612 NACOGDOCHES RD	APRIL ENTERPRISES, INC.

UNPLATTED (NCB 16587)

P-1A ON LOOP 1604 E	JOHN SANTIKOS, ET AL
P-5 ON LOOP 1604 E	ORION TEMPLETON, ET AL

RAINTREE SUBDIVISION (NCB 16587)

LOT BLOCK ADDRESS	OWNER
1 5 6967 RAINTREE PATH	EDWARD WERTKE & MARTHA GIANTTI
2 5 6965 RAINTREE PATH	XUAN & HEN NGUYEN
3 5 6965 RAINTREE PATH	RICHARD & MARGAN ESLI
4 5 6965 RAINTREE PATH	TAURUS FELIX & TANISHA FULLER
5 5 6961 RAINTREE PATH	JEFFREY & SHAWNIRA MUSSER
6 5 6947 RAINTREE PATH	FRANCISCO & CHRISTINA CAVAZOS
7 5 6943 RAINTREE PATH	TOMMY & DANIEL LEWIS
8 5 6939 RAINTREE PATH	SA BUENA VISTA LTD PARTNERSHIP
9 5 6935 RAINTREE PATH	KAUFMAN & BROAD OF TX, LTD
10 5 6931 RAINTREE PATH	DEBORAH BASABE
11 5 6927 RAINTREE PATH	LUCIA COENA
12 5 6923 RAINTREE PATH	AARON & BARBARA SALAS
13 5 6919 RAINTREE PATH	DRUSILA MERFA
14 5 6915 RAINTREE PATH	CARMEN & RICHARD HUGO
15 5 6911 RAINTREE PATH	MARK & ELIZABETH COURTADE
16 5 6907 RAINTREE PATH	ARTURO & KIM TORRES
17 5 6903 RAINTREE PATH	NSA & GESSI CONKLIN
18 5 6901 RAINTREE PATH	BRADLEY & VERONICA MOORE
2 4 6887 RAINTREE PATH	GUILLERMO & ANNABELLE FINA
3 4 6883 RAINTREE PATH	PALMRO & CRISTINA RANGEL
4 4 6879 RAINTREE PATH	RICHARD & LISA CARMONA
5 4 6875 RAINTREE PATH	WILLIAM & JANICE BRELAND
6 4 6871 RAINTREE PATH	KAUFMAN & BROAD OF TX, LTD
7 4 6867 RAINTREE PATH	DIANE CALUMIM
8 4 6863 RAINTREE PATH	JOHN & MARY CRTEGA
9 4 6859 RAINTREE PATH	THOMAS & MARGARET AGUIRRE
10 4 6855 RAINTREE PATH	PATRICK & DAWN CANALES
11 4 6851 RAINTREE PATH	HUMBERTO RIOS
12 4 6847 RAINTREE PATH	ALAN & KRISTINE RAMEY
13 4 6843 RAINTREE PATH	CHRISTOPHER & RACHEL LOPEZ
14 4 6839 RAINTREE PATH	MICHAEL & PATRICK LOWRY
15 4 6835 RAINTREE PATH	HECTOR & AYLIDA GARCIA
16 4 6831 RAINTREE PATH	TRACY BLANCO
17 4 6827 RAINTREE PATH	BARBARA DUFFIELD
18 4 6823 RAINTREE PATH	KIRK & JENNIFER HARBARGER
19 4 6819 RAINTREE PATH	CHARLE & LINDA NOLAN
20 4 6815 RAINTREE PATH	TIMOTHY & NATALIE LOFTIN
21 4 6811 RAINTREE PATH	KAUFMAN & BROAD OF TX, LTD
22 4 6807 RAINTREE PATH	KAUFMAN & BROAD OF TX, LTD
23 4 6803 RAINTREE PATH	KAUFMAN & BROAD OF TX, LTD
24 4 6831 RAINTREE PATH	KAUFMAN & BROAD OF TX, LTD
25 4 6831 RAINTREE PATH	KAUFMAN & BROAD OF TX, LTD

UNPLATTED (NCB 16587)

P-4E 15088 TOEPPERWEIN RD	BRYAN & KATHA DEKAY
P-3 15088 TOEPPERWEIN RD	HILL COUNTRY MATERIALS, INC.

HILL COUNTRY MATERIAL SUBDIVISION

1 15130 TOEPPERWEIN RD	HILL COUNTRY MATERIALS, INC.
------------------------	------------------------------

UNPLATTED (NCB 16587)

P-2 15208 TOEPPERWEIN RD	HARRY & EDLINE SCHULMEIER
P-1 15504 TOEPPERWEIN RD	IRVIN & VIRGINIA SCHULMEIER

PLAN HAS BEEN ACCEPTED BY

UNIT NO.	NUMBER OF LOTS
UNIT 1	73
UNIT 2	88
UNIT 3	77
UNIT 4	102
UNIT 5	84
UNIT 6	71
UNIT 7	69
TOTAL	564

3-20-01 (date)
700 (number)
If no plans are filed, plan will expire on 9-19-02
1st plat filed on

REVISIONS

NO.	DESCRIPTION	DATE	REVISED BY
1	ADDRESS REVIEW COMMENTS	3/1/01	
2	ADD MEDIAN DETAIL	3/1/01	

EDC
 FLORRAGA DEVELOPMENT CONSULTANTS, INC.
 3308 Broadway Suite 205
 San Antonio, Texas 78209
 (210) 832-9791

PREPARED FOR:
 DESARROLLOS
 ANTOPAZ, SA

LEANO HEIGHTS
 PRELIMINARY OVERALL SUBDIVISION
 AREA DEVELOPMENT PLAN

DESIGNED: M.P.
 DRAWN: B.C.
 CHECKED: J.E.
 DATE: 12/6/00
 SCALE: 1" = 200'

RECEIVED
01 JAN 29 PM 1:09
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);
- copy of digital file
- 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 eight (8) 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 James Clements @ (210)207-7720;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- 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;
- The POADP lies in the North East School District and they have been contacted concerning this development.

List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.

Nacogdoches Road

Toepperwein Road

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: John Elorriaga

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)

RECEIVED
01 JAN 25 PM 1:09
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Page 3 of 3



CITY OF SAN ANTONIO

February 12, 2001

John Elorriaga

E.D.C. Consultants, Inc.
3308 Broadway Suite 205
San Antonio, TX 78209

Re: Leano Heights

POADP # ?

Dear Mr. Elorriaga:

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

- 1.) The proposed street "O" (local type B) accessing from Toepperwein Road will need to comply with the Low Speed Design Ordinance.
- 2.) Tx-Dot requires a 10' foot dedication along Nacogdoches Road.
- 3.) An approved T.I.A. will be required.

Copies of all review comments and redlines are attached.

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

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr.

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