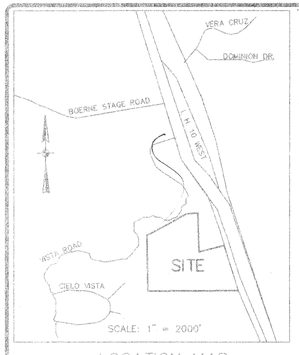
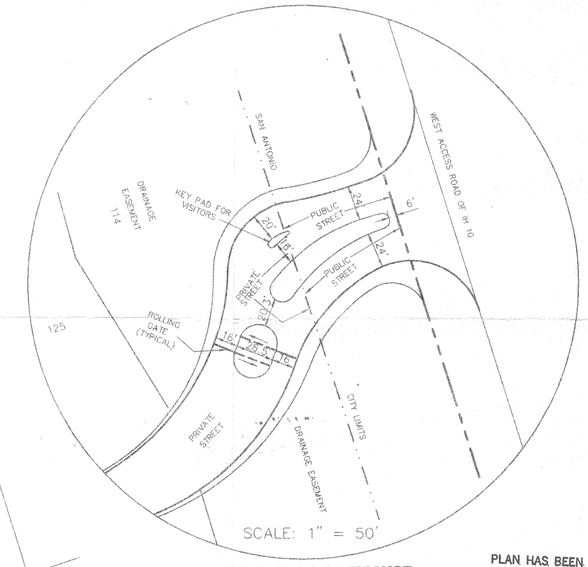


LOCATION MAP



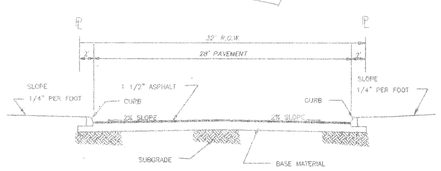
DETAIL FOR ENTRANCE

PLAN HAS BEEN ACCEPTED BY
COSA
6/20/97 (date) 558 (number)
If no plats are filed, plan will expire on 12/20/98
1st plat filed on

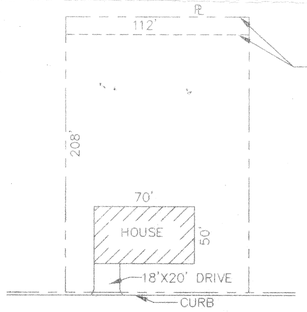
RECEIVED
97 JUN 16 AM 10:07
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

P.U.D. DENSITY TABLE

UNIT	AREA (ACRES)	LOTS (NO.)	DENSITY (LOTS/AC.)
1	33.41	48	1.437
2	41.61	58	1.394
3	21.81	37	1.697



TYPICAL STREET SECTION



12' ELECTRIC, TELEPHONE, AND CATV EASEMENT

TYPICAL LOT LAYOUT

NOTES:

1. If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.
2. All corner lots shall comply with the clear vision area requirements of section 35-3339 of the unified development code.
3. Developer: West Star Development, Ltd.
   P.O. Box 17386
   San Antonio, Texas 78217
4. This development is 100.12 acres and is comprised of West Star Planned Unit Development (96.84 acres) and West Star Subdivision (3.281 acres).

Density and Open Space Ratios

Base Zoning District = (P-1, R-1), but it is Outside San Antonio City Limits

Maximum Density Allowed = 8 units per acre

Proposed Density = 1.47 units per acre

Gross Site Area = 96.83 Ac = 4,217,914.80 SF

Required Open Space = 35% x 4,217,914.80 = 1,476,270.18

Occupied Space = 1,383,434.06 SF

Street R.O.W. = 350,674.20 SF
Driveways:
Residential Lot = 18 x 20 x 143 = 51,480 SF

Parking = N/A
Mechanical Equipment = N/A
Outdoor Storage Areas = N/A

House Slabs:
Residential Lot = 143 X 2800 = 400,400 SF

Open Space = 3,452,299.48 SF (West Star PUD Drainage esm't. 382,335.21) +(1/2 West Star Subdivision Drainage esm't. 36,938.88)

Common Open Space (Drainage Easements) = 419,274.09 SF
Private Open Space = (Lots Area) – (House Slabs + Driveways)
3,484,905.39 – (400,400 + 51480) = 3,033,025.39

Proposed Open Space Ratio = $\frac{3,452,299.48}{4,217,914.80}$ = 0.8185 = 81.85%

REVISIONS

4/9/97 CHANGE PROJECT NAME
5/5/97 REVISED PUD PLAN AND PUADP
5/15/97 REVISED ENTRANCE ISLAND & NORTHWEST INTERSECTION

OVERBY DESCAMPS ENGINEERS
1919 OAKWELL FARMS PKWY.
SUITE 130
SAN ANTONIO, TX 78218
TEL: (210) 828-3520
FAX: (210) 828-3599

PLANNED UNIT DEVELOPMENT (PUD) PLAN and PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) for WEST STAR SUBDIVISION and WEST STAR PLANNED UNIT DEVELOPMENT

PROJECT NO. 0196-01
DATE 3/11/97
DRAWN DR CHECKED ED
SHEET 1 OF 1

558

City of San Antonio
Planning Department
Subdivision Section

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97 MAY 22 AM 9:59

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 5/22/97 Name of POADP: WEST STAR SUBDIVISION

Owner/Agent: WEST STAR DEVELOPMENT, LTD. Engineer/Surveyor: OVERBY DESCAMPS ENGINEERS, INC.

Address: P.O. BOX 17386 SAN ANTONIO TX, 78217 Phone: _____ Address: 1919 OAKWELL FARMS PARKWAY, SUITE 130 SAN ANTONIO, TX 78218 Phone: 828-3520

Existing zoning: TEMP R-1 Proposed zoning: O-1

Texas State Plane Coordinates: X: 2087322.23 Y: 13785881.79
(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)		
Non-Single Family (NSF)		
Commercial & Other	1	0.661
TOTAL:	1	2.656

Contact Person:
Print Name: EDUARDO J. DESCAMPS Signature: Eduardo J. Descamps

Date: 5/22/97 Tele: 828-3520 Fax: 828-3599

Is there a previous POADP for this site? Name NO No. _____

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

Are there any plats associated with this POADP or site? Name WEST STAR UNIT 1, SUB. No. 970219

Name WEST STAR UNIT 1, PUD No. 970220

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 Friesenhahen at 615-5814.

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

CITY OF SAN ANTONIO

June 20, 1997

Mr. Eduardo J. Descamps
Overby Descamps Engineers, Inc.
1919 Oakwell Farms Parkway, Suite 130
San Antonio, TX 78218

Re: Weststar Subdivision POADP # 558

Dear Mr. Descamps:

The City Staff Development Review Committee has reviewed Weststar Subdivision Preliminary Overall Area Development Plan # 558. 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.
- If the proposed development is not platted in phases or units this POADP will not be valid.
- Access and R.O.W. 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.

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,

Emil Moncivais
Director of Planning

EM/EAC

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

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