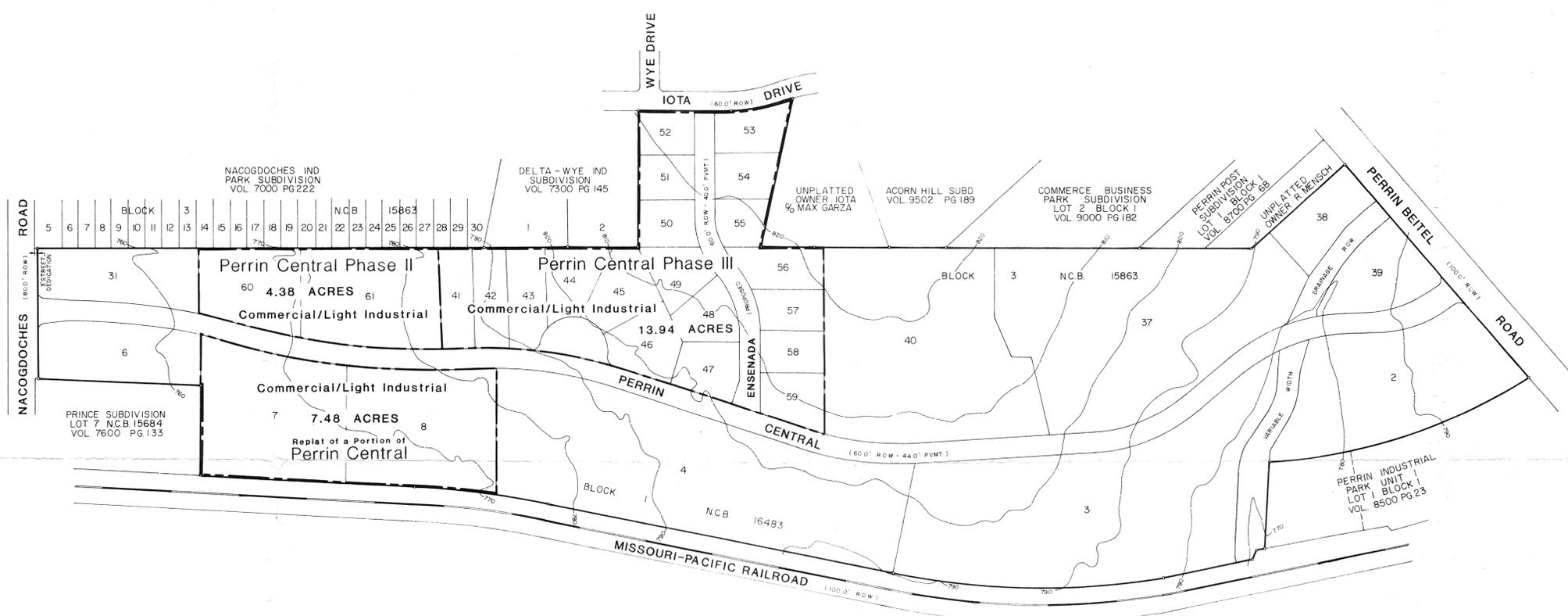


85-19-81-58

PHASING		
UNITS	COMPLETION DATE	
LOTS 31,37-40, BLK. 3, N.C.B. 15863	EXISTING	
LOTS 2-4,6, BLK. 1, N.C.B. 16483	EXISTING	
PERRIN CENTRAL PHASE III	1985	
PERRIN CENTRAL PHASE II	1985	
(REPLAT of) PERRIN CENTRAL	1985	



SCALE: 1" = 200'



NOTE: PERRIN CENTRAL SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS DELINEATED ON FIRM PANELS 480045-0017B AND 480045-0018B.

**LOT COUNT** (ORIGINAL-17 PRESENT-32)  
 PERRIN CENTRAL PHASE III: 19 LOTS  
 PERRIN CENTRAL PHASE II: 2 LOTS  
 (REPLAT) PERRIN CENTRAL: 2 LOTS  
 REMAINDER of PERRIN CENTRAL: 9 LOTS

SEWER: CITY OF SAN ANTONIO  
 WATER: CITY WATER BOARD  
 ZONING:  
 LOTS 37 & 40,BLOCK 3,N.C.B. 15863 ..... R-3  
 LOTS 38 & 39,BLOCK 3,N.C.B. 15863 ..... B-3  
 LOT 2,BLOCK 1,N.C.B. 16483 ..... B-3  
 LOTS 31,60,61,& 50-55,BLOCK 3,N.C.B. 15863 ..... I-1  
 LOTS 6-8,BLOCK 1,N.C.B. 16483 ..... I-1  
 LOTS 41-49 & 56-59,BLOCK 3,N.C.B. 15863 ..... B-2  
 LOTS 3 & 4,BLOCK 1,N.C.B. 16483 ..... B-2

**PERRIN CENTRAL**  
**PRELIMINARY OVERALL AREA DEVELOPMENT PLAN**  
 DEVELOPER: PLETZ CONSTRUCTION CO. P.O. BOX 17627 SAN ANTONIO, TEXAS 78238

REVISIONS				
NO.	DATE	DESCRIPTION	DWN BY	CHKD BY

**POZNECKI • CAMARILLO and ASSOC., INC.**  
 ENGINEERING SURVEYING PLANNING  
 1603 BABCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78229 512/349-3273

#157

JOB NO. 84068
DATE FEB 13, 1985
DWN BY V.T.
DGN BY
CHKD BY L.A.H.
SHEET NO.
OF

INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. 85-18-61-68  
(To be assigned by the Planning Dept.)

Peccin Central  
P.O.A.D.P. NAME

PLETZ CONSTRUCTION Co.  
NAME OF DEVELOPER/SUBDIVIDER

P.O. BOX 17627  
ADDRESS

PHONE NO.

NAME OF CONSULTANT

ADDRESS

PHONE NO.

GENERAL LOCATION OF SITE Along the west R.O.W. line of Peccin-Beitel Rd., south of its intersection with Adorn Hill Dr.

EXISTING ZONING (If Applicable) "R-3", "B-3", "B-2", & "I-1"

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
<input checked="" type="checkbox"/> City Water Board <input type="checkbox"/> Other District _____ Name	<input type="checkbox"/> Single Family <input type="checkbox"/> Duplex <input checked="" type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Business <input checked="" type="checkbox"/> Industrial	<input checked="" type="checkbox"/> City of San Antonio <input type="checkbox"/> Other System _____ Name <input type="checkbox"/> Septic Tank(s)
<input type="checkbox"/> Water Wells		

DATE FILED Feb. 18, 1985

REVISIONS FILED: \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE Feb. 25, 1985  
(Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON \_\_\_\_\_

COMMENTS: \_\_\_\_\_

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- \_\_\_\_\_ (a) perimeter property lines;
- \_\_\_\_\_ (b) name of the plan and the subdivisions;
- \_\_\_\_\_ (c) scale;
- \_\_\_\_\_ (d) proposed land use(s) by location and type;
- \_\_\_\_\_ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);
- \_\_\_\_\_ (f) the proposed source and type of sewage disposal and water supply;
- \_\_\_\_\_ (g) contour lines at no greater than ten (10) foot intervals;
- \_\_\_\_\_ (h) projected sequence of phasing;
- \_\_\_\_\_ (i) existing and/or proposed zoning classification(s);
- \_\_\_\_\_ (j) known ownership and proposed development of adjacent undeveloped land; and
- \_\_\_\_\_ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC \_\_\_\_\_ TRANSPORTATION STUDY OFFICE \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

February 25, 1985

Applicant: Leslie A. Heinen, Jr.  
Address: 1603 Babcock Road, Suite 260  
San Antonio, Texas 78229

Re: Perrin Central  Preliminary Plan  
 P.O.A.D.P.  
File #: 85-18-61-68

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- is in general compliance with the Subdivision Regulations
- lacks compliance with the Subdivision Regulations regarding:
  - Street layout
  - Relation to adjoining street system
  - Stub streets
  - Street jogs or intersections
  - Dead-end streets
  - Cul-de-sac streets in excess of 500'
  - Low density lots fronting onto major thoroughfares
  - 24' alley(s)
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

See annotations/comments on attached copy of your plan.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services 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 Subdivision Regulations in force at the time of platting.

Michael C. O'Neal  
Chief, Current Planning