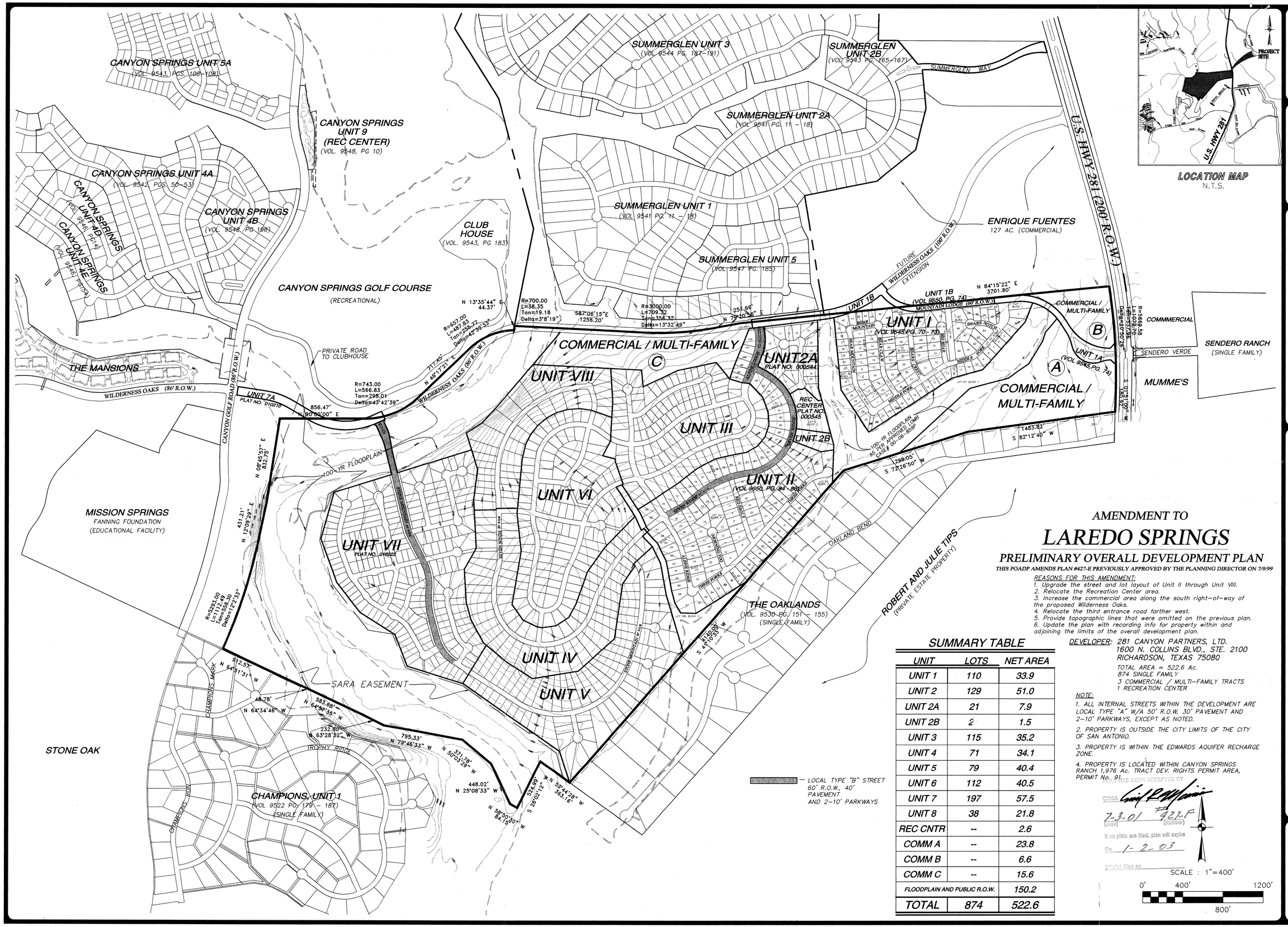

LOCATION MAP
N.T.S.

REVISIONS:

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

AMENDMENT TO
LAREDO SPRINGS
PRELIMINARY OVERALL DEVELOPMENT PLAN

THIS POADP AMENDS PLAN #427-E PREVIOUSLY APPROVED BY THE PLANNING DIRECTOR ON 7/9/99

REASONS FOR THIS AMENDMENT:
1. Upgrade the street and lot layout of Unit II through Unit VIII.
2. Relocate the Recreation Center area.
3. Increase the commercial area along the south right-of-way of the proposed Wilderness Oaks.
4. Relocate the third entrance road farther west.
5. Provide topographic lines that were omitted on the previous plan.
6. Update the plan with recording info for property within and adjoining the limits of the overall development plan.

DEVELOPER: 281 CANYON PARTNERS, LTD.
1600 N. COLLINS BLVD., STE. 2100
RICHARDSON, TEXAS 75080

TOTAL AREA = 522.6 Ac.
874 SINGLE FAMILY
3 COMMERCIAL / MULTI-FAMILY TRACTS
1 RECREATION CENTER

SUMMARY TABLE

UNIT	LOTS	NET AREA
UNIT 1	110	33.9
UNIT 2	129	51.0
UNIT 2A	21	7.9
UNIT 2B	2	1.5
UNIT 3	115	35.2
UNIT 4	71	34.1
UNIT 5	79	40.4
UNIT 6	112	40.5
UNIT 7	197	57.5
UNIT 8	38	21.8
REC CNTR	--	2.6
COMM A	--	23.8
COMM B	--	6.6
COMM C	--	15.6
FLOODPLAIN AND PUBLIC R.O.W.		150.2
TOTAL	874	522.6

NOTE:
1. ALL INTERNAL STREETS WITHIN THE DEVELOPMENT ARE LOCAL TYPE "A" W/A 50' R.O.W, 30' PAVEMENT AND 2-10' PARKWAYS, EXCEPT AS NOTED.
2. PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. PROPERTY IS LOCATED WITHIN CANYON SPRINGS RANCH 1,976 Ac. TRACT DEV. RIGHTS PERMIT AREA, PERMIT No. 91.

THIS PLAN HAS BEEN ACCEPTED BY
COSA
7-3-01 #427-F
(date) (number)
If no plats are filed, plan will expire
On 1-2-03
1st plat filed on

SCALE : 1"=400'
0' 400' 800' 1200'

LAREDO SPRINGS
(AMENDING)
PRELIMINARY OVERALL DEVELOPMENT PLAN
#427-F

JOB NO. 4568-27-03
DATE MARCH 2001
DESIGNER BPL
CHECKED ARC DRAWN BPL
SHEET 1 OF 1

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: ~~Jan. 5 '98~~ Mar. 21 '01 Name of POADP: Laredo Springs (Amendment) #427-E

Owners: Laredo Springs Partners, Ltd. Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 1600 N. Collins Blvd, Suite 2100 Address: 555 East Ramsey

Richardson, Texas 75080 San Antonio, TX 78216

Phone: (972) 644-2400 Phone: (210) 375-9000

Existing zoning: OCL (None) Proposed zoning: OCL (None)

Site is over/within/includes:
- Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
- Projected # of Phases: ~~9~~ 8 Res. 4 non Res. ☒ Yes ☐ No
- San Antonio City Limits? ☐ Yes ☒ No
- Council District: N/A
- Ferguson map grid 483/D2

RECEIVED 01 MAR 21 PM 3:49 DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	~~896~~ 874	~~522.6~~ Ac 473.20
Multi-family (MF)	N/A	N/A
Commercial and non-residential	~~2~~ 4	49.4
TOTAL	878	522.6 Ac.

Is there a previous POADP for this Site? Name Canyon Springs Ranch No. 427
PUD for the east residential portion

Is there a corresponding PUD for this site? Name ~~has been concurrently applied for~~ No. N/A

Plats associated with this POADP or site? Name ~~None~~ LAREDO SPRINGS I, PUD No. Vol. 9545 pp. 70-73

Name LAREDO SPRINGS IA No. Vol. 9545 page 74

Name LAREDO SPRINGS IB No. Vol. 9550 page 74

LAREDO SPRINGS II, PUD Vol. 9550 pp. 84-88

Contact Person and authorized representative:

Print Name: George A. (Chip) Field, III Signature:

Date: 12-26-98 Phone: (972) 644-2400 Fax: (972) 644-2411

4568\01\WORD\FORMS\981222A1

☑ 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; (revised)

☑ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

☑ contour lines at intervals no greater than ten (10) feet; (added)

☑ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties; (updated)

☑ existing adjacent or perimeter streets;

☑ one hundred year flood plain limits; (updated)

☑ 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); (revised)

☑ 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; (previously approved)

☑ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102; (previously approved)

☑ 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 Friesenhahen @ (210) 615-5814; (previously approved)

☑ 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; (prev. appvd)

☑ The POADP lies in the NEISD School District and they have been contacted concerning thisdevelopment.

☑ List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries. Wilderness Oaks

RECEIVED
01 MAR 21 PM 3:49
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: ALFONSO CHUA, P.E Signature: Achua

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

CITY OF SAN ANTONIO

July 18, 2001

Mr. Al Chua, P.E.

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

Re: Laredo Springs (Amending) POADP # 427-F

Dear Mr. Chua:

The City Staff Development Review Committee has reviewed : Laredo Springs (Amending) Preliminary Overall Area Development Plan # 427-F. 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.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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) 207-7873.

Sincerely,

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

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

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: ~~Jan. 5 '98~~ Mar. 21 '01 Name of POADP: Laredo Springs (Amendment) #427-E

Owners: Laredo Springs Partners, Ltd. Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 1600 N. Collins Blvd, Suite 2100 Address: 555 East Ramsey

Richardson, Texas 75080 San Antonio, TX 78216

Phone: (972) 644-2400 Phone: (210) 375-9000

Ex

Sit

GEORGE A. FIELD, III
4552 SOUTH VERSAILLES AVE.
DALLAS, TX 75205

2683

32-2/1110 TX
6020

Date 3/20/01

Pay To The Order Of City of San Antonio $ 257 50/100

two hundred fifty seven and 50/100 Dollars

Security features are included. Details on back.

Bank of America

Money Manager Account

ACH R/T 111000025

For Canyon 281 POADP Amendment

⑆111000025⑆ 001296080188⑈ 2683

La

RECEIVED
01 MAR 21 PM 3:49
CITY OF SAN ANTONIO
PLANNING DEPARTMENT

TOTAL 878 522.6 AC.

Is there a previous POADP for this Site? Name Canyon Springs Ranch No. 427
PUD for the east residential portion

Is there a corresponding PUD for this site? Name ~~has been concurrently applied for~~ No. N/A

Plats associated with this POADP or site? Name ~~None~~ LAREDO SPRINGS I, PUD No. Vol. 9545 pp. 70-73

Name LAREDO SPRINGS IA No. Vol. 9545 page 74

Name LAREDO SPRINGS IB No. Vol. 9550 page 74
LAREDO SPRINGS II, PUD Vol. 9550 pp. 84-88

Contact Person and authorized representative:

Print Name: George A. (Chip) Field, III Signature:

Date: 12-26-98 Phone: (972) 644-2400 Fax: (972) 644-2411

4568\01\WORD\FORMS\981222A1

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇨ Streets ⇨ Drainage

Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection

☒ Major Thoroughfare ☐ Traffic T.I.A.

☐ Zoning ☐ Bexar County Public Works

2nd REVIEW

FROM: Michael O. Herrera, Planner II Date ~~3-29-01~~ 5-21-01

POADP NAME: LAREDO SPRINGS (AMENDING)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for ~~4-6-01~~ 5-25-01 before the POADP committee.

PENDING TXDOT RELEASE

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: US 281 IS ON THE MTP AND TXDOT SYSTEM REQUIRING A MIN. OF 110' ROW AND TXDOT RELEASE. WILDERNESS OAKS IS ON THE MTP REQUIRING A MIN. OF 86' ROW. CANYON GOLF RD IS ON THE MTP REQUIRING A MIN. OF 86' ROW.

Signature	Title	Date
[signature]	Planner	052901

May 8, 2000 MH Jr.

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇨ Streets ⇨ Drainage

☐ Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection

☒ Major Thoroughfare ☐ Traffic T.I.A.

☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II Date 3-29-01

==========

POADP NAME: LAREDO SPRINGS (AMENDING)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-6-01 before the POADP committee.

☐ **I recommend approval** ☒ **I do not recommend approval**

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____

Comments: US 281 IS ON THE MTP AND TXDOT SYSTEM REQUIRING A MIN OF 110' ROW AND TXDOT RELEASE. WILDERNESS OAKS IS ON THE MTP REQUIRING A MIN 86' ROW. CANYON GOLF RD IS ON THE MTP REQUIRING A MIN OF 86' R.O.W. PROPOSE POADP NEED TO SHOW R.O.W. DIMENSIONS FOR ABOVE MENTIONED R.O.W.

Signature	Title	Date
	Planner	040901

May 8, 2000 MH Jr.

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇨ Streets ⇨ Drainage

☐ Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection

☐ Major Thoroughfare ☐ Traffic T.I.A. 2nd Review

☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II Date ~~3-29-01~~ 5-21-01

POADP NAME: LAREDO SPRINGS (AMENDING)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for ~~4-6-01~~ 5-25-01 before the POADP committee.

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:
• address any outstanding comments from reviewers including TIA

Signature	Title	Date
[illegible]	Planner II	05-25-01

May 8, 2000 MH Jr.

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

❑ Public Works: ⇨ Streets ⇨ Drainage

❑ Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection

❑ Major Thoroughfare ❑ Traffic T.I.A.

☒ Zoning ❑ Bexar County Public Works

FROM: Michael O. Herrera, Planner II **Date** 3-29-01

==========

POADP NAME: LAREDO SPRINGS (AMENDING)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-6-01 before the POADP committee.

❑ **I recommend approval** ☒ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #** _____

Comments: Location map
Show contiguous POADPs (if any)
review TIA - increased commercial

Catherine Herrera | Planner II | 04-06-01

Signature | **Title** | **Date**

May 8, 2000 MH Jr.

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

Received 4-3-01 JS

TO:

- ☐ Public Works: ⇨ Streets ⇨ Drainage
- ☐ Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection
- ☐ Major Thoroughfare
- ☐ Traffic T.I.A.
- ☐ Zoning
- ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-29-01

POADP NAME: LAREDO SPRINGS (AMENDING)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-6-01 before the POADP committee.

☐ I recommend approval ☑ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: REVISE TIA SHOWING DIFFERENCE BETWEEN ORIGINAL & PROPOSED POADP.

Signature	Title	Date
[signature]	Senior Eng Tech	4-6-01

May 8, 2000 MH Jr.

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Laredo Springs (AMENDMENT TO POADP)
Location: 0.4 miles north of Marshall Road along U.S. Highway 281 on west right-of-way of U.S. Highway 281
Applicant: Pape-Dawson Engineers, Inc. ☐ Owner or ☒ Agent
Address: 555 East Ramsey, San Antonio, Texas 78216 Phone Number: (210) 375-9000

Permit Type (check one):
☐ Zoning ☒ POADP (AMENDMENT) ☐ Plat ☐ Bldg Permit ☐ Other: _____

BOX A (ORIGINAL TIA) *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 PM, Weekday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Single Family (PUD)	~~844~~ 874	4-6 PM, Weekday	0.72	~~608~~ 629	ITE Code: 270 Other:

BOX B (ORIGINAL TIA) *NON-RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 PM, Weekday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	Other*				
Recreational Community Center		5,000		7-9 AM, Weekday	2.68	13	ITE Code: 495, 715, 750, 770, 814
Commercial (Various)		160,000		7-9 AM, Weekday	Varies (1.43-6.41)	~~340~~ 326	

(99TIA0319)

*specify: _____

BOX C (Updated TIA) If property already has a TIA on file, complete Box C; if not, ignore Box C.

Peak Hour Trips Projected in *Current* TIA	Peak Hour Trips (from Box A or B) Projected in *Updated* Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
947 PHT	968 PHT.	21 PHT

✓ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
The traffic impact analysis has been waived for the following reason(s):
CHANGES TO THIS POADP DO NOT JUSTIFY RE-DOING TIA #99TIA0319

Reviewed by: Todd Saz Date: 7-3-01

NOTE: GFA = Gross Floor Area (bldg size/ft²) ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇨ Streets ⇨ Drainage

☐ Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection

☐ Major Thoroughfare ☐ Traffic T.I.A.

☐ Zoning ☒ Bexar County Public Works

FROM: Michael O. Herrera, Planner II Date 3-29-01

POADP NAME: LAREDO SPRINGS (AMENDING)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-6-01 before the POADP committee.

☒ **I recommend approval** ☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #** _____

Comments: Approval pending on the following comments:
- Evaluate sight distance at intersections noted on red marks.
- Drainage easement will be required to contain 100 year flood plain.

Signature	Title	Date
[illegible]	Civil Engineer	4-12-01

May 8, 2000 MH Jr.

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☑ Public Works: ⇨ Streets ⇨ Drainage

☐ Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection

☐ Major Thoroughfare ☐ Traffic T.I.A.

☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II Date 3-29-01

==========

POADP NAME: LAREDO SPRINGS (AMENDING)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-6-01 before the POADP committee.

☑ **I recommend approval** ☐ **I do not recommend approval**

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____

Comments:

Signature	Title	Date
[illegible]	Sr. Engr. Asoc.	4/6/01

May 8, 2000 MH Jr.

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

RECEIVED
01 APR 30 PM 2:56
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO:

☐ Public Works: ⇨ Streets ⇨ Drainage

☑ Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection

☐ Major Thoroughfare ☐ Traffic T.I.A.

☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II Date 3-29-01

POADP NAME: LAREDO SPRINGS (AMENDING)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

RECEIVED MAR 30 2001

This item is tentatively scheduled for 4-6-01 before the POADP committee.

☑ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

D Reid — City Arborist — 4/26/01

Signature — Title — Date

May 8, 2000 MH Jr.

May 16, 2001

Mr. Mike Herrera
City of San Antonio
Planning Department
P. O. Box 839966
San Antonio, TX 78283-3966

Re: Amendment of Laredo Springs POADP #427-E

RECEIVED
01 MAY 16 P 3:29
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Dear Mike:

We are resubmitting six (6) copies of the amendment plan for the above referenced project per the review comments that were discussed during our telephone conversation on April 24, 2001. The comments are summarized as follows:

1. Zoning – Location Map is missing
   A location map is now shown at the upper right corner of the plan

2. Major Thoroughfare – show right-of-way width on collector and secondary street and U.S. 281
   All major right-of-ways including U.S. 281 are labeled with corresponding right-of-way width.

3. Traffic Division – need TIA update
   A TIA update study and a Threshold Worksheet have been submitted to Todd Sang (I also met with him a week ago about this concern.)

We also labeled all properties and land development surrounding the subject property. We have included recorded information of all known platted neighborhoods.

We believe that all comments that were discussed are addressed here. Please do not hesitate to call if you need additional information.

Sincerely,
Pape-Dawson Engineers, Inc.

Alfonso Chua, P.E.
Engineering Manager

4568\27\Word\Letters\010516a1.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

March 21, 2001

Mr. Michael Herrera
Subdivision Division
City of San Antonio
P. O. Box 839966
San Antonio, TX 78283-3966

RECEIVED
01 MAR 21 PM 3:19
DEPT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Re: Laredo Springs - Amendment of POADP #427-E

Dear Mike:

Please consider this letter as a request for a plan amendment to the Preliminary Overall Area Development Plan No. 427-E for Laredo Springs, per Section 35-2077 of the Unified Development Code. We are revising the POADP for the following reasons:

1. Upgrade the street and lot layout of Unit II through Unit VIII.
2. Relocate the Recreation Center area
3. Increase the commercial area along the south right-of-way of the proposed Wilderness Oaks.
4. Relocate the third entrance road farther west.
5. Provide topographic lines that were omitted on the previous plan.
6. Update the plan with recording information for all property within and adjoining the limits of the overall development plan.

We believe that these changes will improve and ensure adequate traffic circulation within the property. It also maintains the comprehensiveness of the previously approved master land planning of the area. Additionally, the developer intended to maximize utilization of the area abutting the proposed Wilderness Oaks Drive appropriately as a commercial use.

We request your consideration and approval of this amendment. This submittal is supplemented with the following plans and information:

6 (six) prints of Amended POADP plans
1 (one) reduced copy of POADP (8½" x 11")
1 (one) revised POADP Application Form
1 (one) copy of the previously approved POADP #427-E
1 (one) check for the Review Fee (Amendment) in the amount of $257.50

Please don't hesitate to call if you need additional information.

Sincerely,
Pape-Dawson Engineers, Inc.

Alfonso Chua, P.E.
Project Manager

Enclosures

4568/27/02/Word/Letter/010309a1.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL

To: PLANNING DEPT. **Date:** 5/16/01

Attn: MIKE HERRERA

MUNICIPAL PLAZA BLDG - 4TH FLOOR

114 W. COMMERCE SAN ANTONIO, TX 78205

Re: LAREDO SPRINGS POADP

RECEIVED
01 MAY 16 PM 3:29
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

QUANTITY	DESCRIPTION
1	CORRESPONDENCE LETTER
1	8½" x 11" REDUCTION
6	BLUELINES

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

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS

From: Blanca Lopez FOR AL CHVA **Project No.:** 4568-27

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL

To: PLANNING DEPT. **Date:** Mar. 21 '01

Attn: Mike Herrera

Re: Amendment to LAREDO SPRINGS POADP #427-E

QUANTITY	DESCRIPTION
6	Amended POADP plans
1	Reduced copy of POADP (as Amended)
1	Revised POADP Application Form
1	Copy of previously approved
1	Check - $257.50
1	Request Letter
1	Copy of digital file

RECEIVED
01 MAR 21 PM 3:49
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES BRANCH

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

☑ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS

From: AC CHUA **Project No.:** 4568.27

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL

To: Planning Dept.

Date: July 5 '01

Attn: Mike Herrera

Re: Laredo Springs POADP Amendmet

QUANTITY	DESCRIPTION
5	Copies of POADP Amendment

RECEIVED
01 JUL -5 AM 11:07
DEPT. OF PLANNING & LAND DEVELOPMENT SERVICES DIVISION

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

☐ **For Approval** ☐ **For Your Use** ☑ **As Requested** ☐ **For Review and Comment**

COMMENTS

From: AL CHUA

Project No.: 4568.20

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Laredo Springs(Amend. 427-E)	Pape-Dawson	3/29/01	3/29/01	4/6/01	N	3/29/01	4/9/01	N
		5/21/01	5/21/01	5/25/01	N	5/21/01	5/29/01	Y
				7/3/01	Y			

3/29/01	4/6/01	N	3/29/01	4/6/01	Y	3/29/01	4/6/01	N	3/29/01
5/21/01	5/25/01	Y				5/21/01	5/25/01	N	
							7/3/01	Y	

4/26/01	Y	3/29/01	4/12/01	Y		4/9/01	

Quick COURIER

- 24-HOUR SERVICE
- SPECIAL PROJECTS
- MOBILE NOTARY
- COURTHOUSE
- CUSTOM ROUTES

738-8600
FAX: 738-1181

P.O. Box 791033 · San Antonio, Texas 78279-1033

616797

DATE: 5-16-2001

PICKUP TIME	DELIVERY TIME
3:05	

DRIVER NAME: [signature]

DRIVER NUMBER: [signature]

REFERENCE: 45CB.27 - BLANE LOPEZ / FOR ALCHUA

BILLING: ☒ SHIPPER ☐ RECIPIENT ☐ 3RD PARTY

☐ QUICKIE ☐ 1 HOUR ☒ 2 HOUR ☐ 4 HOUR ☐ ROUND TRIP

SHIPPER
NAME: PAPE DAWSON ENGINEERS
ADDRESS: 555 E. RAMSEY
CITY: SAT STATE: 78216 ZIP: P1004
PHONE (IMPORTANT):

RECIPIENT
NAME: PLANNING DEPT. - 4th Fl.
ADDRESS: MUNKIPAL PLAZA BLDG. [illegible] St.
CITY: San Antonio STATE: TX ZIP: 78205
PHONE (IMPORTANT):

# OF PIECES	DESCRIPTION	WEIGHT
1	TRANSMITTAL - BLUELINES / PAPERS	
	MIKE HERRERA	

3RD PARTY BILLING: C.O.D.

$50 DOLLARS DECLARED VALUE UNLESS SPECIFIED NOT TO EXCEED $500.00

RECEIVED IN GOOD ORDER (PRINT): [signature]

RETURN (PRINT):

SERVICES	CHARGES
QUICKIE	
(1) HOUR	
(2) HOUR	
(4) HOUR	
1604	
AFTER HOUR	
ROUND TRIP	
NOTARY	
WEIGHT	
TOTAL	