



Texas Department of Transportation

P.O. Box 29928 | SAN ANTONIO, TEXAS 78229-0928 | (210) 615-1110 | WWW.TXDOT.GOV

August 6, 2025

TxDOT REFERENCE NO. 7067
HIGHWAY: FM 1560

Attn: Carlos Rodriguez, Jr., CFM

Pape Dawson Engineers
2000 NW Loop 410
San Antonio, TX 78213

SUBDIVISION PLAT: Apollo Oaks
LOCATION: FM 1560 (Along NB FM 1560)
DATE RECEIVED: 6/17/2025

PLAT NO. CP202506

PLAT REVIEWED FOR:

	<u>NO OBJECTION</u>	<u>OBJECTION</u>
EXISTING R.O.W. DATA	✓	
PLANNED R.O.W. NEEDS	✓	
STREET, ALLEY & DRIVEWAY ACCESS	✓	
OTHER	✓	
TxDOT NOTES	✓	

THE FOLLOWING TxDOT NOTES WILL BE REQUIRED TO BE ANNOTATED ON YOUR PLAT:

- (1) For residential development directly adjacent to state right of way, the developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- (2) Maximum access points to State highway from this property will be regulated as directed by "Access Management Manual". This property is eligible for a maximum combined total of One (1) access point(s) along FM 1560 based on the overall platted highway frontage of 385.36'.
- (3) If sidewalks are required by appropriate city ordinance, a sidewalk permit must be approved by TxDOT prior to construction within state right-of-way. Locations of sidewalks within state right-of-way shall be directed by TxDOT.

Permit applications along with construction plans for streets, driveways, utilities, drainage, and sidewalks (if required by appropriate City ordinance) must be submitted to the Texas Department of Transportation for review and approval before working on highway right of way. This letter of approval is valid until the property is redeveloped or land use changes. At that time it may be subject to the current access regulations. Subdivision of a larger tract of land will not entitle additional access locations to be granted.

COMMENTS:

1. This LOC is comprised of a total of 9 pages. The attachment includes plat, Bexar county approved TIA worksheet, site plan, aerial, and Release of Helotes ETJ.
2. Right turn lane required along FM 1560. To be reviewed and permitted by TxDOT.

Matthew Cardoza, P.E.

Adv. Planning - Transportation Engineer

CC: COSA Development Services
Bexar County Planning

Reference material: <http://onlinemanuals.txdot.gov/txdotmanuals/acm/index.htm>

OUR GOALS

MAINTAIN A SAFE SYSTEM • ADDRESS CONGESTION • CONNECT TEXAS COMMUNITIES • BEST IN CLASS STATE AGENCY
An Equal Opportunity Employer

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study in accordance with UDC 35-502(b)(2), ITE 11th Edition.

Project Name: Apollo Oaks	Worksheet Prepared by: Jon Adame, P.E.				
Project Location: 11510 FM 1560 N Helotes, TX 78023	Company Pape-Dawson Consulting Engineers		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Owner's Agent		
Email: jadame@pape-dawson.com	Address: 2000 NW Loop 410, San Antonio, TX 78213		Date: 5/22/2025		
Jurisdiction: <input type="checkbox"/> COSA ICL <input type="checkbox"/> COSA ETJ <input checked="" type="checkbox"/> Other:	Associated Record Type: <input type="checkbox"/> Zoning <input type="checkbox"/> MDP <input checked="" type="checkbox"/> Plat		<input type="checkbox"/> Building Permit		
TIA Record Number (if applicable): N/A	Associated Record Number: CP202506				

Proposed Type of Development:

Land Use	ITE Code	Project Size	Unit	Critical Peak Hour: PM <input type="checkbox"/> Peak Hour Override:	
				Peak Hour Trip Rate	Peak Hour Trips (PHT)
Single Family Attached Housing	215	75.00	Dwelling Unit	0.57	43
30 Duplexes, 5 Triplexes					

The rates and critical peak hour are automatically calculated in this section based on the linear rates of ITE 11th edition. To change the automatic peak hour calculator, check the Peak Hour Override box and input the correct peak hour. For custom or additional fields, please use the second page of the worksheet.

Previous Development on Site:

Land Use	ITE Code	Project Size	Unit	Critical Peak Hour: <input type="checkbox"/> Peak Hour Override:	
				Peak Hour Trip Rate	Peak Hour Trips (PHT)

Total Trips: Please ensure land uses for all lots/parcels are included in the above sections.

Proposed Development	Previous Development	Difference in PHT
43		43 100%

If there is an increase of 76 PHT and an increase of 10% of the total PHT, a new TIA is required

Previous TIA Report (if property has a TIA on file)

Proposed Development	Approved TIA PHTs	Difference in PHT	TIA Number:	TIA Name:
43				

***** ITEMS BELOW THIS LINE ARE FOR OFFICIAL USE ONLY. DO NOT WRITE BELOW THIS LINE. *****

Turn Lane Requirements for Developments with Less than 76 PHT per UDC 35-502(c)(2) (For more than 76 PHT, this analysis will be included in the TIA)

Right Turn Lanes Required <input type="checkbox"/> at <input type="checkbox"/> at	Left Turn Lanes Required <input type="checkbox"/> at <input type="checkbox"/> at
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Comments:

This development is located on a TxDOT roadway. TxDOT review of ROW and access is required. Please submit the plat and other associated documents (site plan etc.) to TxDOT for review and approval.

TxDOT Review

A TIA Report is Required. A TIA Report is Not Required
 A TIA Update is Required. A Circulation Study is Required

Worksheet Last Updated 4/1/2024

Reviewed by: 

Date: 05/28/2025

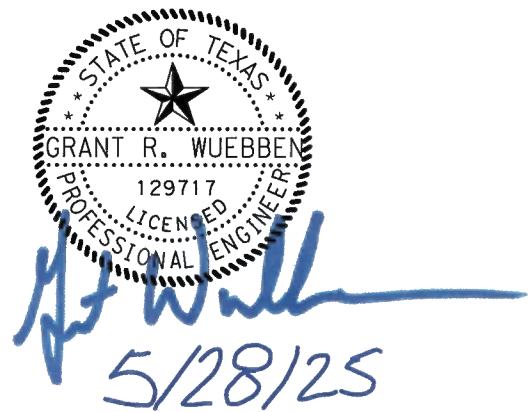
Project Name: Apollo Oaks Worksheet Prepared by: Jon Adame, P.E.
TIA Record Number (if applicable): N/A Associated Record Number: CP202506

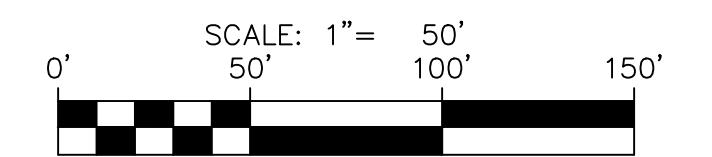
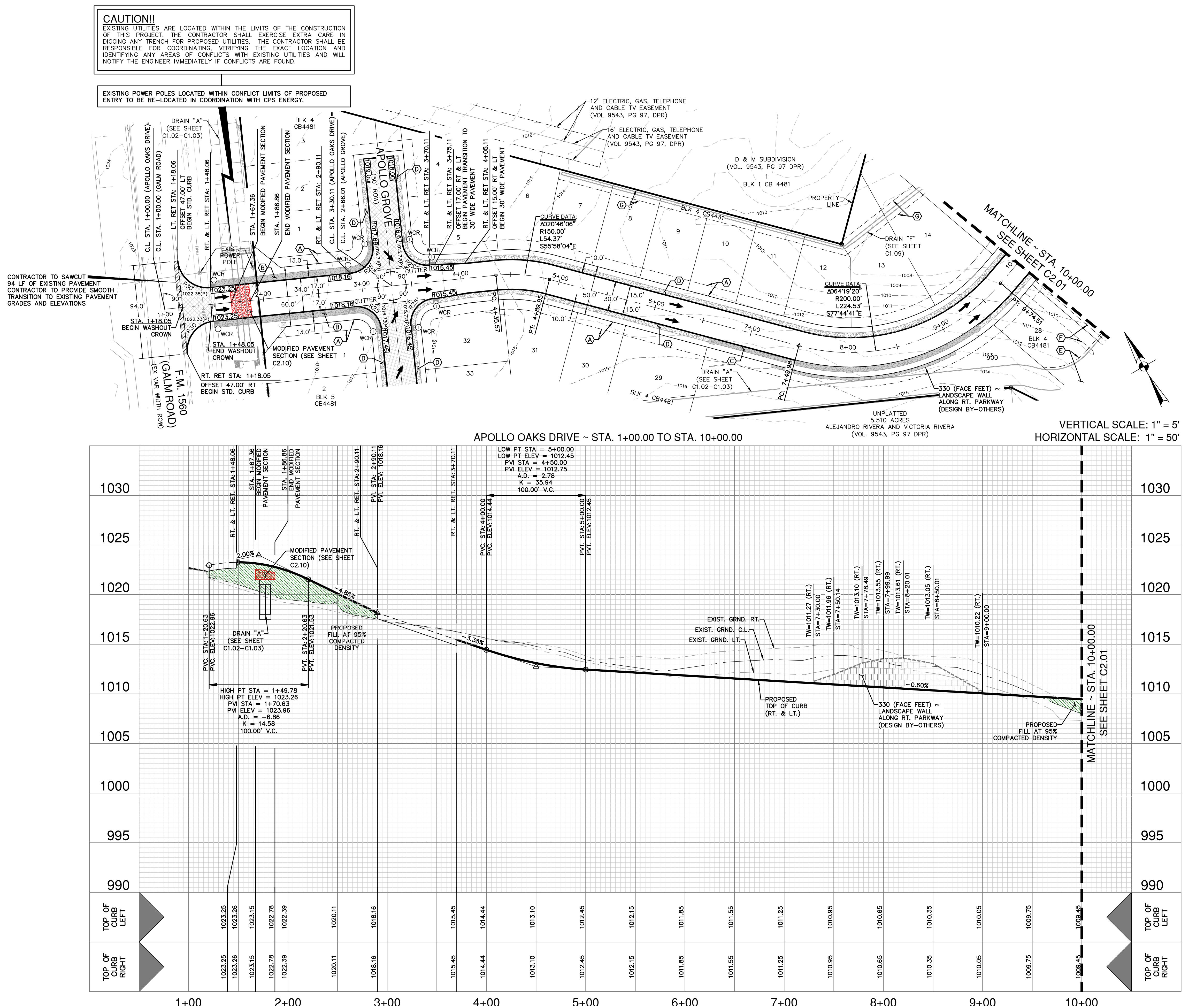
Proposed Type of Development:

Previous Type of Development:

Apollo Oaks - ITE Trip Generation 11th Ed.

Land Use (ITE Code)	Size (X)	Independent Variable (IV)	Trip Generation Method	AM Peak Hour		PM Peak Hour		Daily	AM Peak Hour		PM Peak Hour		Daily
				Entering Rate	Exiting Rate	Entering Rate	Exiting Rate		Rate	Enter Trips	Exit Trips	Enter Trips	Exit Trips
Single-Family Attached Housing (215)	75.0	Dwelling Units	Average Rate	0.12	0.36	0.34	0.23	7.2	9	27	25	18	540
<i>Assumptions: Setting/Location = General Urban/Suburban</i>													
								Total	9	27	25	18	540
									36		43		





STREET LEGEND

PROJECT LIMITS			
MAINTAIN GUTTER			
EXISTING CONTOUR			970
HEELCHAIR RAMP			
ENTERLINE		CL	
RADIUS POINT		RP	
POINT OF CURVATURE		PC	
POINT OF TANGENCY		PT	
RETURN		RET	
RAINAGE FLOW ARROW			
TOP OF CURB SPOT ELEVATION			
PAVEMENT ELEVATION		857.00(P)	×
ASHOUT CROWN SECTION			
DEWALK (HOMEOWNER'S RESPONSIBILITY)			
DEWALK (DEVELOPER'S RESPONSIBILITY)			
RIVIEWAY			

A circular seal for a Texas licensed professional engineer. The outer ring contains the words "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by a dotted line. The inner circle features a five-pointed star in the center, surrounded by the name "JON D. ADAME" and the license number "82567".

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

COSTS - EAN & ITC 100

APOLLO OAKS BEXAR COUNTY, TEXAS

DRIVE ~ STA. 1+00.00 TO STREET PLAN & PROFILE

AT NO. CP202506
DB NO. 13657-00
ATE APRIL 2025
SIGNER CB
CHECKED JA DRAWN CB
HEET C2.00

KEY LEGEND:

- (A) 10' ELEC., GAS, TELE, & CA. T.V. EASEMENT
- (B) 6' DEVELOPER SIDEWALK
- (C) 4' DEVELOPER SIDEWALK
- (D) 4' SIDEWALK
- (E) 25' DRAINAGE EASEMENT
- (F) 16' WATER EASEMENT
- (G) VARIABLE WIDTH DRAINAGE EASEMENT

DEWALK NOTE:

CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS
WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE
OVERALL SIGNAGE PLAN (SHEET C3.00-C3.01). REFER TO SHEET
C3.00-C3.01 FOR LOCATIONS OF SIDEWALK CONSTRUCTION WHERE
SIDEWALKS ARE NOT SHOWN

STREET SELECT FILL NOTE:

MATERIAL SHOULD BE NATIVE ON-SITE MATERIAL, FREE OF HARMFUL MATERIAL WITH A MINIMUM CBR VALUE OF 2.5 AND A PRACTICAL MAXIMUM OF 40. THE GRAVEL SIZE SHOULD NOT EXCEED 3 INCHES IN DIAMETER. LIME APPLICATION RATE SHOULD BE RE-EVALUATED FOR THE MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY OR COUNTY GUIDELINES.

HEEL CHAIR NOTE:

WHEEL CHAIR RAMPS (WCR) TO BE CENTERED ON STATION NOTED BELOW.
ELEVATION SHOWN ARE TOP OF CURB AND NOT GUTTER

REET NOTES:

A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN
BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC
CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING
SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS

CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.

FOR ALL LOCATIONS WHERE THE SIDEWALK IS SHOWN OFFSET. REFER TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.

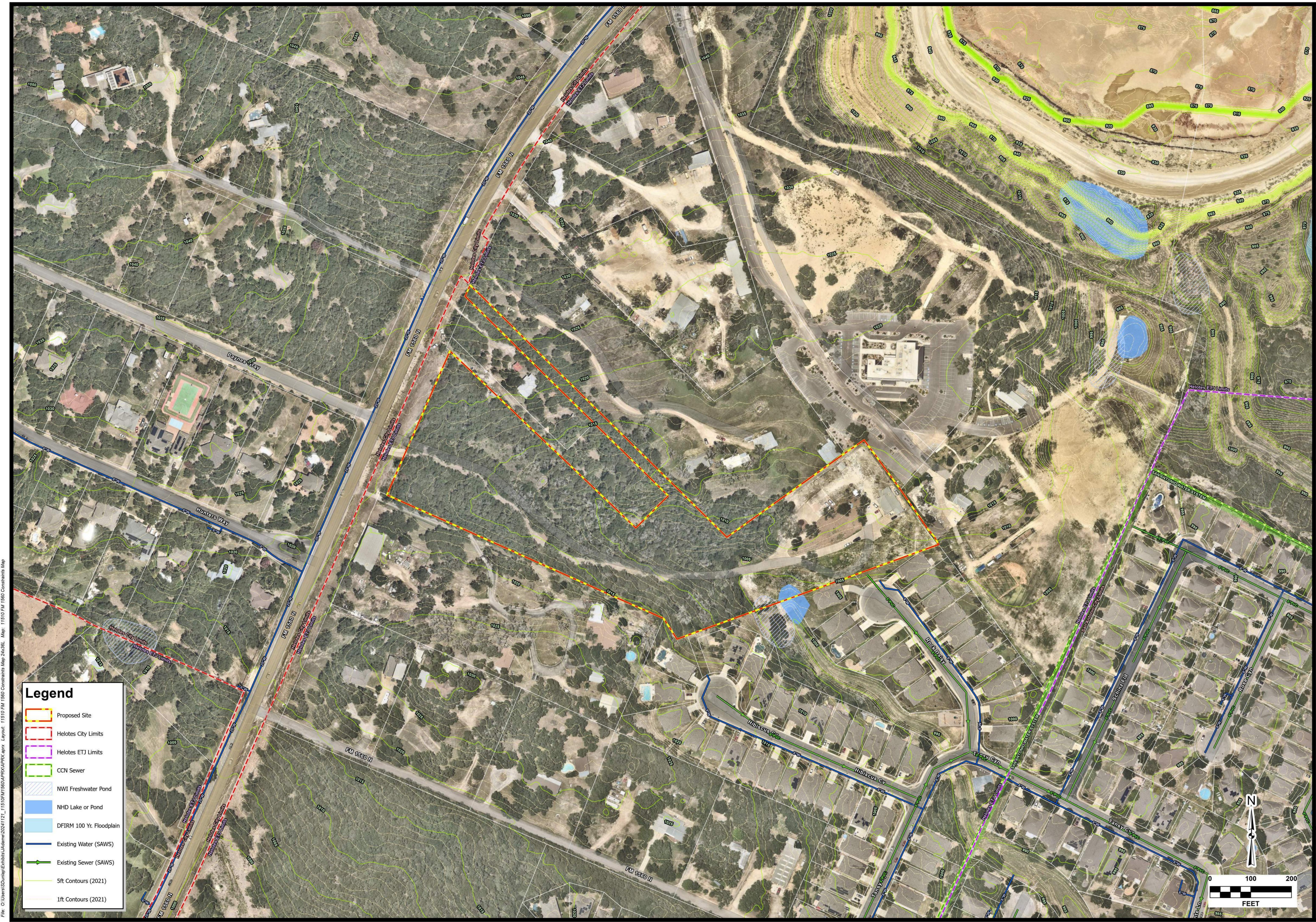
NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES,

AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.

DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF

INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

CHANGES IN THE SIDEWALK LOCATION FOR A MAXIMUM LINEAR DISTANCE OF TWO HUNDRED (200) FEET ARE PERMITTED TO BE APPROVED BY THE FIELD INSPECTOR WITHOUT AMENDING THE STREET PLAN OR



**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028800

11510 FM 1560 CONSTRAINTS EXHIBIT

PLAT NO. --
JOB NO. --
DATE Nov 2024
DESIGNER JA
CHECKED JA DRAWN SD
SHEET 1.0



September 13, 2024

US Mail

Arcadian Developers, LLC
Vijayakumar Koneru
20 Christian Drive
East Brunswick, New Jersey 08816

RE: Petition for Release of Property, Generally Located at 11510 FM 1560 N, City of Helotes ETJ

Dear Mr. Koneru,

The City of Helotes ("City") is in receipt of Arcadian Developers, LLC, a Texas Limited Liability Company's Petition for release of an 8.4263 acre property from the City's extraterritorial jurisdiction ("ETJ"). Specifically, the City received the Petition on July 31, 2024. Per Section 42.104 of the Texas Local Government Code, the City has determined that your Petition meets the following requirements under state law:

- Petitioner is the record title holder of the entire Property subject to this Petition as evidenced by the Proof of Ownership Deed and Bexar County Appraisal District Tax Rolls;
- Evidence of Petitioner's signature authority on behalf of the record owner of the Property was included; and
- The petition included a map and metes and bounds description of the property to be released.

In accordance with §42.105 (d) Texas Local Government Code, the City did not take any official action to release the Property from the City's ETJ but instead this ETJ release was completed by operation of law since it has been forty-five (45) days of receipt of this Petition.

The City will amend its map to show the Property is no longer in the City's ETJ. Please take note, that the City does not provide emergency Fire/EMS outside of its city limits. Please contact Bexar County if you have any questions regarding these services.

Respectfully,

A handwritten signature in black ink, appearing to read "Rich Whitehead".

Rich Whitehead, Mayor

CC: Henry L. Hayes, Jr., Interim City Administrator

CC: Michael Gallardo, Development Services Coordinator

CC: Mikayla Rodriguez, Killen Griffin & Farrimond

Email to: Mikayla@KGFTX.com