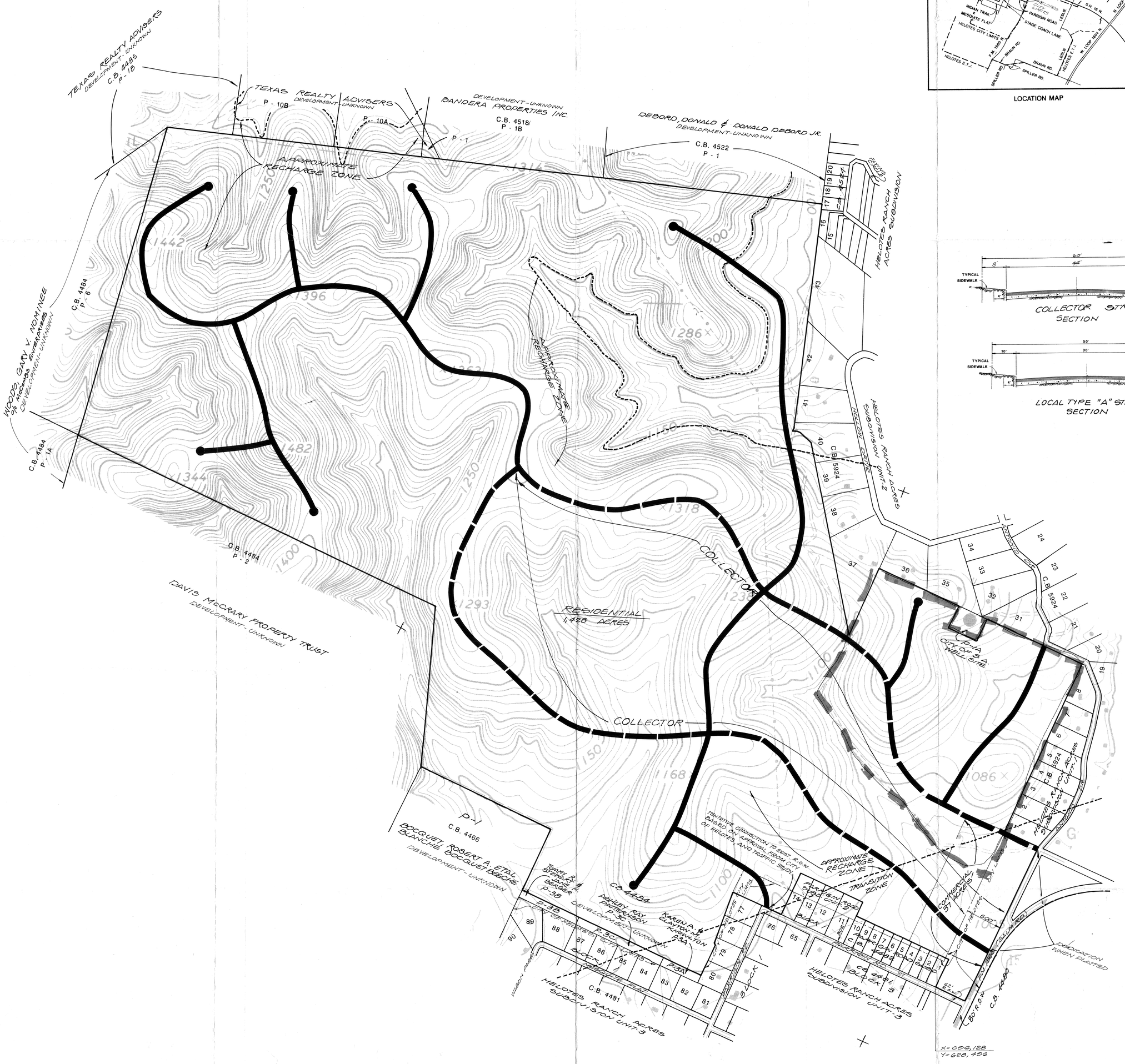
ADOBE WALLS RANCH - 1465 ACRES

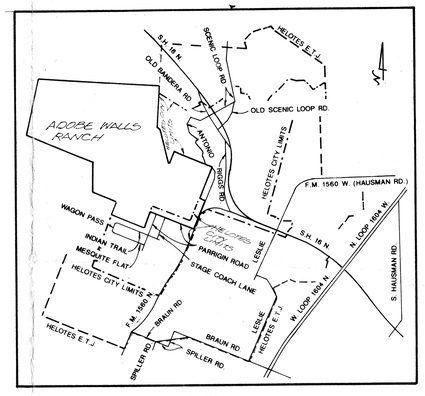
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

DECEMBER 19, 1994

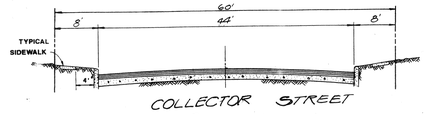
DEVELOPER: ADOBE WALLS RANCH
P.O. BOX 6023
SAN ANTONIO, TX. 78209

SCALE: 1" = 400'

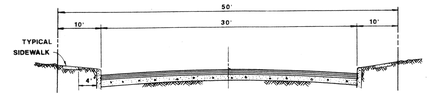




LOCATION MAP



COLLECTOR STREET SECTION



LOCAL TYPE "A" STREET SECTION

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 1-20-95
File # 461
Signed: D. Rodriguez

JOB NO. 9548.00

CITY OF SAN ANTONIO

January 20, 1995

Mr. Rueben Cervantes, P.E.
Pape-Dawson Engineers
9310 Broadway, Bldg. II
San Antonio, Texas, 78217

RE: Adobe Walls Ranch Subdivision POADP #461

Mr. Cervantes:

The City Staff Development Review Committee has reviewed your Adobe Walls Ranch Subdivision Preliminary Overall Area Development Plan #461. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note that dedication will be required at the time of plat submittal to bring F.M. 1560 ROW up to 43-foot from centerline. Additionally, the Traffic Planning Engineer has indicated that it appears that you may have sight-distance problems in several areas within the plan.

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 Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

D. Pasley KOM

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

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

CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

Date Submitted: DEC. 20, 1994

Name of Application: ADOBE WALLS RANCH

Owner/Agent: ADOBE WALLS RANCH **Phone:** 210/824-5315
Address: P.O. BOX 6023 SAN ANTONIO, TX. **Zip code:** 78209
Engineer/Surveyor: PAPE-DAWSON CONSULTING ENGINEERS **Phone:** 210/824-9494
Address: 9310 BROADWAY, BLDG. II SAN ANTONIO, TX. **Zip code:** 78217

Existing zoning: N/A **Proposed zoning:** N/A

Texas State Plane Coordinates: X 096,128 Y 628,496
(at major street enterance)

Plat is over/within/includes: San Antonio City Limits Yes ☐ No ☒
Edwards Aquifer Recharge Zone? Yes ☒ No ☒

RECEIVED
94 DEC 20 PM 3:48
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

Land Area Being Platted:	**Lots**	**Acres**
Single-Family (SF)	2,928	1,428
Non-Single Family (NSF)	—	—
Commercial & other	1	37
TOTAL =	2,929	1,465

Print Name: JESSE F. PACHECO **Signature:** [signature]

Date: 12/20/94

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94

POADP #461

Review w/ Dave

CITY OF HELOTES

P.O. Box 507 • Helotes, Texas 78023 • (210) 695-8877 • Fax (210) 695-2123

Spoke w/ L.J. Cobb the city Administrator they are pursing Annexation of the area.

February 9, 1996

Mr. David Pasley
Director of Planning
City of San Antonio
P. O. Box 839966
San Antonio, TX 78283

SUBJECT: POADP, Adobe Ranch Acres

Dear Mr. Pasley:

The City of San Antonio approved Preliminary Overall Area Development Plan, POADP File Number 461, for 1465 acres in northwest Bexar County, City of San Antonio extraterritorial jurisdiction (ETJ), adjacent to the city limits of the municipality of Helotes, Texas. Although the POADP depicted a "road cut" onto Antonio Drive, wholly within the City of Helotes, no reference was made to the City of Helotes.

On January 10, 1996, PUD Plan 95-064, an extraction of 88.1 acres out of the POADP, was considered by the San Antonio Planning Commission. At that time, officials of Helotes, along with several concerned citizens, appeared before the San Antonio Planning Commission to express concerns that the proposed PUD would direct surface water onto an already "flood prone" area of Helotes. Additionally, the proposed "road cut" onto Antonio Drive would stress a shallow, narrow country road, increasing traffic congestion and compromising traffic safety within Helotes.

On the positive side, the character of the proposed PUD, with low housing density and limited impervious cover is compatible with the character of the surrounding Helotes community. We have been in negotiations, including a public hearing, with the developer, his project manager and his engineering firm to address the concerns before Council action on the "road cut" into Helotes.

On January 24, 1996, the developer notified the City of Helotes of his intention to withdraw the PUD application and proceed with platting under San Antonio Subdivision Regulations.

On February 8, 1996, the City Council of Helotes considered several legal issues raised by the developer's attorney. We have authorized our City Attorney to confer with the developer's attorney to clarify and define the legal rights of both the City of Helotes and the developer in this matter. A traffic safety engineering study will also be conducted for the area in question.

Additionally, the developer has indicated a willingness to pursue release of the subject area from San Antonio's extraterritorial jurisdiction (ETJ) into Helotes' ETJ. Would you be amenable to such negotiations?

Please let us know your position on this important issue at an early date.

Sincerely,

Steven F. Hodges
Mayor Pro Tem

CAM:vg

CC: Deborah Guerrero, Chairman
City of San Antonio Planning Commission

Myra Leo, Manager
City of San Antonio Intergovernmental Relations Office

CITY OF HELOTES

P.O. Box 507 • Helotes, Texas 78023 • (210) 695-8877 • Fax (210) 695-2123
OUR FAX NUMBER: (210) 695-2123

DATE: February 9, 1996

TO: David Pasley, Planning Director
City of San Antonio

FAX NO. 207-7897

FROM: Charles McAfee

NO. PAGES SENT: 3 (including cover)

MEMO On Monday we will mail you a copy of this letter.

Charlie

If you have any questions, or problems receiving this fax, please call 695-8877.

Thank You.

CITY OF HELOTES

P.O. Box 507 • Helotes, Texas 78023 • (210) 695-8877 • Fax (210) 695-2123

February 9, 1996

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Director of Planning
City of San Antonio
P. O. Box 839966
San Antonio, TX 78283

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DUANE L. SPIESS
Attorney At Law

Route 1, Box 54BA
HELOTES, TEXAS 78023
(210) 695-3426
Fax (210) 695-9437

Via Telecopy

February 22, 1996

Honorable Mayor Charles McAfee and Helotes City Council Members
Helotes City Hall
P.O. Box 507
Helotes, Texas 78023

RE: Adobe Ranch Acres; Access Permit to Antonio Drive (95-064)

Dear Mayor McAfee and City Council Members:

The city of Helotes faces a dilemma concerning the requested access permit to Antonio Drive. The expressed concerns of the citizens must be weighed against the rights of the landowner, as presented by his attorneys and Mr. Hardy Harvey, advisor to the Helotes City Council.

Regrettably, the landowners' expressed economic priorities precluded compromise.

It is possible that taxpayer dollars would have to be spent to determine the validity and justice of the diverse interests.

We request that the report of the Helotes Chief of Police, and the oft repeated statements of the citizens, concerning the safety problems which will be inflicted upon the present citizens, as well as future residents, by the proposed access onto Antonio Drive be acknowledged and endorsed by the City Council. This acknowledgment should be stated in any possible access permit granted by the City Council. The possibility of future liability exposure to the city of Helotes, and thus the taxpayer, demands this statement of position. This statement by the City Council is a matter of concern to, and will serve to inform, the San Antonio Planning Commission.

Sincerely,

Mr. & Mrs. D. Spiess

Mr. and Mrs. Duane L. Spiess

cc: San Antonio Planning Commission