

LOCATION MAP

PLAN HAS BEEN ACCEPTED BY

COSA *Rebecca Waldman*

Feb 14, 1997 (date) 445-B (number)

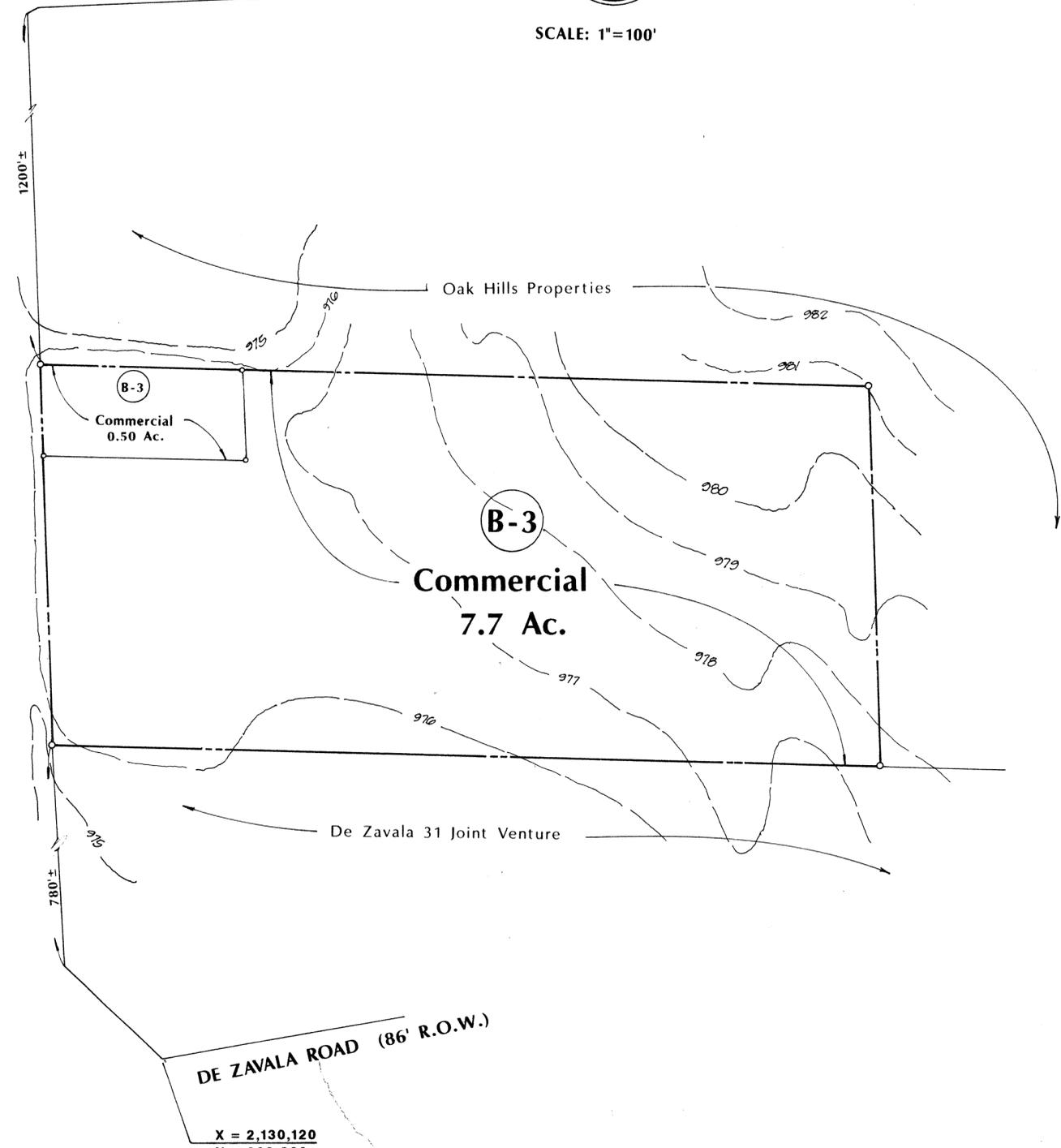
If no plats are filed, plan will expire on Aug 16, 1998

1st plat filed on _____



SCALE: 1"=100'

CASA BELLA STREET (50' R.O.W.)



X = 2,130,120
Y = 629,200

Datapoint Corporation

IH-10 WEST (450' R.O.W.)

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
for
ROYAL OAKS

DEVELOPER:
Royal Oaks Veterinary Corp.
13141 IH-10 West
San Antonio, Texas 78249



NOTE: THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL 480045-0007C DATED JANUARY 5, 1989

Job No. 3547.00 December 19, 1994

RECEIVED
97 JAN -6 PM 3:32
SAN ANTONIO
COUNTY ENGINEERING
DIVISION



City of San Antonio
 Planning Department
 Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 1-6-97 Name of POADP: ROYAL OAKS

Owner/Agent: ROYAL OAKS VETERINARY CORP. Engineer/Surveyor: PAPE-DAWSON

Address: 13141 IH-10 WEST Address: 9310 BROADWAY, BLD'G. II

SAN ANTONIO, TEX Phone: _____ SAN ANTONIO TEX Phone: 8249494
78249 78217

Existing zoning: B-3 Proposed zoning: B-3

Texas State Plane Coordinates: X: 2130,120 Y: 629,200
 (at major street entrance/main entrance)

Site 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)	<u>—</u>	<u>—</u>
Non-Single Family (NSF)	<u>—</u>	<u>—</u>
Commercial & Other	<u>2</u>	<u>8.2</u>
TOTAL:	<u>2</u>	<u>8.2</u>

RECEIVED
 97 JAN -6 PM 9:32
 445-B
 DIVISION OF PLANNING
 DEVELOPMENT
 VEHICLES DIVISION

Contact Person:
 Print Name: EUBEN CERVANTES Signature: [Signature] P.E.

Date: 1-6-97 Tele: 824-9494 Fax: 824-3491

Is there a previous POADP for this site? Name ROYAL OAKS No. 445

Is there a corresponding PUD for this site? Name No No. _____

Are there any plats associated with this POADP or site? Name No No. _____

Name _____ No. _____

Name _____ No. _____

ALL PRINTS MUST BE FOLDED.

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



City of San Antonio
Planning Department
Subdivision Section

POADP

CHECKLIST

According to the UDC POADP's (new & updates) shall include the following:

- Perimeter property lines;
- name of the plan and the subdivision;
- scale of the map;
- proposed land use by location, type, and acreage;
- existing and proposed circulation system of collectors, arterial, and local type B streets;
- contour lines at intervals no greater than ten (10) feet;
- ownership from title and or city or count records for adjacent properties and, if known, proposed development of such land;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits and;
- location map indicating location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares.

PLEASE NOTE:

- All POADP'S must include a complete application;
- the maps need to be folded, and;
- if the POADP abuts a State Highway facility, please forward an additional POADP map to the Texas Department of Transportation (TXDOT), for their review. At TXDOT you can contact Judy Friesenhahn at 615-5814.

If you have any question about POADP's please call Elizabeth Carol 207-7900.



CITY OF SAN ANTONIO

February 14, 1997

Mr. Ruben Cervantes
Pape Dawson Engineers
9310 Broadway, Building 11
San Antonio, TX 78217

Re: Royal Oaks Veterinary Corp.

POADP # 445 - B

Dear Mr. Cervantes:

The City Staff Development Review Committee has reviewed Royal Oaks Veterinary Corp. Subdivision Preliminary Overall Area Development Plan # 445 - B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- 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.
- Access issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

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

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Waldman".

Rebecca Waldman
Acting Director of Planning

RW/EAC

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