



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 UDC and must be certified to contain the following:

Date Submitted: <u>July 26, 2000</u>	Name of POADP: <u>Westcreek Model Home Park,</u> <u>The Woods of Westcreek & Willow Brook</u>
Owners: <u>VWC, Ltd., a Texas Limited Partnership</u>	Consulting Firm: <u>Macina, Bose, Copeland & Assoc., Inc.</u>
Address: <u>8620 N. New Braunfels #400</u>	Address: <u>1035 Central Parkway North</u>
Zip Code: <u>San Antonio, Texas 78217</u>	Zip Code: <u>San Antonio, Texas 78232</u>
School District: <u>Northside I.S.D.</u>	Phone: <u>(210) 545-1122</u>
Existing zoning: <u>O.C.L.</u>	Proposed zoning: <u>O.C.L.</u>

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 * Projected # of Phases: unknown Yes No
 San Antonio City Limits? Yes No
 Council District: N/A
 Ferguson map grid 612 A1
 * (Business District only)

RECEIVED
 00 JUL 31 PM 2:23
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	<u>0</u>	<u>0</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
<u>Commercial</u> and non-residential	<u>unknown</u>	<u>113.9+</u>

Is there a previous POADP for this Site? Name Westcreek Model Home Park, No. 270-A
Woods of Westcreek & Willow Brook

Is there a corresponding PUD for this site? Name Westcreek Gardens No. 00-006

Plats associated with this POADP or site? Name Willow Brook of Westcreek, Unit 1 No. 920042
 Name Willow Brook of Westcreek, Unit 2 No. 880203
 Name Woods of Westcreek, Unit 3 No. 870339

Contact Person and authorized representative:

Print Name: Sam Schaefer Signature: *Sam Schaefer*

Date: July 26, 2000 Phone: (210) 805-9402 Fax: (210) 80-9466

- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- north arrow and scale of the map;
- proposed land use by location, type and acreage;
- delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- contour lines at intervals no greater than ten (10) feet;
- legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits;
- location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- a complete application and certification, 8½" x 11" reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- TIA requirements must be met prior to acceptance of a POADP, contact Fernando J. DeLeon @ (210) 207-7501;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- the POADP does not does abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- The POADP is not is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- The POADP lies in the Northside I.S.D. School District and they have been contacted concerning this development.
- List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.
Military Drive W., Westcreek Oaks, Grosenbacher Road, Loop 1604.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Sam Schaefer

Signature: 

If you have any questions please call J. Jay at 207-7900

APPLICATION REVISED October 7, 1999



CITY OF SAN ANTONIO

September 29, 2000

Jesse H. Valdez

M.B.C. Engineering Inc.
1035 Central Parkway North
San Antonio, TX 78232

Re: Westcreek Model Home Park,
The Woods of Westcreek & Willow Brook

POADP # 270-~~B~~
(Amending)

Dear Mr. Valdez:

The City Staff Development Review Committee has reviewed Westcreek Model Home Park, The Woods of Westcreek & Willow Brook Subdivision Preliminary Overall Area Development Plan # 270-B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. Bexar County Public Works may require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Valdez
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September 29, 2000

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. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

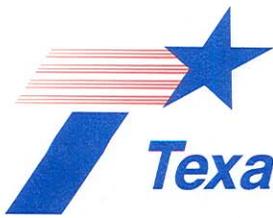
Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

August 1, 2000

P.O.A.D.P. REVIEW

Westcreek Model Home Park, The Woods of Westcreek & Willow Brook
Located on Loop 1604 at FM 1957

Mike Herrera
City of San Antonio Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	FM 1957 requires a minimum overall right of way width of 120'.
Access Limits/Restrictions	Locations and numbers of access points will be as directed by Regulations For Access Driveways to State Highways.
WPAP Requirements	None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesehahn, P.E.
Advanced Project
Development Engineer

cc: Macina-Bose-Copeland and Associates, Inc.



City of San Antonio
 Planning Department
 Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- Public Works: ⇨ Streets & Traffic ⇨ Drainage
- Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection
- Bexar County Public Works
- Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 8-2-00

POADP NAME: WESTCREEK MOBILE HOME PARK
THE LANDS OF WESTCREEK & WILLOW BROOK
(AMENDING 270-A)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 8-18-00 before the POADP committee.

<input type="checkbox"/> I recommend approval	<input checked="" type="checkbox"/> I <u>do not</u> recommend approval	
On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____		
Comments: <u>- Update FEMA Maps to coincide with</u> <u>LOMRs</u>		
<u>- Check w/ Row Boundary</u>		
<u>Amador D. Escobar</u>	<u>Truck Engineer</u>	<u>8-18-00</u>
Signature	Title	Date
Signature	Title	Date