



CITY OF SAN ANTONIO POADP APPLICATION

RECEIVED
00 MAY 30 PM 2:16
DEPT. OF PLANNING
AND DEVELOPMENT

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: _____ Name of POADP: FCS Fischer, LTD - 60.91 Ac. Tract

Owners: F.C.S. Fischer, LTD. Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 601 Sonterra Address: 555 E. Ramsey

Zip Code: 78258 Zip Code: 78216

School District: Northeast ISD Phone: (210) 375-9000

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

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: 9
 Ferguson map grid 518 B-3

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>2</u>	<u>60.91</u>

Is there a previous POADP for this Site? Name Fischer 61 Acre Tract No. 457

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

Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Dennis Rion, P.E.

Signature: 

Date: _____

Phone: 210/375-9000

Fax: 210/375-9010

- 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 six 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 @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;
- List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

North Loop 1604 East
Bulverde Road

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: Dennis Rion, P.E.

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED June 4, 1999

CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN (POADP)

Date Submitted: December 22, 1994

Name of Application: Fischer + 61 Acre Tract

Owner/Agent: George Fischer **Phone:** 826-8127
Address: 101 Ivy Lane, San Antonio, TX **Zip code:** 78209
Engineer/Surveyor: Pape-Dawson Consulting Engineers, Inc. **Phone:** 824-9494
Address: 9310 Broadway, Bldg. II, San Antonio, TX **Zip code:** 78217

Existing zoning: Temp R-1 **Proposed zoning:** B-3, B-2 & R-1

Texas State Plane Coordinates: X 2,185,108 Y 642,804
 (at major street entrance)

Plat is over/within/includes: San Antonio City Limits * Yes No
 Edwards Aquifer Recharge Zone? Yes No

Land Area Being Platted:	<u>Lots</u>	<u>Acres</u>
Single-Family (SF)	<u>110</u>	<u>29.7</u>
Non-Single Family (NSF)	<u>Roadway</u>	<u>2.8</u>
Commercial & other	<u>4</u>	<u>28.5</u>
TOTAL =	<u>115</u>	<u>61</u>

* Property partially within the City Limits (see Plan)

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 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

Print Name: George Fischer **Signature:** George Fischer
Date: December 21, 1994

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94

Dennis Rion



CITY OF SAN ANTONIO

January 20, 1995

Dennis Rion, P.E.
Pape-Dawson Engineers
9310 Broadway, Bldg II
San Antonio, Texas, 78217

RE: Fischer 61 Acre Tract Subdivision POADP #457

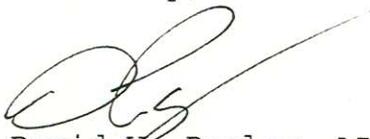
Mr. Fischer:

The City Staff Development Review Committee has reviewed your Fischer 61 Acre Tract Subdivision Preliminary Overall Area Development Plan #457. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,



David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer
PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441



CITY OF SAN ANTONIO

June 2, 2000

Dennis Rion, P.E.

Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: F.C.S. Fischer, Ltd

POADP # 457-A

Dear Mr. Rion,

The City Staff Development Review Committee has reviewed F.C.S. Fischer, Ltd. Subdivision Preliminary Overall Area Development Plan # 457-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 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.
- 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 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. Rion
Page 2
January 21, 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. Platting will have to comply with the UDC.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, with a large initial "E" and "M".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH Jr

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



CITY OF SAN ANTONIO

PAPE-DAWSON
ENGINEERS, INC.
RECEIVED

MAY 22 2000

RECEIVED
FILE
00 MAY 30 PM 2:46
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

May 17, 2000

Dennis Rion, P.E.

Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: F.C.S. Fischer, Ltd.

POADP #?

Dear Mr. Rion

The City Staff Development Review Committee has reviewed F.C.S. Fischer, Ltd. Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

1.) **Sec. 35-2075 Information Required**

(a) Perimeter property lines. **Are not clear and distinct.**

(e) Existing and proposed circulation system of collector, arterial, and local type B street and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system. **Were not provided.**

(h) Existing adjacent or perimeter streets (including right-of-way widths), intersections, and developments. **Were not provided.**

2.) **Sec. 35-4110 Access From Major Thoroughfares**

(d) Paragraph, (2) The resulting additional ingress and egress of vehicles **Will** seriously disrupt the flow of traffic on the thoroughfare. A 1'-non accesses esm't will be required on the properties adjacent to the proposed collectors.

3.) Access needs to be provided to the adjoining properties for connectivity.

4.) The digital file was missing from submittal.

5.) we need a Tx-Dot letter.

6.) Reference to the exist. P.O.A.D.P. # 457 was not made in the application, please correct the application and resubmit.

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

Sincerely

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, with a large initial "E" and "M".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr.

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

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1823795

AMT ENCLOSED _____

AMOUNT DUE 381.10
INVOICE DATE 5/04/2000
DUE DATE 5/04/2000

50-04-5573
PAPE-DAWSON ENGINEERING
555 EAST RAMSEY
S.A. TX. 78216

PHONE: 000 - 0000

FCS FISCHER LTD.
POADP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 5/04/2000 INVOICE 1823795 ACCOUNT 50-04-5573 DUE DATE 5/04/2000 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 05/03/2000 CK# 029322 FCS FISCHER
END 05/03/2000

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

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RECEIVED
00 MAY 30 PM 2:16
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

May 24, 2000

Mr. Emil R. Moncivais, AIA, AICP
Director of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: F.C.S. Fischer, Ltd.
POADP

Dear Mr. Moncivais:

We are in receipt of your letter dated May 17, 2000 (copy attached) pertaining to the non-acceptance of the POADP for F.C.S. Fischer Ltd. You listed several reasons for non-acceptance of the POADP. Kindly accept the following as direct responses to the issues cited in your letter:

- 1.(a) On the attached revised POADP, we have made the perimeter boundary clear and distinct.
- 1.(e) The proposed circulation system was provided on the previously submitted POADP.
- 1.(h) The existing adjacent perimeter streets were included in the original submittal of the POADP including right-of-way widths. However, to clarify this, we have indicated the 1604 current configuration, the proposed adjacent church layout and graphically shown the right-of-way widths on the attached revised POADP.
- 2.(d) The collector streets that are proposed on this POADP are to serve the proposed commercial uses within this development. A 1-foot non-access easement which restricts access from this property to the collector streets will not be provided.

Please note that Section 35-4110 of the code refers to major thoroughfares and not collectors and paragraph (d)(2) references under what conditions the Director of Public Works can grant "additional points of access" not prevent access.

3. This development is intended to be self sufficient commercial use with no-through public traffic from adjoining property.

PAPE-DAWSON ENGINEERS, INC.

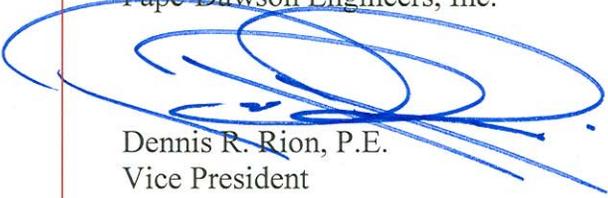
555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Mr. Emil R. Moncivais, AIA, AICP
F.C.S. Fischer, Ltd.
May 24, 2000
Page 2 of 2

4. We have provided a digital file of the revised POADP.
5. Although we are communicating with TxDOT, the current UDC does not require a letter from TxDOT for POADP approval.
6. The revised POADP and application now reflects the existence of the previously approved POADP No. 457.

We feel that we have met the requirements of the code with this POADP and request Planning Commission review if there are additional comments. If you have any questions or comments regarding this matter, please contact me at 210/375-9000.

Sincerely,
Pape-Dawson Engineers, Inc.



Dennis R. Rion, P.E.
Vice President

Attachments

cc: Andrew J. Ballard, City Engineer w/attachment
Rick Sheldon w/attachment
Gene Dawson, Jr. w/attachment

4763/02/WORD/LETTERS/000524A1

MEMO



RECEIVED
02 MAY 17 PM 1:8

LAND DEVELOPMENT
SERVICES DIVISION

To: Michael Herrera
Date: 5/16/02
Re: F.C.S. Fischer 61 Acre Tract
(POADP 457-A)

Please find attached a copy of the approved POADP number 457-A, the subdivision plat for Northern Hills United Methodist Church (Plat #990372), and the POADP tracking chart from Planning Department web site. The Northern Hills subdivision plat was recorded on May 24, 2001. Please be aware that a drainage detention easement located on the 61-Acre tract was platted with the Northern Hills subdivision plat, which would validate the POADP for the 61-Acre tract. However, this plat is not listed on the Planning Department tracking chart.

Based on the above information, we are requesting documentation that the F.C.S. Fischer POADP is valid. This documentation may include simply updating the POADP tracking chart. We appreciate your time and consideration of this request.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY 20 AM 7:57

From: Shauna Weaver, P.E. 

Project No.: 4763-14

cc:

PAPE-DAWSON ENGINEERS, INC.