



CITY OF SAN ANTONIO

April 16, 2001

Herb Quiroga

Kaufman and Broad
4800 Fredericksburg Road
San Antonio, TX 78229

Re: Los Caminos

POADP # 704

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed Los Caminos Subdivision Preliminary Overall Area Development Plan # 704. 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.

Attached are copies of letters of agreement and acknowledgement for the extension of Huebner Road.

Mr. Quiroga
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April 16, 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.

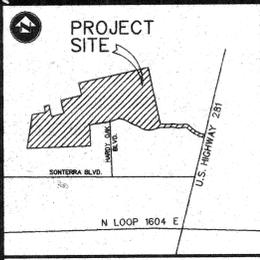
Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

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

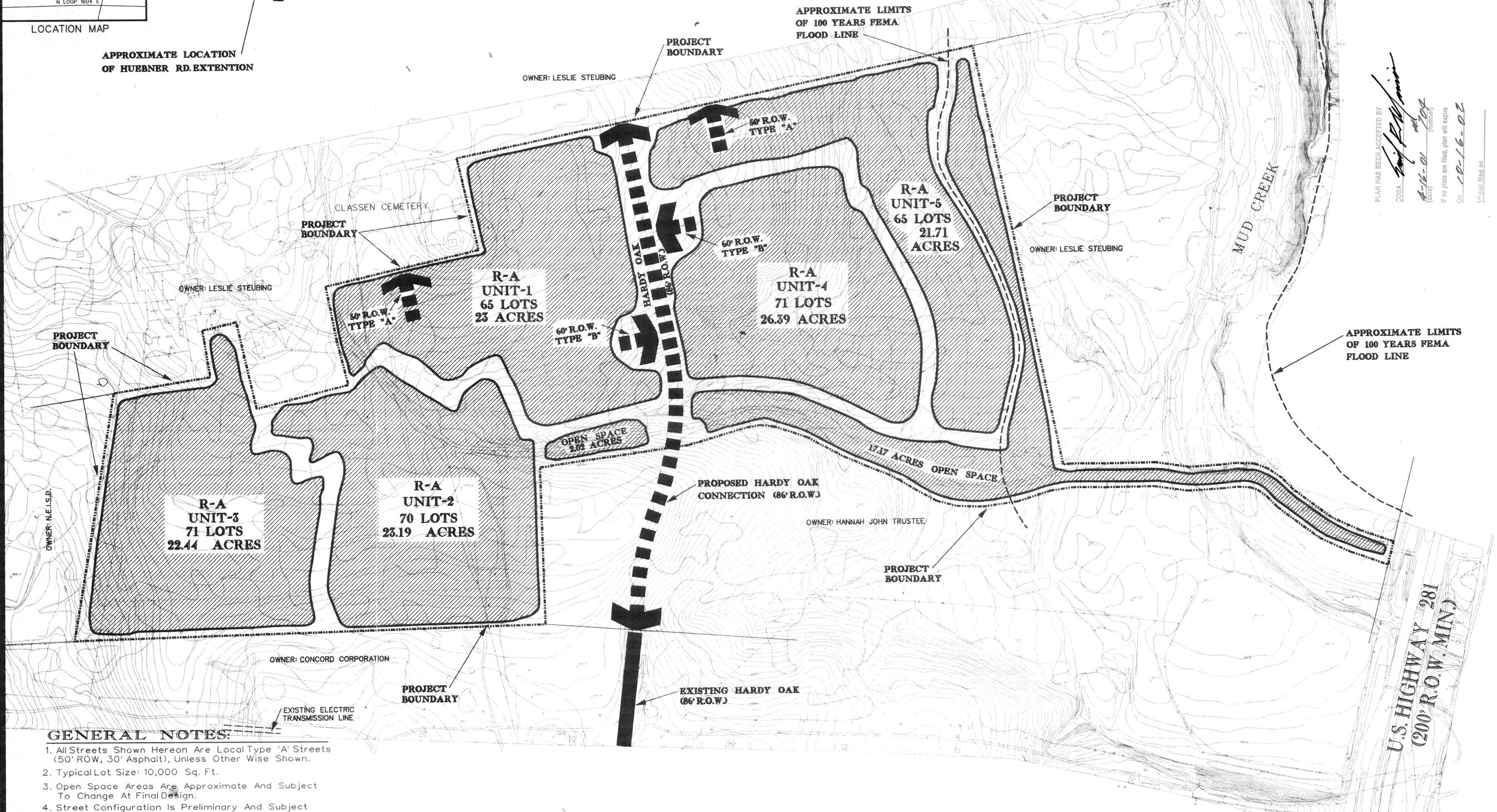


LOCATION MAP

APPROXIMATE LOCATION OF HUBNER RD. EXTENTION

RECEIVED
01 APR 10 PM 1:00
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
4-16-01 (date)
If no plate are filed, plan will expire
On 10-16-02
1st filed filed on



GENERAL NOTES:

- All Streets Shown Hereon Are Local Type 'A' Streets (50' ROW, 30' Asphalt), Unless Other Wise Shown.
- Typical Lot Size: 10,000 Sq. Ft.
- Open Space Areas Are Approximate And Subject To Change At Final Design.
- Street Configuration Is Preliminary And Subject To Change At Final Design.
- Existing R-A Zone Classification.
- A Flood Plain Preservation Buffer Zone Will Be Established Along The Edwards Aquifer Recharge Zone Boundary At Final Design.
- Property Is Located Within Edwards Recharge Zone Category 2. Proposed Impervious cover of 28%.
- Land Use For This P.O.A.D.P. Is Single Family (Detached) Unless Otherwise Shown
- All Access Points For This Tract Will Be From Hardy Oaks.
- A One Foot Non Access Easement Will Be Placed On Lots That Will Be Adjacent To Hardy Oak Dr.

UTILITIES

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

DEVELOPMENT SUMMARY

Total Land Area : 135.92 Acres ±
Total Number of Lots : 342 ±
Density : 2.52 Units Per Acre

LOCATION

Located Inside City Limits
Inside Edwards Aquifer

LOS CAMINOS
 PRELIMINARY OVERALL DEVELOPMENT PLAN

SCALE: 1" = 200'
 DATE: 8-30-00

LAND PLANNING TEAM
 HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
 4800 Fredericksburg at Loop 410, P.O. Box 5250, Beacon Hill St.,
 San Antonio, Tx, 78201 (210) 345-1111 FAX (210) 979-0072





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: _____ Name of POADP: Los Caminos

Owners: KAUFMAN AND BROAD Consulting Firm: BROWN ENGINEERS

Address: 1800 FREDERICKSBURG ROAD Address: 1000 CENTRAL PARKWAY N.S - 100

Zip Code: 78229 Zip Code: 78232

School District: NEISD Phone: 494-5511

Existing zoning: R-1A Proposed zoning: R-1

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 5 Yes No
 San Antonio City Limits? Yes No
 Council District: 9
 Ferguson map grid 51741

Land area being platted:	Lots	Acres
Single Family (SF)	<u>342</u>	<u>135.92</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 N/A No. _____

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

Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: HEEB QUIROGA Signature: [Signature]

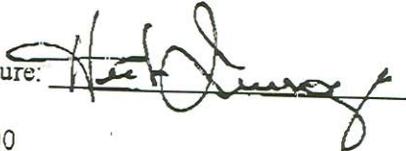
Date: 9/11/00 Phone: 308-1316 Fax: 979-0072

- 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, 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 James Clements or Todd Sang @ (210)207-7702;
- 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;
- The POADP lies in the NEISD School District and they have been contacted concerning this development.
- List below all Major Thourfares 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: HERB QUIROGA

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED May 8, 2000



CITY OF SAN ANTONIO

December 28, 2000

Herb Quiroga

Kaufman and Broad
4800 Fredericksburg Road
San Antonio, TX 78229

Re: Los Caminos

POADP # ?

Dear Mr. Quiroga:

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

1.) Sec. 35-2075 Information Required

(a) Huebner Rd is on the Major Thoroughfare with a proposed 86' R.O.W. The northern edge of this site needs to show half of the required R.O.W (43').

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

(a) Hardy Oaks Rd. and Huebner Rd. intersect at this site, both will have to be shown with the required 86' R.O.W.s.

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 the proposed Major Thoroughfare.

3.) Redland Rd. is proposed by Tx-Dot to connect to Huebner Rd Please show this alignment and how it will affect the northern part of your property as per our discussion.

Mr. Quiroga

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December 28, 2000

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 long horizontal stroke at the end.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr.

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



CITY OF SAN ANTONIO

October 20, 2000

Oscar Dominguez

Kaufman and Broad
4800 Fredericksburg Road
San Antonio, TX 78229

Re: Los Caminos

POADP # ?

Dear Mr. Dominguez:

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

1.) Sec. 35-2075 Information Required

- (a) Huebner Rd R.O.W. needs to be shown on the proposed P.O.A.D.P.
- (c) City Arborist approval is missing.
- (d) Show current zoning on P.O.A.D.P.
- (i) One hundred-year floodplain limits was not identified on plan.

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

(a) It appears that Hardy Oaks Rd. and Huebner Rd. intersect at this site, both will have to be shown with the required 86' R.O.W.s.

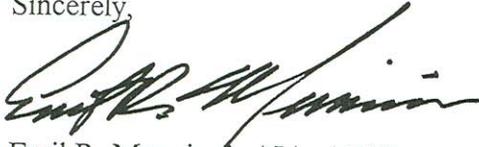
d) Paragh, (2) The resulting additional ingress and egress of vehicles will seriously disrupt the flow of traffic on the thoroughfare. A 1'-non accesses esm't will be required on the properties adjacent to the proposed collectors.

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

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

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 prominent initial "E" and "M".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr.

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