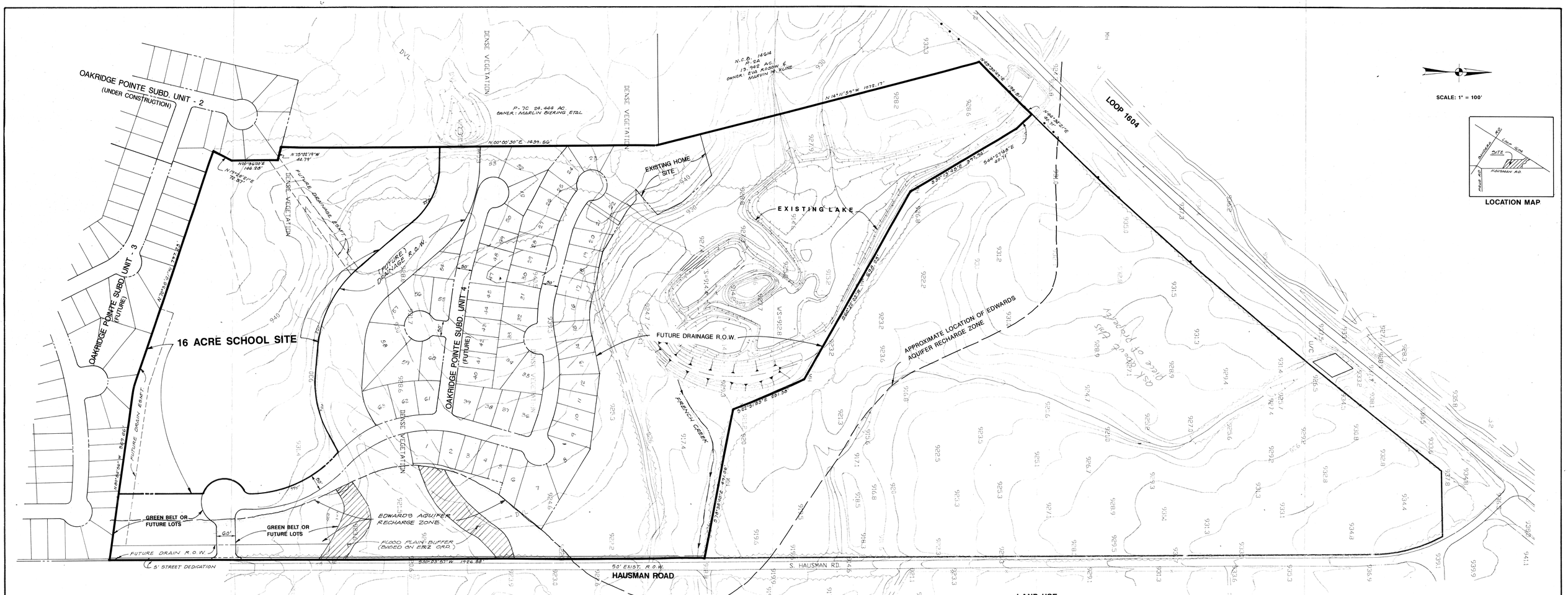

LAND USE

SINGLE FAMILY RESIDENTIAL =	17.0 AC.
SCHOOL SITE =	16.0 AC.
DRAINAGE R.O.W. =	31.0 AC.
OTHER (OPEN SPACES GREENBELTS) =	5.4 AC.
TOTAL AREA =	69.4 AC.

DEVELOPER:
HAUSMAN BANDERA PARTNERS, LTD.
1701 N. COLLINS BLVD. SUITE 300
RICHARDSON, TX. 75080
(214) 644-2400

LODGE PROPERTY

PRELIMINARY OVERALL DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS

#492

JOB NO. 3526-08 DATE: JAN., 1996

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

RECEIVED
96 JAN 24 PM 3:18
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

Date Submitted: JAN. 22, 1996

Name of Application: LODGE PROPERTY

Owner/Agent: HAUSMAN BANDERA PARTNERS, LTD. **Phone:** (214) 644-2400
Address: 1701 N. COLLINS BLVD, STE 300, RICHARDSON, TX **Zip code:** 75080
Engineer/Surveyor: PAPE DAWSON ENGINEERS **Phone:** (210) 824-9494
Address: 9310 BROADWAY, BLDG. 2, SAN ANTONIO, TX. **Zip code:** 78210

Existing zoning: TEMP R-1 **Proposed zoning:** _____

Texas State Plane Coordinates: X 109.495 Y 623,933
(at major street enterance)

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

Land Area Being Platted:

	Lots	Acres
Single-Family (SF)	63	17
Non-Single Family (NSF)	1	16
Commercial & other	–	36.4
TOTAL =	64	69.4

Print Name: BRICE MOCZYGEMBA **Signature:** Brice Moczygemba

Date: 1/23/96

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

Elizabeth
Carol

RECEIVED
96 MAR -7 PM 1:44
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO

March 5, 1996

Mr. Jerry Daniel
Assistant Superintendent
NISD
5900 Evers Road
San Antonio, Texas 78238

Dear Jerry:

RE: Hausman Road School Site

I am writing as a follow-up to our conversations regarding the school site on Hausman Road.

If the District intends to ask the City for funds to improve Hausman Road when the school opens, I want you to be aware in advance of several issues.

In my opinion you have chosen an elementary school site that can be well served in the future. Ultimately, De Zavala Road will be extended from an improved Babcock Road in the area near Oxbow, extend through Cedar Park and connect to Loop 1604 and Hausman Road north of this school site. Although there are no funds identified or plans drawn, Hausman could ultimately be improved to as many as four lanes with all-weather crossings of the two creeks which it traverses.

However, in the short term, I would anticipate that the condition of Hausman Road will be a major concern to the NISD. French Creek and a smaller creek cross Hausman north of the school site and conditions could exist where access from the north will be blocked by high water. Also, because Hausman intersects with Loop 1604 frontage road at a point where there is no interchange, only northbound traffic on 1604 can access the northern end of Hausman.

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 299-7873 TDD: (210) 299-7911 FAX: (210) 299-7897

This dynamic leads me to believe that much of the circulation of traffic to the school will pass through the Hausman/Prue Road intersection. This particular intersection concerns me greatly. The short distance between that intersection and the intersection of Prue and Bandera Roads, along with the curvature of Prue Road and the topography in the area lead me to believe it will be a very difficult intersection to signalize and safely accommodate large volumes of traffic.

Finally, the condition of Hausman Road--which until very recent times was a little-used County road--is very poor and is unlikely to be improved for several years.

In our phone conversations, you have acknowledged you are aware of all of these issues, but I wanted to document them here for the record and urge the NISD to be prepared to accept the existing conditions for several years, or to budget funds to upgrade the roadway as a part of your school site development process.

In addition, I would urge you to do two things before you establish a school at this site:

1. Ensure that a pedestrian/bicycle connection between Oakridge Pointe Subv. Units 2, 3 and 4, and the school, is provided.

2. Ask City Traffic Engineer Andy Ballard to review and approve your parking, driveways and general vehicular circulation plan before finalizing your site design.

Good luck in your future endeavors.

Sincerely Yours,

Dave Pasley
Director of Planning

CC: John German, Clarence Daugherty, David Abbey, Andy Ballard, POADP file (E. Carol)

CITY OF SAN ANTONIO

February 26, 1996

Mr. Brice Moczygemba
Pape Dawson Engineers
9310 Broadway, Bldg. 2
San Antonio, Texas, 78210

Re: Lodge Property POADP # 492

Mr. Moczygemba:

The City Staff Development Review Committee has reviewed Lodge Property Preliminary Overall Area Development Plan # 492. 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 the following:

1. It is our understanding that bicycle and pedestrian access will be provided between the school and the adjacent properties to the west and north.

2. Based on the topography, a Flood Plain Study will probably be required.

3. This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.

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 Elizabeth Carol. She may be reached at (210) 207-7900.

Sincerely,

D. Pasley by EW.

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

DWP/EAC

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

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TEL: (210) 207-7873 TDD: (210) 207-7911 FAX: (210) 207-7897

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Public Works Date 1·25·96

FROM: Elizabeth Carol

ITEM NAME: Lodge Property FILE #

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.

RECEIVED
BY DRAINAGE SECTION
DEPT OF PUBLIC WORKS
DATE 29 JANUARY 1996
RETURNED FOR REVISION
DATE

~~Please Return~~ meeting By: Feb 2, 19 96
8:30 a.m.

- ☐ 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 1-31-96, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Telephone # _____

Comments: Dam Breech Studies will be required during platting. Drainage to be addressed during the Platting process.

Mendi Fitman — Signature
Assistant Drainage Engineer — Title
1-31-96 — Date

Eli, new POADP for process/ review

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

LETTER OF TRANSMITTAL

RECEIVED
96 JAN 24 PM 3:18
PLANNING AND DEVELOPMENT SERVICES DIVISION

9310 BROADWAY, BLDG. II, SAN ANTONIO , TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

Date: Jan. 23 '96	Job No.: 3 526.08
Attention: Eddie Guzman	
RE: LODGE PROPERTY SUBDIV.	
POADP	
FILE: ☐ 1.0 Correspondence ☐ 2.0 Design ☐ 4.0 Construction	

TO PLANNING DEPT.

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

☐ Specifications ☐ Shop Drawings ☐ Copy of Letter
☐ Prints ☐ Plans ☐ Samples
☐ Change Order ☐ _____

COPIES	DATE	DESCRIPTION
1		POADP Application
6		POADP

THESE ARE TRANSMITTED as checked below:

☑ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Returned for corrections ☐ Submit _____ copies for distribution
☐ As requested ☐ Approved as noted ☐ Return _____ corrected prints
☑ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____ SIGNED for Brice Moerygemba

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

ELIZABETH CAROL

Lodge Property

69.4 Acre

over Recharge zone

drainage addressed @ Platting

· Dam Breech Studies

63 single family

1 non single family

Zoned Temp R-1

PLANNING - SUBDIVISIONS

ELIZABETH CAROL

David,

The POA DP was approved Feb 26, 96. The eng. has agreed to provide bicycle + pedestrian access between the school and the adjacent properties, both north and west. The property at Hausman Rd and 1604 is not part of this P.O.A.D.P. It belongs to "Perfect Union Lodge no 10 AF + AM". If you have any additional questions please call 7912 El-

OK

PLANNING - SUBDIVISIONS