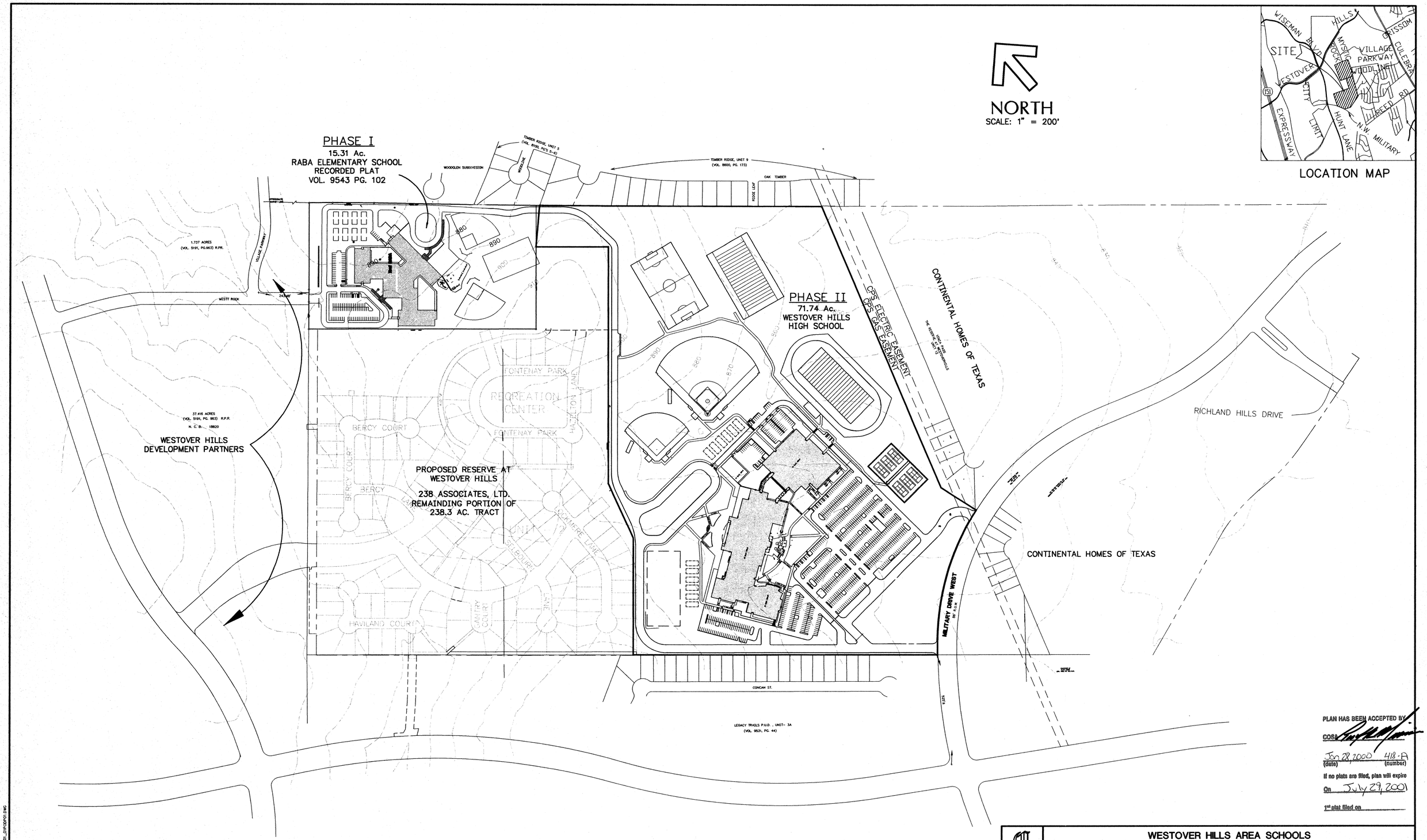


SUMMARY

NO. OF PHASE = 2
NO. OF LOTS = 2
ACREAGE = 87.05

OWNER: NORTHSIDE INDEPENDENT
SCHOOL DISTRICT
5900 EVERS ROAD
SAN ANTONIO, TEXAS 78238
(210) 257-1815

WESTOVER HILLS AREA SCHOOLS
PRELIMINARY OVERALL DEVELOPMENT PLAN

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 681-2951

MAILING ADDRESS: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250

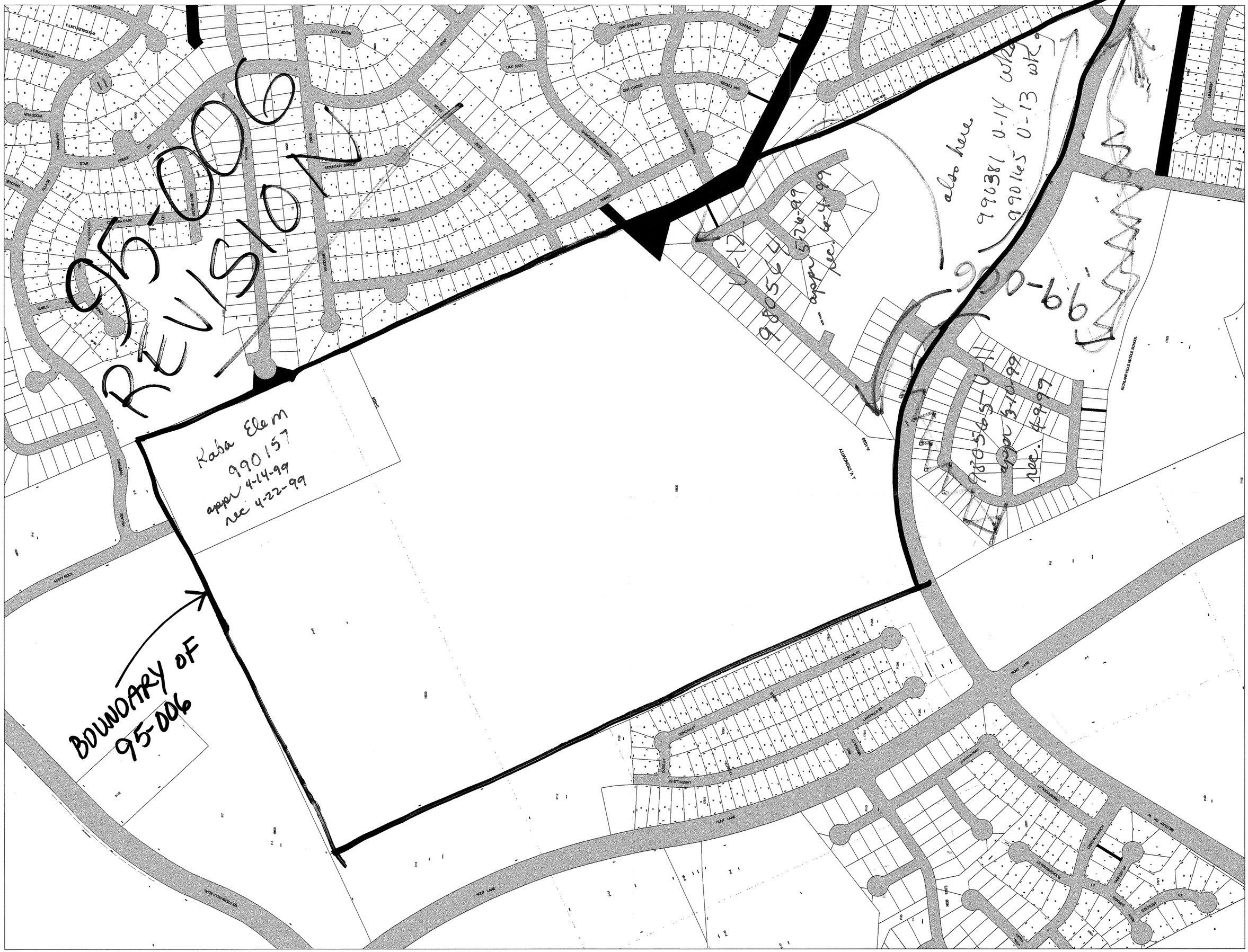
DATE	DESCRIPTION

DRAWN BY:	J.P.L.	DATE:	JANUARY, 2000
CHECKED BY:	R.R.	JOB NO.:	156210

SHEET 1 OF 1

990407

S:\NORTHSIDE\HIGH SCHOOS\WESTOVER\DWG\01_01PODP01.DWG



418 A Boundary

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: 1/20/2000 — Name of POADP: Westover Hills Area Schools

Owners: N.I.S.D. — Consulting Firm: M.W. Cude Engineers, L.L.C.

Address: 5900 Evers Road, San Antonio — Address: 10325 Bandera Road

Zip Code: 78238 — Zip Code: San Antonio, Texas 78250

School District: N.I.S.D. — Phone: 210-681-2951

Existing Zoning: P-1, R-1 — Proposed Zoning: P-1, R-1

Site is over/within/includes:

Edwards Aquifer Recharge Zone:		☐ Yes	☒ No
Projected # of Phases:	2	☒ Yes	☐ No
San Antonio City Limits?		☒ Yes	☐ No
Council District:	6		
Ferguson Map Grid	p 579, A7 & 8		

Land area being platted:

	Lots	Acres
Single Family (SF)	N/A	N/A
Multi-family (MF)	N/A	N/A
Commercial and non-residential	2	87.05

Is there a previous POADP for this Site? Name Reserve at Westover Hills No. 418

Is there a corresponding PUD for this site? Name Reserve at Westover Hills No. 95006

Plats associated with this POADP or site? Name Raba Elementary School No. 990167

Name Westover Hills High School No. 990407

Name _____ No. _____

Contact Person and authorized representative:

Print Name: James Martin — Signature: James Martin

Date: 1/20/2000 — Phone: 210-257-1215 — Fax: 210-257-1212

☒ 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, 8 ½ 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 DeLeon @ (210) 207-7501;

☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @ (210) 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 Friesenhahen @ (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 N.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 West

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: James Martin Signature: James Martin

If you have any questions please call J. Jay at (210) 207-7900
APPLICATION REVISED October 7, 1999

CITY OF SAN ANTONIO

January 28, 2000

Mike Cude, P.E.
President
M. W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: Westover Hills Area School POADP # 418 - A

Dear Mr. Cude,

The City Staff Development Review Committee has reviewed Westover Hills Area School Subdivision Preliminary Overall Area Development Plan # 418 - A. 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 Co. Public Works will require base flood elevations at the plat level.

- 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.

- Due to the inadequate roadway capacity of Military Drive and the lack of traffic control at the intersection of Westover Hills and Military Drive, undesirable traffic impacts are expected from this development. Therefore, circulation and access issues must be resolved with the Public Works Department prior to submittal of the final site plan. For information about these requirements you can contact the Department of Public Works at 207-7587.

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

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. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Westover Hills High School POADP Level 2 T.I.A.

Date: January 24, 2000

The Engineering and Traffic Division has reviewed the Level-2 Traffic Impact Analysis for the Westover Hills High School POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Based on the 6th edition of the ITE Trip Generation Manual, this development is estimated to generate 966 peak hour trips. These trips are assigned to three access points on Military Drive West.

Due to the inadequate roadway capacity of Military Dr. and lack of traffic control at the intersection of Westover Hills and Military Dr., undesirable traffic impacts are expected from this development. Therefore, circulation and access issues must be resolved with the Public Works Department prior to the submittal of the final site plan.

Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

RECEIVED
00 JAN 28 PM 3:32
DEP OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

Approved by:

Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 99TIA0924a

M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.
PRESIDENT

January 20, 2000

Mr. Emil R. Moncivais, AIA, AICP
City of San Antonio
Department of Planning
114 W. Commerce
San Antonio, Texas 78205

Re: Westover Hills High School

Dear Mr. Moncivais,

On behalf of the Northside Independent School District, we are hereby requesting that the POADP fee requirement be waived. We are citing Ordinance No. 87494 (copy attached) passed and approved March 12th, 1998

Thank you for time and consideration in this matter.

If you have any questions or we can be of any assistance, please call Sandi Vicars at 681-2951.

Very Truly Yours,

Sandra L. Vicars
Asst. Project Manager

Attachment

10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250

PHONE: 210-681-2951
FAX: 210-523-7112

HHE:pd
03/12/98 [34]

AN ORDINANCE 87494

PROVIDING PUBLIC INDEPENDENT SCHOOL DISTRICTS AND THE ALAMO COMMUNITY COLLEGE DISTRICT EXEMPTIONS FROM THE DEVELOPMENT FEE REQUIREMENTS OF THE CODE OF THE CITY OF SAN ANTONIO.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Attached hereto is a memorandum of this Council expressing its desire to place on the March 12, 1998 agenda an ordinance that would provide all school districts and the Alamo Community College District an exemption from all development fees.

SECTION 2. After deliberation at the public meeting of this Council on this day it is determined that:

a) the development fee requirements of the Code of the City of San Antonio shall neither apply to public independent school districts nor Alamo Community College District;

b) staff shall, within 60 days, present a cooperative plan to the Council that is both mutually agreeable and beneficial to the City, school districts and Alamo Community College District; and

c) if, at that time, an acceptable plan is agreed upon and presented, it shall be considered for implementation or, if no agreement is reached, the Council will consider recision of this ordinance.

HHE:pd
03/12/98 [34]

SECTION 3. Staff is directed to take appropriate action in accordance with the determination noted in Section 2. above.

SECTION 4. This ordinance shall take effect ten days from passage hereof.

PASSED AND APPROVED this 12th day of March, 1998.

M A Y O R

Howard W. Peak

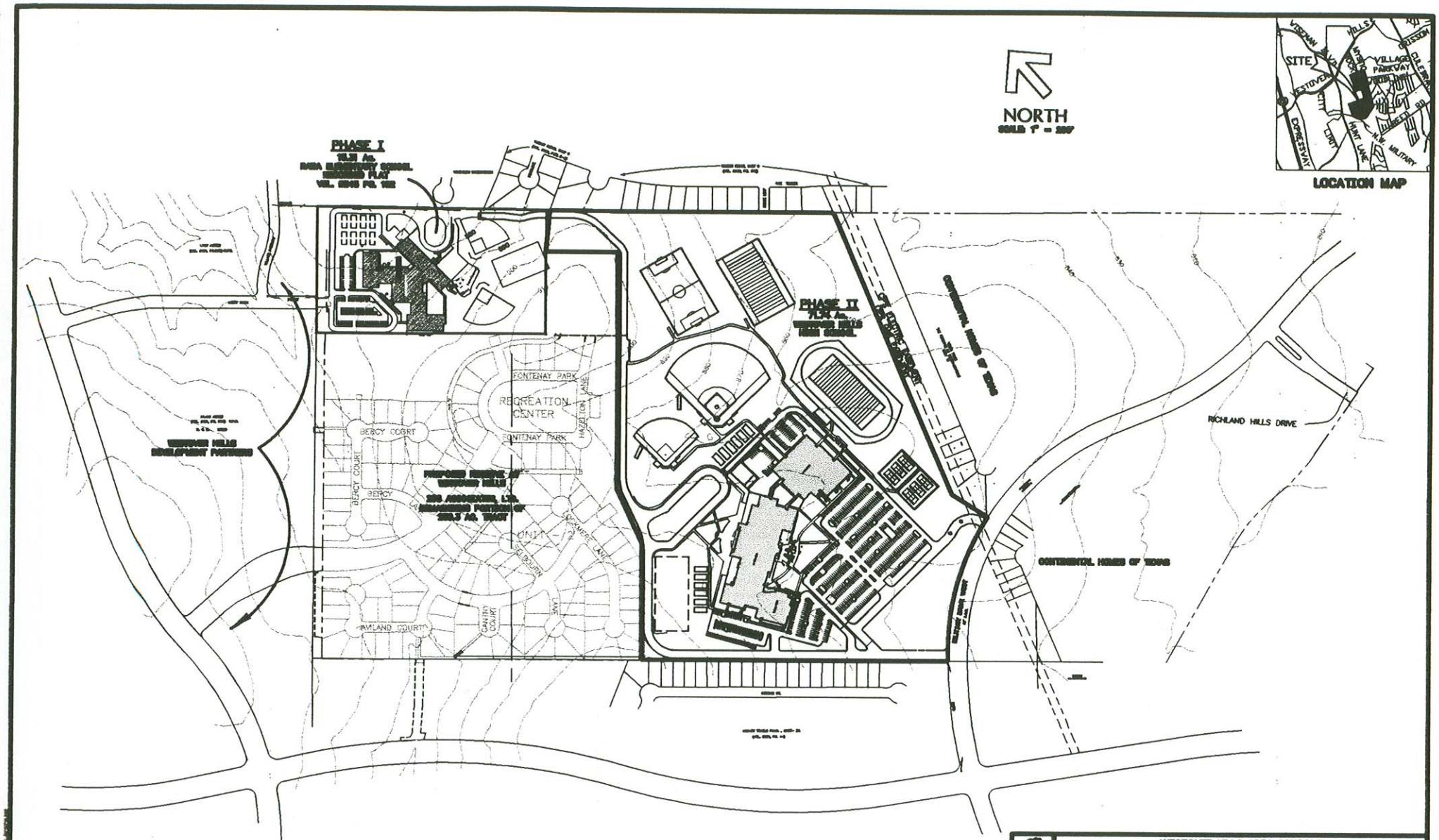
ATTEST:

ASSISTANT *City Clerk*

APPROVED AS TO FORM:

City Attorney

98-10



WESTOVER HILLS AREA SCHOOLS
PRELIMINARY OVERALL DEVELOPMENT PLAN

990407

1 of 1

M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.
PRESIDENT

January 20, 2000

Mr. Emil R. Moncivais, AIA, AICP
City of San Antonio
Department of Planning
114 W. Commerce
San Antonio, Texas 78205

Re: Westover Hills Area Schools

Dear Mr. Moncivais:

The original P.O.A.D.P. - #418 Reserve at Westover Hills as approved August 26, 1994, included 238.3 acres and has been divided into three (3) areas due to the sale of portions of the property. Continental Homes of Texas, Inc. purchased 83.24 acres and has it's own P.O.A.D.P./P.U.D. approved (copy attached) and plats recorded within the area. Northside Independent School District purchased 87.05 acres for development of an elementary and high school.

We are hereby requesting the P.O.A.D.P. for the 87.05 acres to stand as it's own P.O.A.D.P. due to the change in ownership into three (3) separate owners.

If you need any additional information or have any questions, please call.

Very truly yours,

Michael W. Cude

Michael W. Cude, P.E.
President

SLV/cgh

10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250

PHONE: 210-681-2951
FAX: 210-523-7112