



CITY OF SAN ANTONIO

April 15, 2005

Jon Adame, P.E.

Pape-Dawson Consulting Engineers
555 E. Ramsey
San Antonio, TX, 78216

Re: Simon/Rogers

MDP # 722

Dear Mr. Adame:

The Master Development Plan (M.D.P.), Simon/Rogers #722, has failed to comply with **Sec. 35-412 (h) Scope of Approval** of the U.D.C. 35:

Sec. 35-412 (h) Scope of Approval

“The Master Development Plan shall expire unless a final plat is approved within eighteen (18) months from the approval of the Master Development Plan that plats, at least twenty (20) acres or eight (8) percent of the net area of the Master Development Plan area or that requires at least five hundred thousand dollars (\$500,000.00) in infrastructure expenses if the Master Development Plan is one thousand (1,000) acres or less or at least one million dollars (\$1,000,000.00) if the Master Development Plan is more than one thousand (1,000) acres.”

This MDP has been purged from our system, please note that you can always submit a new application under the current Unified Development Code (UDC) for a Master Development Plan for our consideration.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7038.

Sincerely,

A handwritten signature in black ink, appearing to read "Roderick J. Sanchez".

Roderick J. Sanchez, A.I.C.P.

Assistant Director, Development Services

cc: Sam Dent, P. E., Development Services
Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County



CITY OF SAN ANTONIO

December 17, 2001

Mr. Jon Adame

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Simon / Rogers

MDP # 722

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Simon / Rogers Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 722. 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.
- Any 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.
- Development Services, Engineering Section has indicated as part of their conditional approval of the T.I.A. report (reference is to T.I.A. report), the following conditions shall be met at the time of construction:
 - a.) The on-site improvements shall consist of both intersections on N.W. Military Drive to be signalized.
 - b.) The intersection of interior Road 2 and Entrance 2 will need four lanes plus eastbound and northbound right turn lanes.
 - c.) The interior of Road 2 and Entrance 3 will need four lanes plus an eastbound right turn lane. The on-site improvements are necessary and shall be provided by the developer, on or before the completion of Rogers Ranch Development in 2008 at no cost to the City of San Antonio.
 - d.) The of-site improvements shall consist of the intersection of loop 1604 eastbound frontage Road at N.W. Military Drive will need to be widened to three lanes by 2008.
 - e.) The bridge over loop 1604 and Bitters Road / Rogers Ranch road will need to be re-stripped to four lanes.

Mr. Adame
Page 2
December 17, 2001

- f.) N.W. Military Drive north of Loop 1604 will need to be widened to six lanes. It is recommended that these three off-site improvements be constructed on or before the completion date of the Rogers Ranch
- g.) Development Project in 2008. These improvements are necessary due to site traffic generated by the proposed development.

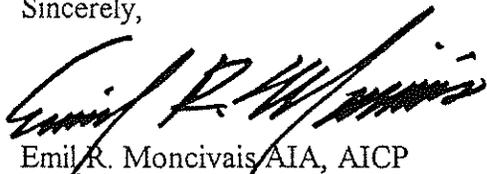
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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 Master Development Plan M.D.P. (formerly 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) 207-7873.

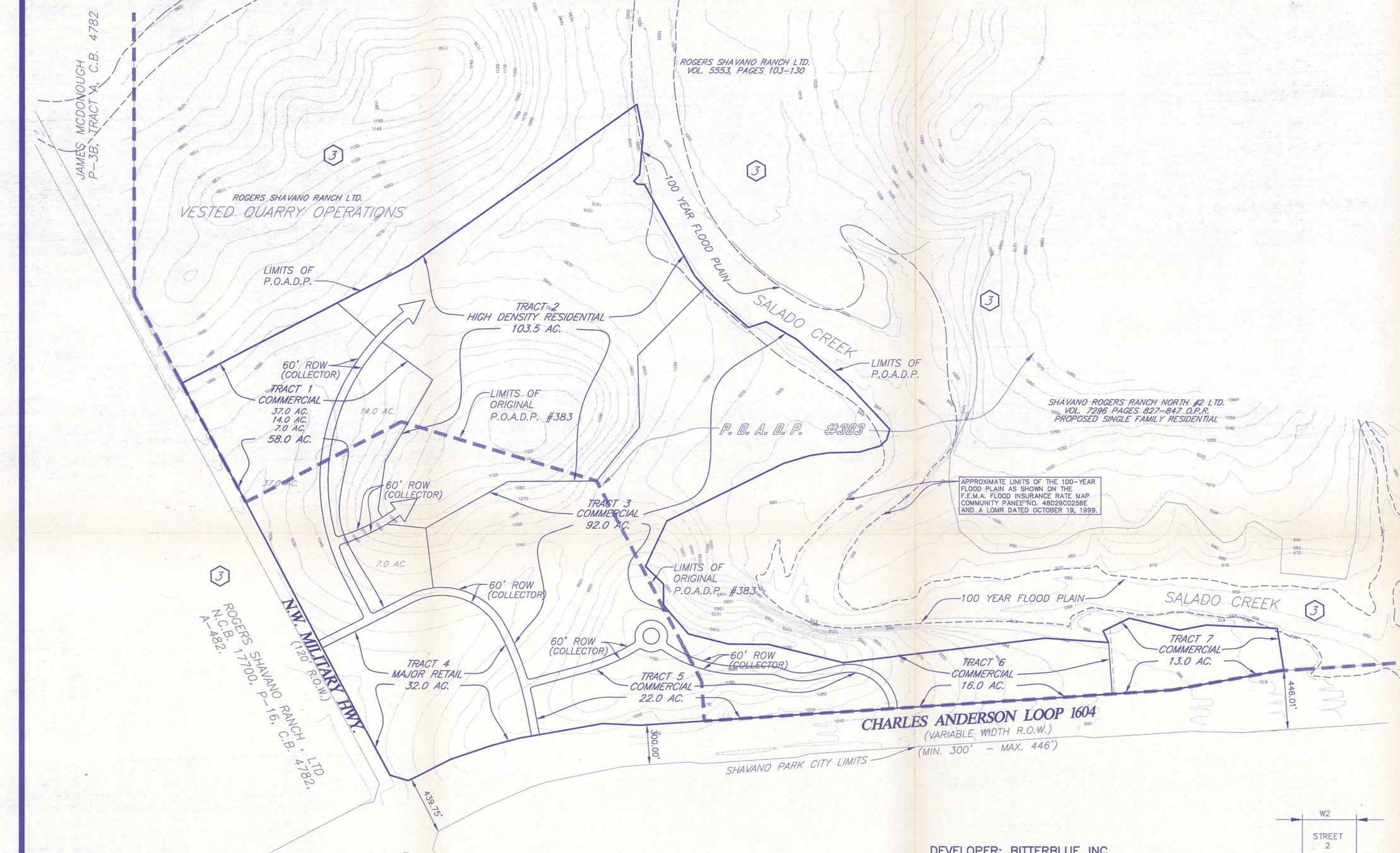
Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, Senior Engineer Development Services



LAND USE TABLE		
TRACT	ACREAGE	LAND USE
60' ROW	11.5	STREET
TRACTS 1,3,5,6 & 7	201.0	COMMERCIAL
TRACT 2	103.5	HIGH DENSITY RESIDENTIAL
TRACT 4	32.0	MAJOR RETAIL
TOTAL	348.0	ACRES

PLAN HAS BEEN ACCEPTED BY RECEIVED
 COSA *[Signature]* PH 3:41
 12-17-01 *[Signature]*
 (Date) (number)
 If no plats are filed, plan will expire
 On 6-18-03
 1st plat filed on

BEXAR COUNTY CLEAR VISION STATEMENT:
 CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE III B+C FOR TURNING MANEUVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING
 01 DEC 19 AM 7:52

CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$$R = 0.65(1SD_2) - (W1/2 + K_0)$$

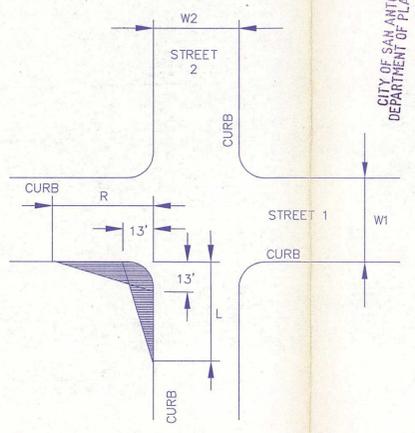
$$L = \frac{13(1SD_2)}{13 + W1/2 + K_A} - 4$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

$$R = 0.65(300) - (26/2 + 2) = 180'$$

$$L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$$

$$L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$$

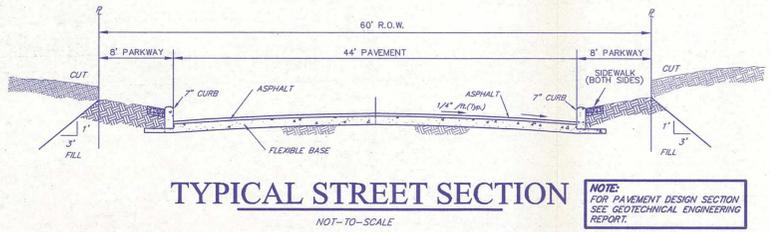


DEVELOPER: BITTERBLUE INC.
 C/O LADDIE DENTON JR.
 11 LYNN BATTS LN. #100
 SAN ANTONIO, TEXAS 78218
 PHONE: (210) 828-6131
 FAX: (210) 828-6137

ADJACENT OWNERS

3 ROGERS SHAVANO RANCH LTD.
 4040 BROADWAY #605
 SAN ANTONIO, TX 78209-6353

- NOTES:**
1. WATER SERVICE TO BE PROVIDED BY SAWS
 2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
 3. GAS AND ELECTRIC TO BE PROVIDED BY CPS
 4. TELEPHONE SERVICE TO BE PROVIDED BY S.W.B. TELE.
 5. CA. TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
 6. ALL ACREAGES SUBJECT TO CHANGE WITHOUT NOTICE
 7. ALL STREETS SHALL BE SECONDARY ARTERIAL UNLESS OTHERWISE SHOWN.



Date: Apr 28, 2001, 7:22am, User ID: 1080
 File: R:\2223\08\DESIGN\EXHIBITS\VP2223.dwg

REVISIONS:

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

SIMON / ROGERS
 P.O.A.D.P.

JOB NO. 3225-68
 DATE APRIL, 2001
 DESIGNER JA
 CHECKED JA DRAWN ISL
 SHEET 1 OF 1

SIMON/ROG

3480 AC

LOOP 16

LOOP 1604

N. MILITARY HWY





CITY OF SAN ANTONIO POADP APPLICATION

ST. ANTONIO
PT. OF PLAT

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: May 31, 2001 Name of POADP: Simon/Rogers

Owners: Bitterblue, Inc. Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 11 Lynn Batts Lane # 100 Address: 555 E. Ramsey

Zip Code: 78218 Zip Code: 78216

School District: Northside Phone: (210) 375-9000

Existing zoning: P1-R1, TEMP. R1 & B3 Proposed zoning: B1, B2

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: N/A Yes No
 San Antonio City Limits? Yes No
 Council District: 9
 Ferguson map grid 515-133

Land area being platted:	Lots	Acres
Single Family (SF)	<u>-</u>	<u>N/A</u>
Multi-family (MF)	<u>-</u>	<u>103.5</u>
Commercial and non-residential	<u>-</u>	<u>233</u>

Is there a previous POADP for this Site? Name Rogers Ranch No. 383

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

Plats associated with this POADP or site? **THERE ARE NO SPECIFIC PLATS FOR THIS PORTION OF ROGERS RANCH, HOWEVER, 25 PLATS HAVE BEEN FILED UNDER P.O.A.D.P. #383.**

Contact Person and authorized representative:

Print Name: Jon Adame, P.E. Signature: *Jon Adame*

Date: 5/1/01 Phone: (210) 375-9000 Fax: (210) 375-9010

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LAND DEVELOPMENT DIVISION
SAN ANTONIO, TEXAS

- 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;

TIA #2000 TIA 1107

- 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 North Side 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.
N.W. Military Drive and Loop 1604

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: Jon Adame

Signature: Jon Adame

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

APPLICATION REVISED May 8, 2000