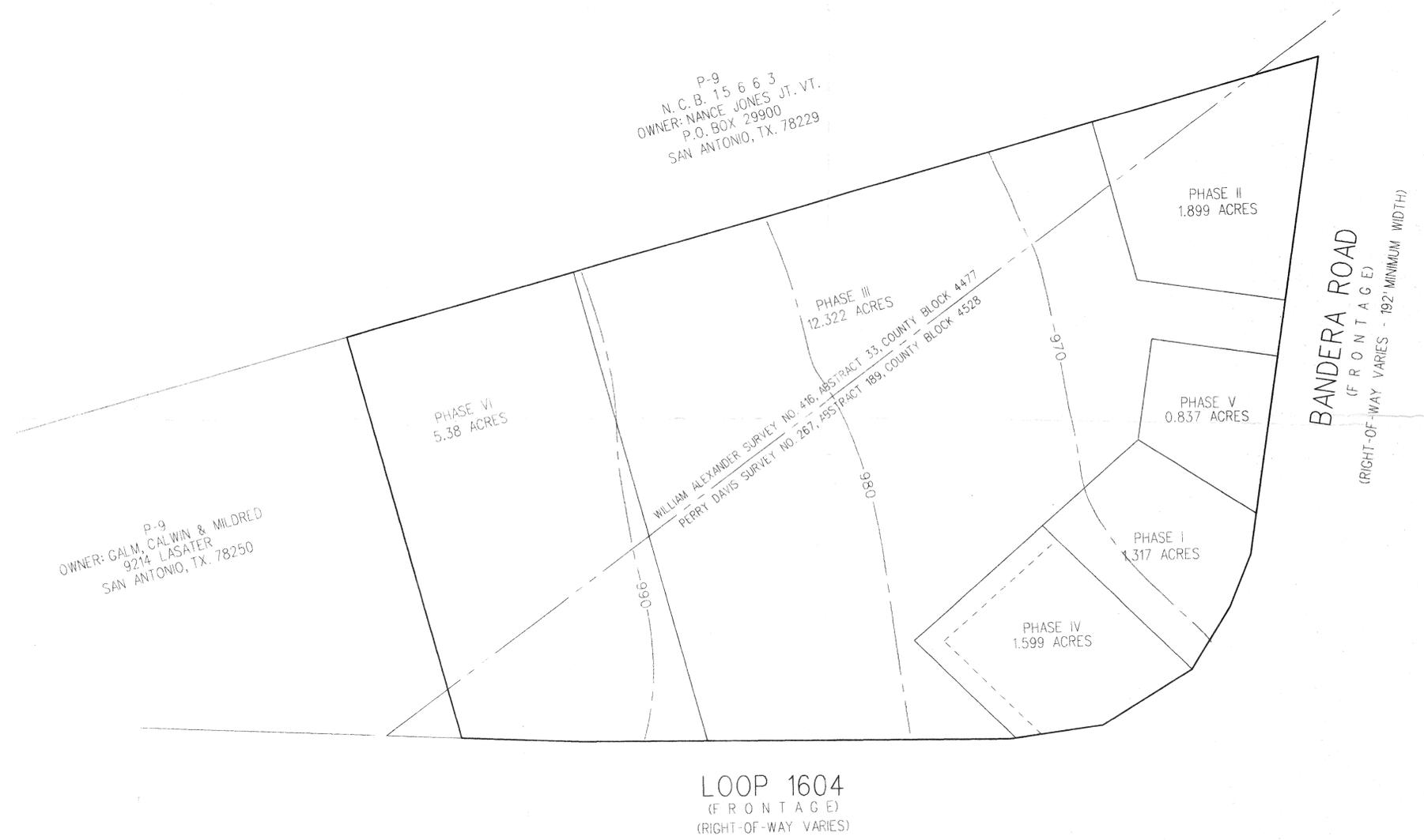


LOCATION MAP
NOT TO SCALE

PLAN HAS BEEN ACCEPTED BY
 COSA
 6/20/97
 (number)
 If no plats are filed, plan will
 expire on 12/2/98
 1st plat filed on



SCALE: 1" = 100'



P-9
 N. C. B. 15 6 6 3
 OWNER: NANCE JONES JT. VT.
 P.O. BOX 29900
 SAN ANTONIO, TX. 78229

P-9
 OWNER: CALM, CALWIN & MILDRED
 9214 LASATER
 SAN ANTONIO, TX. 78250

LOOP 1604
 (FRONTAGE)
 (RIGHT-OF-WAY VARIES)

BANDERA ROAD
 (FRONTAGE)
 (RIGHT-OF-WAY VARIES - 192' MINIMUM WIDTH)

RECEIVED
 97 JUN 18 PM 3:43
 PLANNING
 SERVICES DIVISION

PHASE	DESCRIPTION	COMPLETION DATE
I	RESTAURANT	WINTER '97
II	RESTAURANT	SUMMER '98
III	COMMERCIAL	FALL '98
IV	COMMERCIAL	WINTER '98
V	RETAIL	SPRING '99
VI	RETAIL	SUMMER '99

MAGINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 415 Breesport Drive, San Antonio, Texas 78216
 (210) 349-0511 Fax (210) 349-9302

P.O.A.D.P
 SANTIKOS @ BANDERA/1604

REVISIONS:	DATE	NO.	DESCRIPTION

DESIGN: DLA
 DRAWN: JJA
 CHECKED: JJA
 DATE: 05-17-97
 JOB NO: 26540
 SH: 1 of 1

559



City of San Antonio
 Planning Department
 Subdivision Section

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: June 3, 1997 Name of POADP: SANTIKOS @ BANDERA/1604
 Owners: Santikos Investments Consulting Firm: MACINA • BOSE • COPELAND AND ASSOCIATES, INC.
 Address: 3707 N. St. Mary's, Suite #109 Address: 415 Breesport Drive
San Antonio, Texas 78212 San Antonio, Texas 78216
 Phone: (210) 736-1800 Phone: (210) 349-0151
 Existing zoning: "B-3" Proposed zoning: "B-3"
 Texas State Plane Coordinates: X: 2,073,892.6 Y: 13,749,043.9

Site is over/within/includes: San Antonio City Limits? Yes No
 Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: Yes No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>N/A</u>
Multi-family (MF)	<u>N/A</u>	<u>N/A</u>
Commercial and non-residential	<u>6</u>	<u>23.354</u>

Is there a previous POADP for this Site? Name No No.
 Is there a corresponding PUD for this site? Name No No.
 Plats associated with this POADP or site? Name Jim's at Bandera/1604 No. 970153
 Name No.
 Name No.

Contact Person and authorized representative:
 Print Name: David L. Allen Signature: David L. Allen, P.E.
 Date: June 3, 1997 Phone: (210) 349-0151 Fax: (210) 349-9302

RECEIVED
 97 JUN -4 PM 2:59
 CITY OF PLANNING
 AND DEVELOPMENT
 SERVICES DIVISION

- 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; N/A
- location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- a complete application and certification with six copies of the POADP map, all 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 Amer Galani @ (210)207-2076; Submitted with Zoning Application – Classen – O'Connor Road Business Park n/A
- the POADP does does not 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 is not 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;

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: David L. Allen Signature: David L. Allen, PE

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

APPLICATION REVISED MARCH 17, 1997

*.TXDOT
- R.O.M. for 1604 + Bender*



CITY OF SAN ANTONIO

June 20, 1997

Mr. David Allen, P. E.
Macina Bose Copeland & Assoc., Inc.
415 Breesport Drive
San Antonio, TX 78216

Re: Santikos @ Bandera / 1604

POADP # 559

Dear Mr. Allen:

The City Staff Development Review Committee has reviewed Santikos @ Bandera / 1604 Subdivision Preliminary Overall Area Development Plan # 559. 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.
- 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.
- If the proposed development is not platted in phases or units this POADP will not be valid.

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