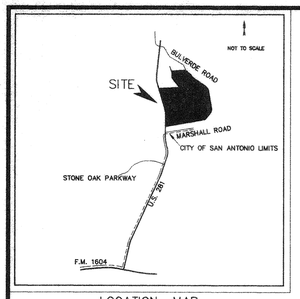
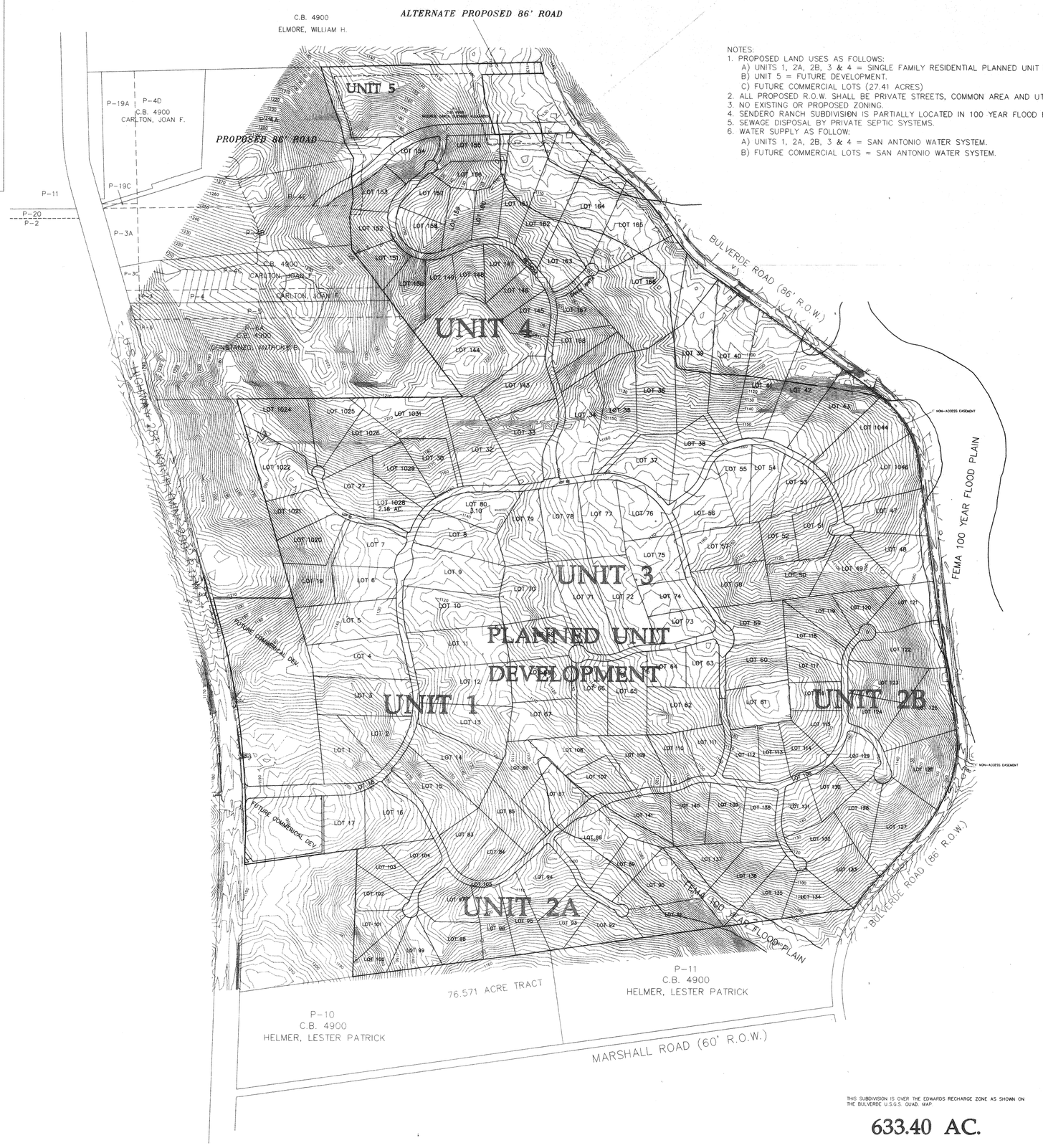
P.O.A.D.P. # 466



LOCATION MAP



NOTES:
1. PROPOSED LAND USES AS FOLLOWS:
   A) UNITS 1, 2A, 2B, 3 & 4 = SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT. (2.00 ACRES AND LARGER LOTS)
   B) UNIT 5 = FUTURE DEVELOPMENT.
   C) FUTURE COMMERCIAL LOTS (27.41 ACRES)
2. ALL PROPOSED R.O.W. SHALL BE PRIVATE STREETS, COMMON AREA AND UTILITY EASEMENTS.
3. NO EXISTING OR PROPOSED ZONING.
4. SENDERO RANCH SUBDIVISION IS PARTIALLY LOCATED IN 100 YEAR FLOOD PLAIN.
5. SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.
6. WATER SUPPLY AS FOLLOW:
   A) UNITS 1, 2A, 2B, 3 & 4 = SAN ANTONIO WATER SYSTEM.
   B) FUTURE COMMERCIAL LOTS = SAN ANTONIO WATER SYSTEM.

SCALE: 1" = 400'

RECEIVED
97 SEP -9 PM 4:29
CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DIVISION

NAME & ADDRESS OF DEVELOPER:
SENDERO RANCH DEV., LTD.
745 MULBERRY SUITE 300
SAN ANTONIO, TEXAS 78212
210-736-4488

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
Sept 16, 1997 (date) 466-B (number)

If no plats are filed, plan will expire on March 12, 1999

1st plat filed on _____

REVISED	09/05/97	REALIGNED 86' R.O.W. AS PER CSA COMMENTS.
REVISED	02/29/97	RELOCATED STREET R.O.W. AS PER CSA TRAFFIC ENG. COMMENTS.
REVISED	02/27/97	RECONFIGURE UNITS 4 & 5.
REVISED	07/20/95	DIVIDE UNIT 2 INTO UNITS 2A & 2B DESIGNATIONS
REVISED	03/02/95	ADDED UNIT 4 AND UNIT 5 DESIGNATIONS
REVISED	02/16/95	CHANGED UNIT4 LOTS
REVISED	02/18/96	CHANGED UNIT4 LOTS

THIS SUBDIVISION IS OVER THE EDWARDS RECHARGE ZONE AS SHOWN ON THE BULVERDE U.S.G.S. QUAD. MAP.

633.40 AC.

SENDERO RANCH

STATE OF TEXAS
PAUL A. SCHUEDER
3894
REGISTERED PROFESSIONAL ENGINEER
02/18/97

P.O.A.D.P. / P.U.D.

ACES
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

SCALE: 1" = 400'
DRAWN BY RW
CHECKED BY PAS
JOB NO. 0733-00-00
FILE NO. 0733/POADP
SHEET OF
PAGE OF

F:\PROJECT\0733\Poadp.dwg Fri Sep 05 15:12:54 1997

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: August 26, 1997

Name of POADP: Sendero Ranch

Owners: Sendero Ranch Dev., Ltd.

Consulting Firm: Alamo Consulting ENg. & Surv.

Address: 745 E. Mulberry, Ste. 300
San Antonio, TX 78212

Address: 125 W. Sunset
San ANtonio, TX 78209

Phone: 736-4488

Phone: 828-0691

Existing zoning: None

Proposed zoning: None

Texas State Plane Coordinates: X: 2144287 Y: 13792053

Site is over/within/includes:

San Antonio City Limits? ☐ Yes ☒ No

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

Projected # of Phases: 6 ☒ Yes ☐ No

Land area being platted:

	Lots	Acres
Single Family (SF)	166	568.8
Multi-family (MF)	0	0
Commercial and non-residential	8	65.2

Is there a previous POADP for this Site? Name Sendero Ranch No. 466

Is there a corresponding PUD for this site? Name Sendero Ranch No. 95-040

Plats associated with this POADP or site? Name Sendero Ranch U-1 No.

Name Sendero Ranch U-2A No.

Name Sendero Ranch U-2B No.

Sendero Ranch U-3

Contact Person and authorized representative:

Print Name: Paul A. Schroeder

Signature:

Date: August 26, 1997

Phone: 828-0691

Fax: 824-3055

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
1105039

AMT ENCLOSED _____

AMOUNT DUE	200.00
INVOICE DATE	3/10/1998
DUE DATE	3/10/1998

50-04-5573
SENDERO RANCH II DEVELOPMENT
745 E MULBERRY STE 300
SATX 78212

PHONE: 000 - 0000

PAODP UNIT1SENDERO RANCH II

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
3/10/1998	1105039	50-04-5573	3/10/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	200.00

MAR 11 1998

PAID SATO MB-3

466

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	03/09/1998		CK0115	U1SEDERO RANCH
END	03/09/1998			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	200.00	200.00	200.00

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works **Date** 9.1.97

FROM: **Elizabeth Carol, Planner II; Planning Department**

ITEM NAME: Sendero Ranch **FILE #** NONE

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19_____

RECEIVED
97 SEP -8 AM 11:56
DEPT OF PLANNING AND DEVELOPMENT SERVICES DIVISION

- ☐ **Proposed plat-30 days**
- ☐ **Variance-15 days**
- * **POADP's-10 days**
- ☐ **Plat deferral-30 days**
- ☐ **Plan / legal doc-15 days**
- ☐ **Other-15 days**

☑ **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: Flood plain requirements and drainage easements will be require and address during the process.

Burt Rubio | Sr. Eng Tech | 9-2-97

Signature **Title** **Date**

TRANSMITTAL

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
125 W. SUNSET ROAD SAN ANTONIO, TX 78209
PHONE : (210)828-0691
FAX NO.: (210)824-3055

TO: CITY OF SAN ANTONIO
PLANNING DEPARTMENT
P. O.. BOX 839966
SAN ANTONIO, TEXAS 78283-3966
ATTN: ELIZABETH CAROL

RE: SENDERO RANCH
P.O.A.D.P. NO 466

DATE: September 9, 1997

WE ARE SENDING YOU: X ATTACHED UNDER SEPARATE

X Blueline Prints Mylar Prints Specifications

Xerox Copies Sepia Prints Plans

COPIES	DESCRIPTION	LATEST DATE
6	P.O.A.D.P. (PRINTS)	
1	P.O.A.D.P. 8 ½ X 11 reduction	

RECEIVED
97 SEP -9 PM 4:29
DEPT. OF PLANNING
& DEVELOPMENT
SERVICES DIVISION

TRANSMITTED:

X For Approval Review and Comment For Your File
As Requested For Bids Due _____ 19

REMARKS: PLEASE PROCESS THIS P.O.D.A.P. SUBMITTAL FOR APPROVAL AS SOON AS POSSIBLE. NOTIFY OUR OFFICE OF ANY QUESTIONS AND/OR COMMENTS RELATED TO THIS PROJECT IN ORDER TO EXPEDITE THE COMPLETION OR RESPONSE TIME AS REQUIRED.

IF ADDITIONAL INFORMATION IS REQUIRED, PLEASE CONTACT THIS OFFICE.

COPIES TO: FILE # 0733-04 HOW DELIVERED: BY HAND

RECEIVED BY: _____ SIGNED: LARRY DOLLE

TRANSMITTAL

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER RD., SUITE 617 SAN ANTONIO, TX 78232
PHONE : (210)828-0691
FAX NO.: (210)824-3055

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 16 PM 2:32

TO: CITY OF SAN ANTONIO
PLANNING DEPARTMENT
P. O.. BOX 839966
SAN ANTONIO, TEXAS 78283-3966
ATTN: MIKE HERRERA

RE: SENDERO RANCH SUBDIVISION
POADP NO. 411 & 466

DATE: April 15, 2002

WE ARE SENDING YOU: X ATTACHED UNDER SEPARATE

X Blueline Prints Mylar Prints Specifications

Xerox Copies Sepia Prints Plans

COPIES	DESCRIPTION	LATEST DATE
1 EA	POADP (PRINTS)	
1	CORRESPONDENCE FROM & TO CSA REFERENCING POADP FILE UP-DATING (NO APPROVAL LETTER FROM CSA IN FILE)	

TRANSMITTED:

For Approval Review and Comment X For Your File
X As Requested For Bids Due _____ 19

REMARKS: THE ONLY PLAN ON FILE OF POADP #411 IS A MODIFIED POADP PLAN USED FOR A SITE PLAN FOR TNRCC WPAP SUBMITTAL. HOPE THIS WILL HELP WITH YOUR RECORDS.

IF ADDITIONAL INFORMATION IS REQUIRED, PLEASE CONTACT THIS OFFICE.

COPIES TO: FILE # 073300 HOW DELIVERED: BY MAIL

RECEIVED BY: _____ SIGNED: LARRY DOLLE

TRANSMITTAL

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
125 W. SUNSET ROAD SAN ANTONIO, TX 78209
PHONE : (210)828-0691
FAX NO.: (210)824-3055

TO: CITY OF SAN ANTONIO
MS. ELIZABETH CAROL
PLANNING DEPARTMENT
P. O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

RE: SENDERO RANCH

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 16 PM 2:32

DATE: February 27, 1997

WE ARE SENDING YOU:	ATTACHED	UNDER SEPARATE
X Blueline Prints	Mylar Prints	Specifications
xerox Copies	Sepia Prints	Plans

COPIES	DESCRIPTION	LATEST DATE
1 EA	POADP NO. 411 AND POADP NO. 466	

TRANSMITTED:

For Approval — Review and Comment — For Your File
X As Requested — For Bids Due _____ 19

REMARKS:

X IF ADDITIONAL INFORMATION IS REQUIRED, PLEASE CONTACT THIS OFFICE.

COPIES TO: FILE # 073300 HOW DELIVERED: BY HAND

RECEIVED BY: _____ SIGNED: PAUL SCHROEDER

CITY OF SAN ANTONIO

February 20, 1997

Paul Schroeder P.E.
President
Alamo Consulting Eng. Sur., Co
125 W. Sunset
San Antonio, TX 78209

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 16 PM 2:32

Dear Mr. Schroeder:

The Planning Department is updating it's POADP record keeping. Recently a comprehensive inventory was undertaken of the existing POADP files. Unfortunately there are some files that are incomplete. The Planning Department is attempting to rebuild the POADP files, and would appreciate your assistance in this regard. If you have copies of any of the enclosed files would you please forward them to the Planning Department in c/o Elizabeth Carol. Attached is a list of the files that need to be updated.

Enclosed is a sample of the data included in the inventory that the Planning staff has recently developed. Once the POADP inventory is complete, I will forward a copy of the comprehensive inventory of the POADP's on file.

Thank you in advance for your assistance in ensuring that our POADP files are complete and accurate. If you have any questions or need additional information, do not hesitate to call Elizabeth Carol at 207-7900.

Sincerely,

Bill Telford

William L. Telford, AICP
Planning Manager

Attachment:
Sample of POADP inventory
List of POADPs requiring updating

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

Please review your files to determine if you have any information pertaining to these POADP's.

List of POADPs requiring updates

Engineering Firms Known:

#	POADP Name	Firm
411	Sendero Ranch	ACES
466	Sendero Ranch	ACES

Engineering Firms Unknown:

#	POADP Name	Firm
123	Aerodrome Plaza	Aerodrome Plaza J.V.
81	Judson Road	ASM, Inc./Louisiana
74	Apple Creek	Berg. Co. Inc.
362	Bill McCarty Property	Bill McCarty
47	Uranga Commercial	C.A. Bohner & Assoc.
114	Northwest Atrium	Castillo Vantage Co.
272	Cedar Creek	Cedars Development
120	DeZavala Business Rd.	Cimarron Development
105	Citadel	Doug Cross Liberty Homes
69	Bluebonnet Ridge	East Central Development
117	Lincoln Park Unit 1	Frieden Alvin
37	North Hills Village	Gilbralter Savings
146	Starcrest Hills	Guy King Enterprize
370	Country View Village	Hallmark Ghormley
76	Northern Hills Unit 16	Lee Quincy
98	Weidner Business Park	Lee Quincy
112	Ragsdill Tract	Lee Quincy / Entex
43	Industry East	M.A. Realty Corp.
82	Canyon Oaks (east)	Matthews Pat
71	West Park Business Center	Max Triplett
44	Hidden Meadow	McOsker Dev.
11	Hunters Ridge	MeCarthy Wm.
14	Hollow Oaks	NP/C
38	Henderson Pass	Omni Int.
207	Redland Oaks (north	Redland Road J.V.
59	Larkspur Unit 3 & 4	Schiffman
45	Mission Ridge	Sitterle
89	Shadow Glen	Steinmetz

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 16 PM 2:32

1996 TEXAS APA CONFERENCE

Sendero

pending

- drainage
- TXDOT
- TIA

Sendero Ranch

TIA

What type of street

type A local

B local

- sight distance problems