



# CITY OF SAN ANTONIO

May 4, 2001

Herb Quiroga

Kaufman and Broad  
4800 Fredericksburg Road  
San Antonio, TX 78229

Re: Evans Rd.- Ackerman Tract (a.k.a. Fox Grove)

POADP # 705

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed Evans Rd.- Ackerman Tract (a.k.a. Fox Grove) Subdivision Preliminary Overall Area Development Plan # 705. 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. Quiroga  
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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.

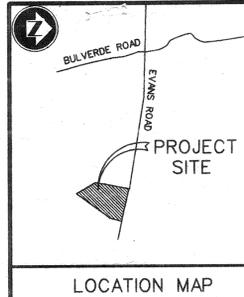
Sincerely,



Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Land Development Services



OWNER: SIX STAR PROPERTIES  
PTSHP

OWNER: SMITH LARRY T & SANDRA

OWNER: LUMBERMENS INVESTMENT CORP

OWNER: LANGDON WENDELL H & CELESTE

OWNER: ACKERMANN CREDIT TRUST

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COUNTY CLERK  
SAN ANTONIO, TEXAS

**UTILITIES**

Water : S.A.W.S.  
Sewer : S.A.W.S.  
Telephone : S.W. Bell Telephone  
Electric : City Public Service

**GENERAL NOTES:**

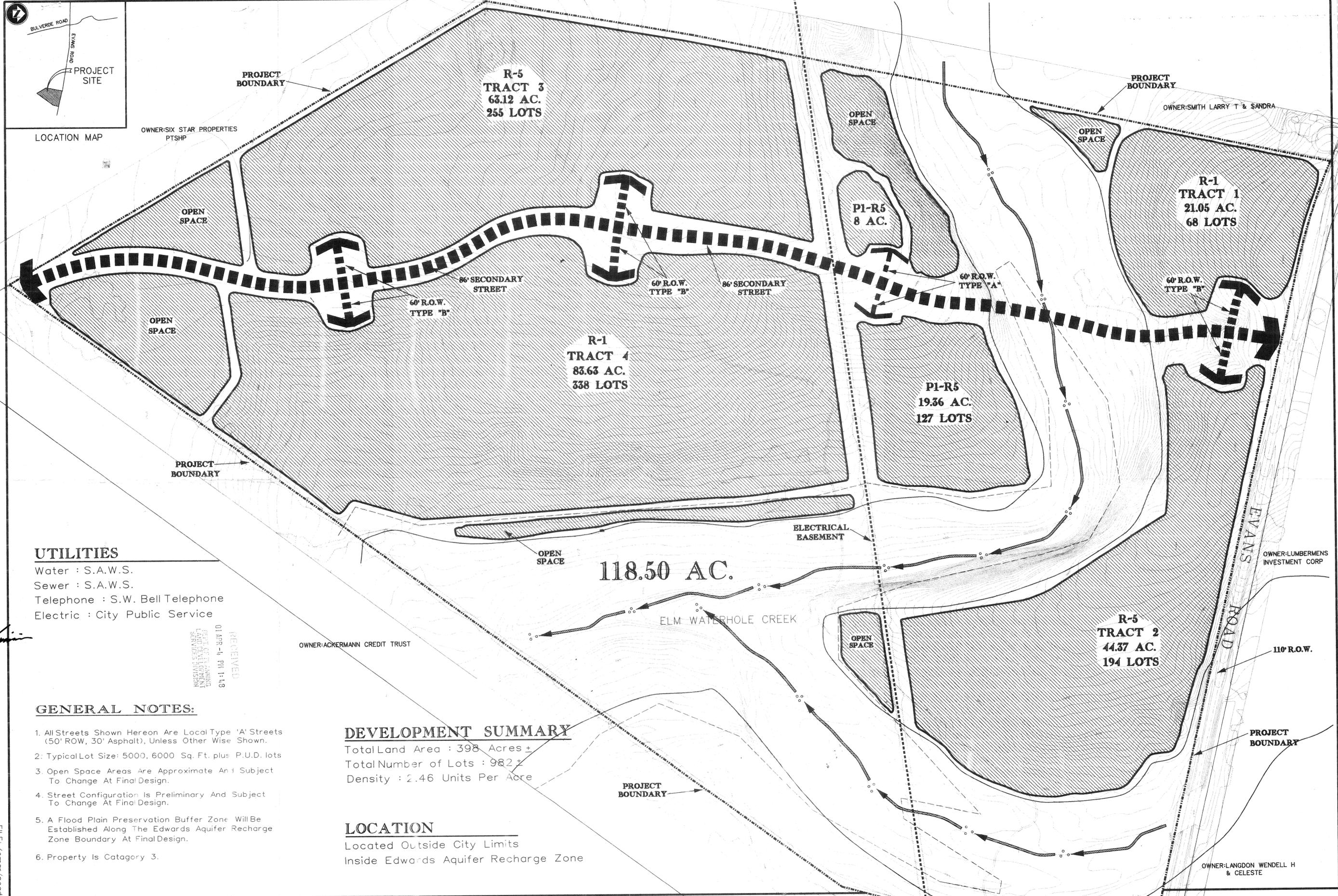
- All Streets Shown Hereon Are Local Type 'A' Streets (50' ROW, 30' Asphalt), Unless Other Wise Shown.
- Typical Lot Size: 5000, 6000 Sq. Ft. plus P.U.D. lots
- Open Space Areas Are Approximate And Subject To Change At Final Design.
- Street Configuration Is Preliminary And Subject To Change At Final Design.
- A Flood Plain Preservation Buffer Zone Will Be Established Along The Edwards Aquifer Recharge Zone Boundary At Final Design.
- Property Is Category 3.

**DEVELOPMENT SUMMARY**

Total Land Area : 398 Acres ±  
Total Number of Lots : 982 ±  
Density : 2.46 Units Per Acre

**LOCATION**

Located Outside City Limits  
Inside Edwards Aquifer Recharge Zone



PLAN HAS BEEN ACCEPTED BY  
5/14/01 #705  
If no photo are filed, plan will expire  
11/03/02

FILE: /omar/poodp/ackermannpoodp1



LAND PLANNING TEAM

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT  
4800 Fredericksburg at Loop 410 P.O. Box 5250, Beacon Hill Sta.  
San Antonio, Tx. 78201 (210) 349-1111 FAX (210) 979-0072



SCALE: 1"=200'

**FOX GROVE**  
PRELIMINARY OVERALL DEVELOPMENT PLAN

#70

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 Unified Development Code and must be certified to contain the following:

Date Submitted: Dec 5, 2000 Name of POADP: Ackerman tract
Owners: Heuf Men & Broad Consulting Firm: Vickrey Engineering
Address: 1800 Fredericksburg San Antonio, 78229 Address: 7834 Blenco Rd San Antonio 78216
Phone: 308-1316 Phone: 349-3271
Existing zoning: Proposed zoning: R-1

Site is over/within/includes: Edwards Aquifer Recharge Zone: [X] Yes [ ] No
Projected # of Phases: [ ] Yes [ ] No
San Antonio City Limits? [ ] Yes [ ] No
Council District:
Ferguson map grid 484-05

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SERVICES DIVISION

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF), Multi-family (MF), and Commercial and non-residential.

Is there a previous POADP for this Site? Name No.

Is there a corresponding PUD for this site? Name No.

Plats associated with this POADP or site? Name Ackerman at EVAN #1 No. 010072

Name No.

Name No.

Contact Person and authorized representative:

Print Name: Herb Quiroga Signature: Herb Quiroga

Date: Dec 9, 2000 Phone: 308-1316 Fax: 214-0072

- 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);
- 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: Herb Quiroga

Signature: Herb Quiroga

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED January 5, 1998

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