



CITY OF SAN ANTONIO

June 25, 2001

Mr. Dennis Rion, P.E.

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

Re: Dominion Ridge 166.2 Ac

POADP # 707

Dear Mr. Rion:

The City Staff Development Review Committee has reviewed Dominion Ridge 166.2 Ac. Preliminary Overall Area Development Plan # 707. 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. Rion
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June 25, 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,

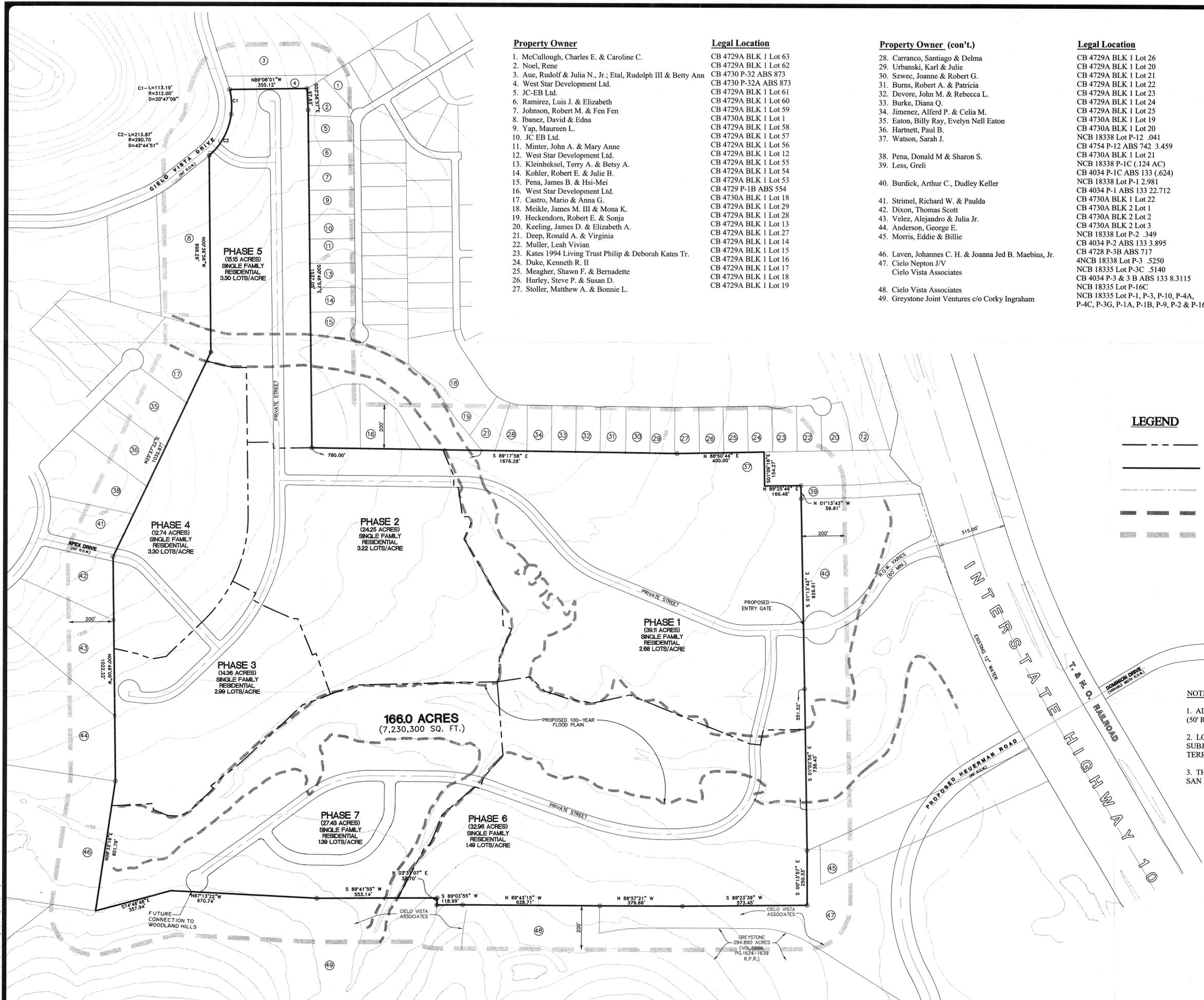


Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

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

Date: Mar 19, 2001, 5:16pm User ID: 1067
 File: P:\31\30\00\Design\Civil\poadp.dwg



Property Owner

1. McCullough, Charles E. & Caroline C.
2. Noel, Rene
3. Aue, Rudolf & Julia N., Jr.; Etal, Rudolph III & Betty Ann
4. West Star Development Ltd.
5. JC-EB Ltd.
6. Ramirez, Luis J. & Elizabeth
7. Johnson, Robert M. & Fen Fen
8. Ibanez, David & Edna
9. Yap, Maureen L.
10. JC EB Ltd.
11. Minter, John A. & Mary Anne
12. West Star Development Ltd.
13. Kleinheksel, Terry A. & Betsy A.
14. Kohler, Robert E. & Julie B.
15. Pena, James B. & Hsi-Mei
16. West Star Development Ltd.
17. Castro, Mario & Anna G.
18. Meikle, James M. III & Mona K.
19. Heckendorn, Robert E. & Sonja
20. Keeling, James D. & Elizabeth A.
21. Deep, Ronald A. & Virginia
22. Muller, Leah Vivian
23. Kates 1994 Living Trust Philip & Deborah Kates Tr.
24. Duke, Kenneth R. II
25. Meagher, Shawn F. & Bernadette
26. Hurley, Steve P. & Susan D.
27. Stoller, Matthew A. & Bonnie L.

Legal Location

- CB 4729A BLK 1 Lot 63
- CB 4729A BLK 1 Lot 62
- CB 4730 P-32 ABS 873
- CB 4729A BLK 1 Lot 61
- CB 4729A BLK 1 Lot 60
- CB 4729A BLK 1 Lot 59
- CB 4730A BLK 1 Lot 1
- CB 4729A BLK 1 Lot 58
- CB 4729A BLK 1 Lot 57
- CB 4729A BLK 1 Lot 56
- CB 4729A BLK 1 Lot 12
- CB 4729A BLK 1 Lot 55
- CB 4729A BLK 1 Lot 54
- CB 4729A BLK 1 Lot 53
- CB 4729A BLK 1 Lot 18
- CB 4729A BLK 1 Lot 29
- CB 4729A BLK 1 Lot 28
- CB 4729A BLK 1 Lot 13
- CB 4729A BLK 1 Lot 27
- CB 4729A BLK 1 Lot 14
- CB 4729A BLK 1 Lot 15
- CB 4729A BLK 1 Lot 16
- CB 4729A BLK 1 Lot 17
- CB 4729A BLK 1 Lot 18
- CB 4729A BLK 1 Lot 19

Property Owner (con't.)

28. Carranco, Santiago & Delma
29. Urbanski, Karl & Julie
30. Szwee, Joanne & Robert G.
31. Burns, Robert A. & Patricia
32. Devore, John M. & Rebecca L.
33. Burke, Diana Q.
34. Jimenez, Alferd P. & Celia M.
35. Eaton, Billy Ray, Evelyn Nell Eaton
36. Hartnett, Paul B.
37. Watson, Sarah J.

Legal Location

- CB 4729A BLK 1 Lot 26
- CB 4729A BLK 1 Lot 21
- CB 4729A BLK 1 Lot 20
- CB 4729A BLK 1 Lot 23
- CB 4729A BLK 1 Lot 24
- CB 4729A BLK 1 Lot 25
- CB 4730A BLK 1 Lot 19
- CB 4730A BLK 1 Lot 20
- NCB 18338 Lot P-12 .041
- CB 4754 P-12 ABS 742 3.459
- CB 4730A BLK 1 Lot 21
- NCB 18338 Lot P-1C (.124 AC)
- CB 4034 P-1C ABS 133 (.624)
- NCB 18338 Lot P-1 2.981
- CB 4034 P-1 ABS 133 22.712
- CB 4730A BLK 1 Lot 22
- CB 4730A BLK 2 Lot 1
- CB 4730A BLK 2 Lot 2
- CB 4730A BLK 2 Lot 3
- NCB 18338 Lot P-2 .349
- CB 4034 P-2 ABS 133 3.895
- CB 4728 P-3B ABS 717
- 4NCB 18338 Lot P-3 .5250
- NCB 18335 Lot P-3C .5140
- CB 4034 P-3 & 3 B ABS 133 8.3115
- NCB 18335 Lot P-16C
- NCB 18335 Lot P-1, P-3, P-10, P-4A, P-4C, P-3G, P-1A, P-1B, P-9, P-2 & P-16

38. Pena, Donald M & Sharon S.
39. Less, Grelt

40. Burdick, Arthur C., Dudley Keller

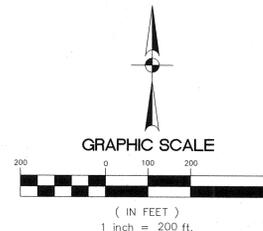
41. Strimel, Richard W. & Paula
42. Dixon, Thomas Scott
43. Velez, Alejandro & Julia Jr.
44. Anderson, George E.
45. Morris, Eddie & Billie

46. Laven, Johannes C. H. & Joanna Jed B. Maebius, Jr.
47. Cielo Nepton J/V
Cielo Vista Associates

48. Cielo Vista Associates
49. Greystone Joint Ventures c/o Corky Ingraham



LOCATION MAP



LEGEND

- PHASE BOUNDARY LINE
- PROPERTY LINE
- CITY OF SAN ANTONIO CITY LIMITS
- 100 YEAR FLOODPLAIN
- 200' NOTIFICATION LIMIT

NOTES:

1. ALL INTERIOR STREETS WILL BE LOCAL TYPE A (50' ROW).
2. LOCATION OF STREETS AND ENTRY ROADS ARE SUBJECT TO CHANGE DEPENDING ON NATURAL TERRAIN AND FINAL LOT DENSITIES.
3. THIS PROPERTY WILL COMPLY WITH THE CITY OF SAN ANTONIO TREE ORDINANCE.

PLAN HAS BEEN ACCEPTED BY

COSEA

6-23-01 #707
(date) (number)

If no plats are filed, plan will expire

On 12-25-02

1st plat filed on

DEVELOPER

J. A. HANNA COMPANY
 706 GUADALUPE
 AUSTIN, TEXAS 78701

POADP NO. _____

REVISIONS:

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

DOMINION RIDGE - 166.0 ACRE TRACT
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
 POADP NO. _____

JOB NO. 5150-01
 DATE 3/01
 DESIGNED BAC
 CHECKED SLW DRAWN BAC
 SHEET 1 OF 1

707



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: 03/20/01 Name of POADP: Dominion Ridge
 Owners: J. A. Hanna Company Consulting Firm: Pape-Dawson Engineers, Inc.
 Address: 706 Guadalupe, Austin, Texas Address: 555 E. Ramsey, San Antonio, Texas
 Zip Code: 78701 Zip Code: 78216
 School District: Northside ISD Phone: 375-9000
 Existing zoning: Temp-R1 (Partial) Proposed zoning: P1-R1

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 7 Yes No
 San Antonio City Limits? Yes No
 Council District: n/a
 Ferguson map grid 479E4

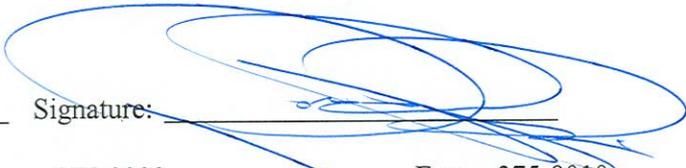
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 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	<u>404</u>	<u>166.0</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 _____ No. _____
 Name _____ No. _____
 Name _____ No. _____

Contact Person and authorized representative:

Print Name: Dennis Rion

Signature: 

Date: 04/02/01

Phone: 375-9000

Fax: 375-9010

- 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 ½ 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 Northside Independent 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.

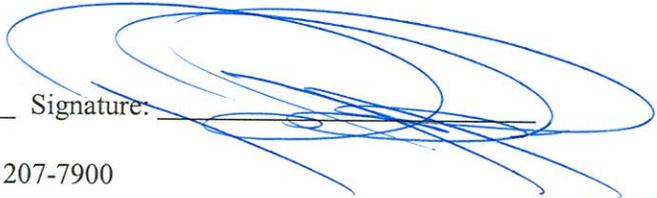
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 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

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: Dennis Rion

Signature: _____



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