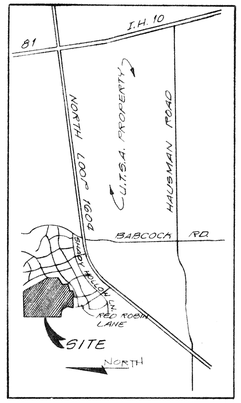
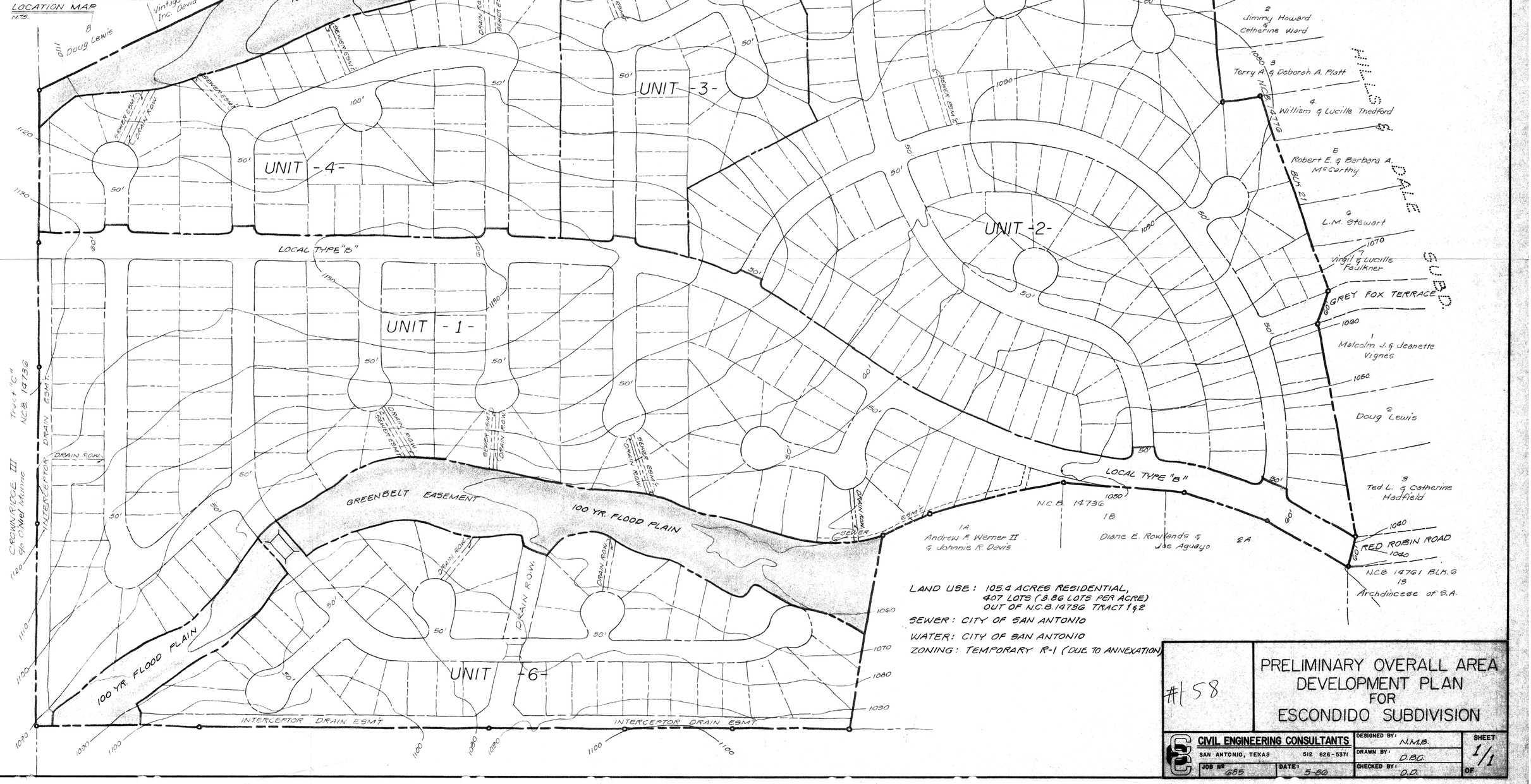
NOTE:
THIS P.O.A.D.P. IS SUBJECT TO REVISION AND IS SUBMITTED FOR INFORMATION PURPOSES ONLY. IT DOES NOT CONSTITUTE A COMMITMENT TO COMPLETE IMPROVEMENTS IMPLIED BY THIS PLAN, NOR DOES IT BIND THE DEVELOPMENT TO ADHERE TO THIS PLAN.

DEVELOPER:
SOUTHERN SIERRA CO.
1212 ITHACA SUITE 1
LUBBOCK, TX. 70423
PHONE (012) 503-5486



LOCATION MAP
N.T.S.



LAND USE: 105.4 ACRES RESIDENTIAL,
407 LOTS (3.86 LOTS PER ACRE)
OUT OF N.C.B. 14736 TRACT 1 & 2

SEWER: CITY OF SAN ANTONIO

WATER: CITY OF SAN ANTONIO

ZONING: TEMPORARY R-1 (DUE TO ANNEXATION)

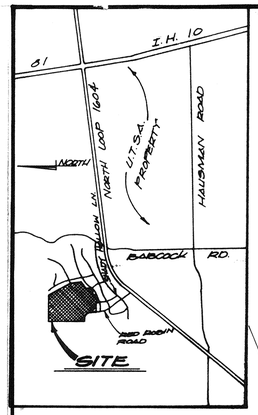
#158

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN FOR ESCONDIDO SUBDIVISION

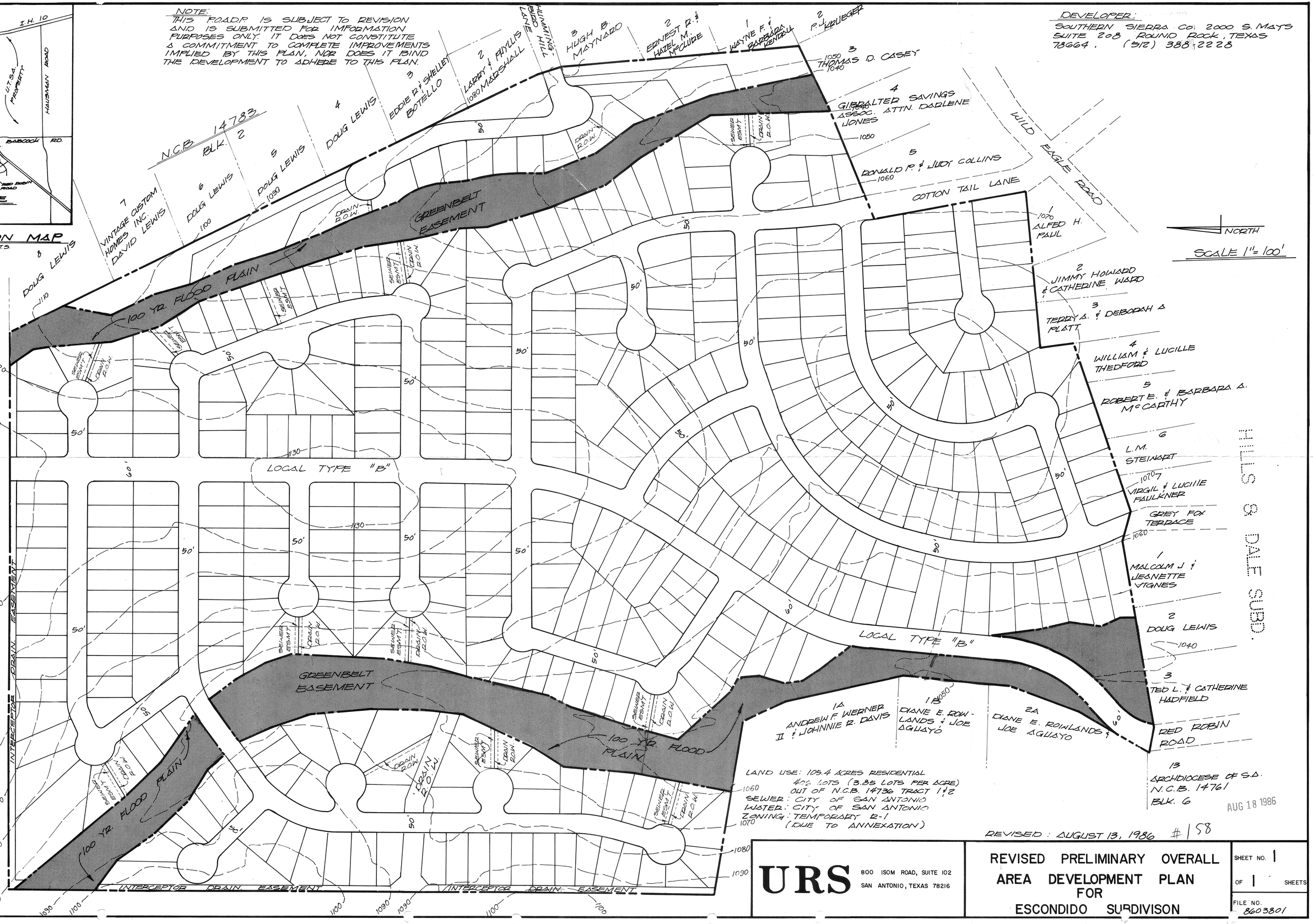
CIVIL ENGINEERING CONSULTANTS		DESIGNED BY: N.M.B.	SHEET 1
SAN ANTONIO, TEXAS	512 826-5371	DRAWN BY: D.B.G.	OF 1
JOB NO. 685	DATE: 5-80	CHECKED BY: D.D.	

NOTE:
THIS P.O.A.D.P. IS SUBJECT TO REVISION AND IS SUBMITTED FOR INFORMATION PURPOSES ONLY. IT DOES NOT CONSTITUTE A COMMITMENT TO COMPLETE IMPROVEMENTS IMPLIED BY THIS PLAN, NOR DOES IT BIND THE DEVELOPMENT TO ADHERE TO THIS PLAN.

DEVELOPER:
SOUTHERN SIERRA CO. 2000 S. MAYS
SUITE 208 ROUND ROCK, TEXAS
78664. (512) 388-2228



LOCATION MAP
N.T.S.

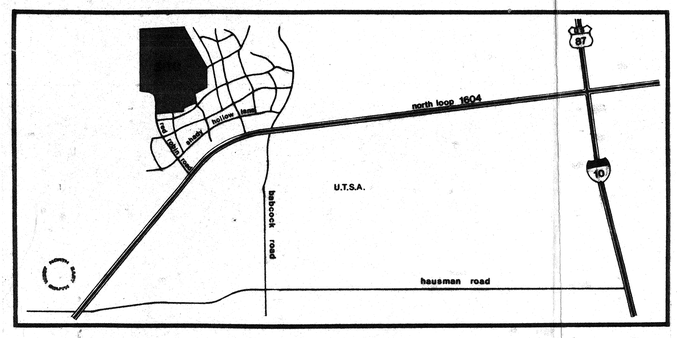


LAND USE: 105.4 ACRES RESIDENTIAL
406 LOTS (3.85 LOTS PER ACRE)
OUT OF N.C.B. 14736 TRACT 1 & 2
SEWER: CITY OF SAN ANTONIO
WATER: CITY OF SAN ANTONIO
ZONING: TEMPORARY R-1
(DUE TO ANNEXATION)

AUG 18 1986

REVISED: AUGUST 13, 1986 #158

URS	800 ISOM ROAD, SUITE 102 SAN ANTONIO, TEXAS 78216	REVISED PRELIMINARY OVERALL AREA DEVELOPMENT PLAN FOR ESCONDIDO SUBDIVISON	SHEET NO. 1 OF 1 SHEETS FILE NO. 8603801



location map

single family residential

hummingbird hill lane
60' r.o.w. county standard road

james e. & kathryn urdahl
shyshen & mayee hsu
ernest r. & hazel mclure
wayne f. or barbara kendall
phillip krueger
hugh b. maynard
thomas casey
administrator to the estate of mary jane simonson
chester a. III & barbara roig
william jr. & davene jonas
douglas e. lewis
douglas e. lewis
douglas e. lewis
douglas e. lewis
douglas e. lewis
gibraltar savings assoc.
mary lu keller
wild eagle road
proposed 12" approach water main by city of san antonio
cotton tail lane
60' r.o.w. county standard road
alfred heinze paul
jimmy word
howard & catherine word
terry a. & deborah a. platt
william & lucille thedford
robert h. & linda leininger
martin & magda h. kramen
virgil w. & lynette faulkner
grey fox terrace
60' r.o.w. county standard road
malcolm & jeanette vignes
douglas e. lewis
marilyn s. devries
red robin road
60' r.o.w. county standard road
proposed city of san antonio sanitary sewer
johnnie r. davis & andrew f. werner
harry & alicia v. fleming
archbishop francis j. forey
kyle h. seale
greenbelt easement
greenbelt easement
50' r.o.w.
50' r.o.w.
50' r.o.w.
50' r.o.w.
50' r.o.w.
60' r.o.w.
60' r.o.w.
44' pavement width
single family residential
crown ridge II, c/o o'neil
proposed
single family residential
proposed single family residential
1040
1050
1060
1070
1080
1090
1100
1110
1120
1130

feet
50 100 250

NORTH EAST SOUTH WEST

preliminary plan

411 lots

p.o.a.d.p.

preliminary overall area development plan

NOTES:
proposed 12" approach water main by city of san antonio along wild eagle road
proposed sanitary sewer by city of san antonio along red robin road

#158

T.E.I., inc.
no.6 river road landing
wimberly, texas 78676

RECEIVED
1985 FEB 27 PM 3:20
BEXAR COUNTY PLANNING COMMISSION

zoning classification: temporary R-1
proposed land use: single family residential

ESCONDIDO
105.40 acre tract

PLANNED ENVIRONMENTS INC.
LAND PLANNERS
800 WEST AVENUE SUITE 2 ■ SAN ANTONIO TEXAS 78212 ■ 512 340-3474

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 85-11-63-28
(To be assigned by the Planning Dept.)

Escondido P.O.A.D.P.
P.O.A.D.P. NAME

Southern Sierra Co.
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

Don Durden
NAME OF CONSULTANT

8000 WEST AVE.
ADDRESS

340-5474
PHONE NO.

GENERAL LOCATION OF SITE North of F.M. 1604 along Red Robin Rd.

EXISTING ZONING (If Applicable) Temp. "R-1"

PROPOSED WATER SERVICE

( ) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE

(✓) Single Family
( ) Duplex
( ) Multi-Family
( ) Business
( ) Industrial

PROPOSED SEWER SERVICE

( ) City of San Antonio
( ) Other System _____ Name
( ) Septic Tank(s)

DATE FILED Feb. 19, 1984

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Mar. 1, 1985
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

_____
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____

COMMENTS: _____

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

_____ (a) perimeter property lines;
_____ (b) name of the plan and the subdivisions;
_____ (c) scale;
_____ (d) proposed land use(s) by location and type;
_____ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);
_____ (f) the proposed source and type of sewage disposal and water supply;
_____ (g) contour lines at no greater than ten (10) foot intervals;
_____ (h) projected sequence of phasing;
_____ (i) existing and/or proposed zoning classification(s);
_____ (j) known ownership and proposed development of adjacent undeveloped land; and
_____ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

August 25, 1986

Bill Ethridge
URS Engineering Co.
800 Isom Road
San Antonio, Texas 78216

mail
mr. Dan Pool
Paul
Ed. Ayers
Charles Sacco

RE: Escondido POADP
File # 85-11-63-28
Revised: 8/19/86

Dear Mr. Ethridge:

This is to inform your that the POADP committee has reviewed and accepted your revised plan of Escondido.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

M C O'Neal
Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/hdlv

Enclosure

826-5371

Steve Cichowski
U.R.S.
377-3103

CITY OF SAN ANTONIO

P. O. BOX 1966
SAN ANTONIO, TEXAS

June 17, 1986

Mr. Don Durden
Civil Engineering Consultants
9901 Broadway, Suite 114
San Antonio, Texas 78217

RE: Escondido POADP
File #85-11-63-28 (Revised May 15, 1986)

Dear Mr. Durden:

This is to inform you that the POADP committee has reviewed and accepted your plan of Escondido.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/el
Encl.

CITY OF SAN ANTONIO
P. O. BOX 1966
SAN ANTONIO, TEXAS 78296

June 17, 1986

Mr. Don Durden
Civil Engineering Consultants
9901 Broadway, Suite 114
San Antonio, Texas 78217

RE: Escondido POADP
File #85-11-63-28 (Revised May 15, 1986)

Dear Mr. Durden:

This is to inform you that the POADP committee has reviewed and accepted your plan of Escondido.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/el
Encl.

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

May 27, 1986

Mr. Don Durden
Civil Engineering Consultants
9901 Broadway Suite 114
S.A. 78217

Mr. James ~~Latson~~
1800 Central Parkway North, Suite 165
San Antonio, Texas 78232

RE: Escondido POADP
File #85-11-63-28 (Revised May 15, 1986)

Dear Mr. ~~Latson~~:

This is to inform you that the POADP committee has reviewed and accepted your plan of Escondido.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Dept. of Planning

Jim Latson is no longer working on this project new contact is Don Durden

MCO/RR/sm
Encl.

cc: Civil Engineering Consultants
9901 Broadway, Suite 114
San Antonio, Texas 78217

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

March 1, 1985

Applicant: James Latson
Address: 1000 Central Parkway North, Suite 165
SanAntonio, Texas 78232

☐ Preliminary Plan
Re: Escondido ☒ P.O.A.D.P.
File #: 85-11-63-28

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(X) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
( ) Stub streets
( ) Street jogs or intersections
( ) Dead-end streets
( ) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
( ) _____

( ) See annotations/comments on attached copy of your plan.

(X) Comments: Staff concurs with the 60' collector with 44' of paving and the overall plan. However, there is a concern to the 15 lots fronting onto said collector. Staff suggest that an alternative design be submitted to discourage lots from having direct access to the collector.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

MONeal
Michael C. O'Neal
Chief, Current Planning

"AN EQUAL OPPORTUNITY EMPLOYER"

Hills & Dales Neighborhood Association
7530 Shady Hollow Lane
San Antonio, Texas 78255-1060

May 25, 2004

Michael Herrera and Richard De La Garza
Planning Department
PO. Box 839966
(1901 S. Alamo Street)
San Antonio, Texas 78283-3966

Dear Mr. Herrera and Mr. De La Garza,

Thank you very much for the appointment you granted Kathleen & Dave Smith and me last Wednesday (5/20). Thank you even more for the length of time you gave us and for your patience as you answered our questions about Pulte's *Red Robin* development.

Mr. Herrera, the one concept you explained --- you called it "Plan A vs. Plans X" – is what I remember most of our meeting. Further, I believe you when you said that you, in your professional capacity, did the best (i.e. least aversive, least disruptive) that you could do for the current residents of the Hills & Dales subdivision by signing off on Plan A.

There was another two-word phrase which you used but which I forgot. It's the legal term for grand-fathering older, less restrictive City codes from previous plating that Pulte could have (but did not) invoke in its plans to develop these 35 acres. Would you please tell me that phrase again, by e-mail.

After meeting with you we saw your colleague, Richard (Rick) Carrizales in Engineering. He was quickly able to find and give us xeroxes of the schematic drawings for the construction of the two retention ponds. Looking at those drawings, I understand why Pulte had to remove the trees to install them.

A final question: Who among your City colleagues might be able to answer this question: Does Pulte have any obligation to repair existing City streets which its contractors might tear up from heavy truck traffic during the construction phase?

Thanks again for your time, patience and service.

Yours truly,

James Harnish, President, Hills & Dales Neighborhood Association

Copy to Art Hall, Councilman, District 8

RAL

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

CITY OF SAN ANTONIO
DEPT. OF PLANNING
RECEIVED OR DISPATCHED

1986 AUG 18 PM 2:43

TO: Roland A. Lozano, Director of Planning

FROM: Ashok S. Kaji, Sewer Engineer

COPIES TO: Greg Kuchy, Edward Guzman, File

SUBJECT: HILLS & DALES AREA SEWER SERVICE

Date August 18, 1986

In response to Eddie Guzman's letter of August 12, 1986 (attached), the following information is furnished in the order of Eddie's questions.

(I) The project is divided into four phases. Phase I of the project is in construction at the present time and it will extend sewer mains North of 1604 near Babcock Road. The estimated completion is March 87.

Phase II, III, & IV may be built in future, based on Free & Participation (F & P) requests.

(II) F & P program is as per chapter 30, article IV, section 30-91 of the City Code.

"Upon application, the City will construct, lay or extend all necessary sewer mains to provide the service for which application is made, provided, however, that such construction shall be limited to one hundred (100) feet for each lot having existing usable improvements which could connect into proposed line. Should there be insufficient number of such lots to warrant the construction of such lines under this provision, the City will construct the line at its expense as for as the provision of this section permits, and the customers beyond this point may extend the line at their expense with the City furnishing materials required."

(III) The project is to provide sewer service inside the Regional Area Boundary, North of Hausmann Road, North & South of 16Ø4, West of Babcock Road in accordance with chapter 3Ø of the subdivision code.

(IV) Yes.

Should you need further information please call me at 27Ø-4431.

Sincerely,

Ashok S. Kaji

Ashok S. Kaji, P.E.
SEWER ENGINEER

ASK:yvr

Attachment

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

TO: Kaji Ashok, Wastewater Management Engineer

FROM: Edward Guzman, Planner III, Dept. of Planning

COPIES TO: Michael C. O'Neal, Plng. Adm., Dept. of Planning; File

SUBJECT: REQUEST FOR INFORMATION

Date August 12, 1986

As a follow-up to our telephone conversation of August 12, 1986, it is respectfully requested that the following issues be addressed, in writing, with regard to the sewer extension project in the Hills & Dale area.

1) Explain extent of the project phasing, cost and scheduled construction.
2) Explain Free Participation Program.
3) Why is the City initiating the project?
4) Is the project designed to serve future development in the immediate area?

Please address the memo to Roland A. Lozano, Director of Planning.

If you have any questions regarding the matter, please call me at Ext. 7892.

Edward Guzman

Edward Guzman, Planner III
Dept. of Planning

sm

PLANNED ENVIRONMENTS INC.

LAND PLANNERS

February 19, 1985

Mr. Eddie Guzman
Planning Subdivision Coordinator
Planning Department
City of San Antonio
San Antonio, Texas 78205

Re: Escondido Subdivision

Dear Eddie:

Please find attached the Preliminary Plan for the Escondido Subdivision reflecting R-1 zoning. Your speedy review and comments would be greatly appreciated. If you have any questions, please do not hesitate to call.

Sincerely,

James B. Latson
Vice President

JBL:jc

Attachments: as stated.

RECEIVED
1985 FEB 19 PM 2:30
DEPT. OF
CURRENT PLANNING
SECTION

In affiliation with
BECHTOL-HOFFPAUIR LAND STRATEGIES, INC.
BECHTOL, HOFFPAUIR & EHRLER, INC. · TRAFFIC CONSULTANTS, INC.

1502 WEST AVENUE · AUSTIN, TEXAS 78701 · 512/474-0806
1000 CENTRAL PARKWAY NORTH, SUITE 165 · SAN ANTONIO, TEXAS 78232 · 512/491-9013

CIVIL ENGINEERING CONSULTANTS

9901 Broadway Suite 114
San Antonio, Texas 78217
(512) 826-5371

Phone 826-5371

LETTER OF TRANSMITTAL

DATE	JOB NO.
5-14-86	685

ATTENTION: Eddie Guzman

RE: Escondido Subd.

TO: City of San Antonio
Planning

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5		1	Preliminary Overall Area Development Plan of Escondido Subdivision

RECEIVED
1986 MAY 15 PM 2:58
DEPT. OF PLANNING
CURRENT PLANNING SECTION

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

If there are any additional items needed, please do not hesitate to contact me.

Thank-you!

COPY TO file

SIGNED: Rhonda Bw Solberg

If enclosures are not as noted, kindly notify us at once.

PRODUCT 240-2 NEBS Inc., Groton, Mass. 01471.