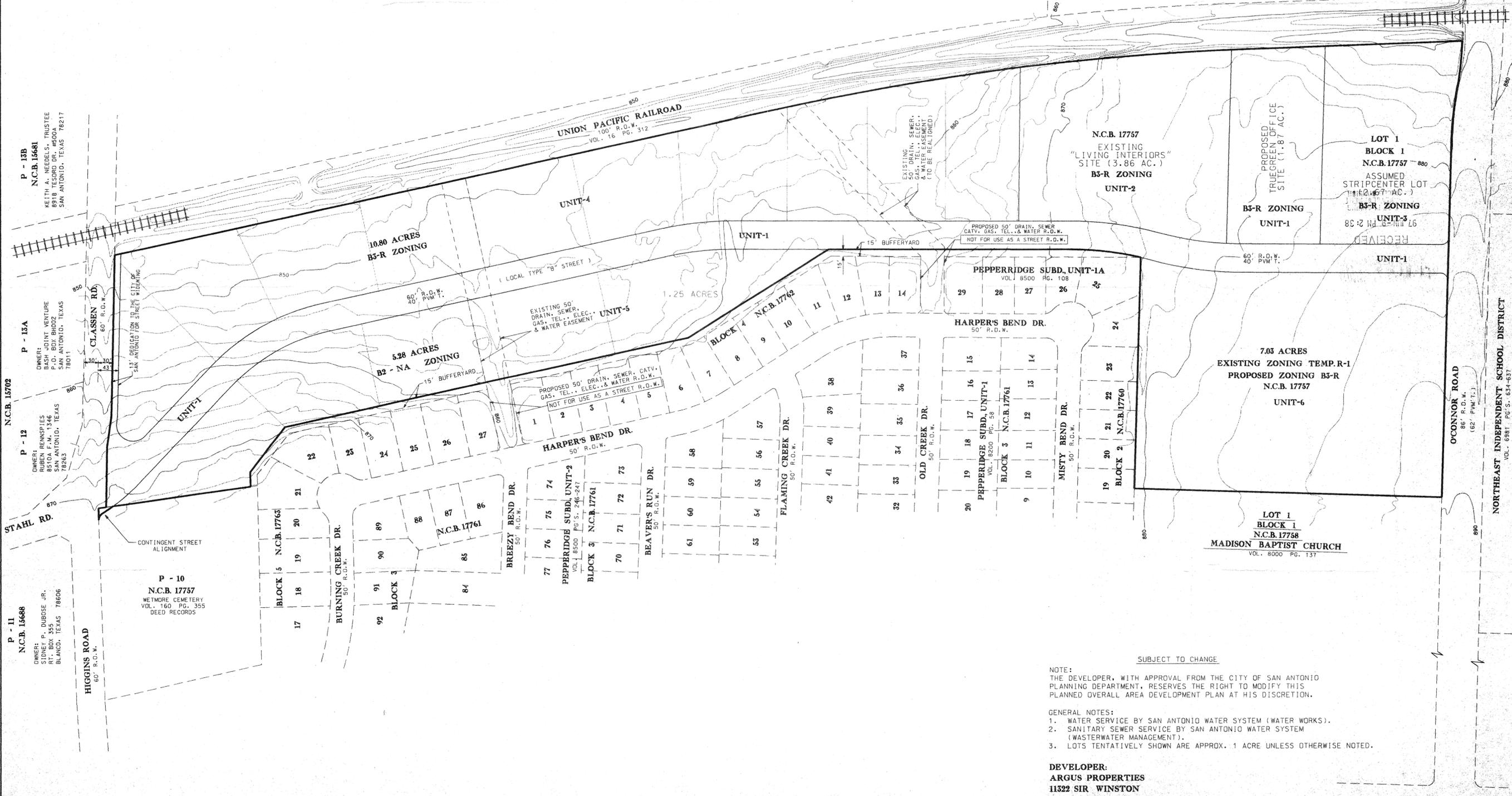


UNPLATTED  
P - 9  
N.C.B. 5015  
OWNER:  
LESTER E. THEIS  
18882 REDLAND ROAD  
SAN ANTONIO, TEXAS 78259

UNPLATTED  
N.C.B. 17756  
FRIESENHAHN PARK  
OWNER:  
CITY OF SAN ANTONIO  
VOL. 1548 PG. 373 & 374

PLAN HAS BEEN ACCEPTED BY  
COSA  
DATE: 6/22/97  
NUMBER: 60  
If no plats are filed, plan will  
expire on 12/20/98  
1st plat filed on 7/20/96



P - 13B  
N.C.B. 15681  
KEITH A. NEEDLES, TRUSTEE  
8918 TESORO DR. #500A  
SAN ANTONIO, TEXAS 78217

P - 13A  
OWNER:  
BASH JOINT VENTURE  
P.O. BOX 81002  
SAN ANTONIO, TEXAS  
78263

P - 12  
OWNER:  
ROBEN KENNEDY  
8000 RIVERVIEW  
SAN ANTONIO, TEXAS  
78263

P - 11  
N.C.B. 15688  
OWNER:  
SIDNEY P. DUBOSE JR.  
RT. 1, BOX 355  
BLANCO, TEXAS 78606

P - 10  
N.C.B. 17757  
WETMORE CEMETERY  
VOL. 160 PG. 355  
DEED RECORDS

NOTE:  
THE DEVELOPER, WITH APPROVAL FROM THE CITY OF SAN ANTONIO PLANNING DEPARTMENT, RESERVES THE RIGHT TO MODIFY THIS PLANNED OVERALL AREA DEVELOPMENT PLAN AT HIS DISCRETION.

GENERAL NOTES:  
1. WATER SERVICE BY SAN ANTONIO WATER SYSTEM (WATER WORKS).  
2. SANITARY SEWER SERVICE BY SAN ANTONIO WATER SYSTEM (WASTEWATER MANAGEMENT).  
3. LOTS TENTATIVELY SHOWN ARE APPROX. 1 ACRE UNLESS OTHERWISE NOTED.

DEVELOPER:  
ARGUS PROPERTIES  
11322 SIR WINSTON  
SAN ANTONIO, TEXAS 78216  
TEL. NO. (210) 308-8311  
TOTAL AREA = 34.46 ACRES

LOT 1  
BLOCK 1  
N.C.B. 17758  
MADISON BAPTIST CHURCH  
VOL. 8000 PG. 137

7.03 ACRES  
EXISTING ZONING TEMP.R-1  
PROPOSED ZONING B3-R  
N.C.B. 17757  
UNIT-6

PEPPERIDGE SUBD., UNIT-1A  
VOL. 8500 PG. 108  
HARPER'S BEND DR.  
50' R.O.W.

1.25 ACRES  
N.C.B. 17742  
BLOCK 4

5.28 ACRES  
B2-NA ZONING  
15' BUFFERYARD  
UNIT-5

10.80 ACRES  
B5-R ZONING  
UNIT-4

N.C.B. 17757  
EXISTING  
"LIVING INTERIORS"  
SITE (3.86 AC.)  
B5-R ZONING  
UNIT-2

PROPOSED OFFICE  
SITE (11.87 AC.)  
B5-R ZONING  
UNIT-1

LOT 1  
BLOCK 1  
N.C.B. 17757  
ASSUMED  
STRIP CENTER LOT  
(11.62 AC.)  
B5-R ZONING  
UNIT-3

REVISIONS:	DATE	NO.	DESCRIPTION

DESIGN	RAL
DRAWN	JJR
CHECKED	
DATE	APRIL 11, 1997
AKR NO.	1-6899
SHT.	1 OF 1

CLASSEN - O'CONNOR ROAD  
BUSINESS PARK  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
NO.

MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
415 Breesport Drive, San Antonio, Texas 7826  
(210) 545-051



#560



**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: May 27, 1997 Name of POADP: CLASSEN-O'CONNOR RD. BUSINESS PARK

Owners: Argus Properties Consulting Firm: MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

Address: 11322 Sir Winston Address: 415 Breesport Drive  
San Antonio, Texas 78216 San Antonio, Texas 78216

Phone: (210) 308-8311 Phone: (210) 349-0151

Existing zoning: B3-R & Temp R-1 Proposed zoning: B3-R & B2-NA

Texas State Plane Coordinates: X: 2,160,696.2 Y: 13,760,587.3

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>0</u>
Multi-family (MF)	<u>N/A</u>	<u>0</u>
Commercial and non-residential	<u>19</u>	<u>34.46</u>

Is there a previous POADP for this Site? Name N/A No. \_\_\_\_\_

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: Paul De Leon Signature: 

Date: May 27, 1997 Phone: (210) 349-0151 Fax: (210) 349-9302

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 DEVELOPMENT  
 SERVICES DIVISION

O.K.

- 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);

N/A 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 O.K.
- 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: PAUL DE LEON Signature: 

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

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 DIVISION OF PLANNING  
 AND REVENUE  
 SERVICES DIVISION

APPLICATION REVISED MARCH 17, 1997



# CITY OF SAN ANTONIO

June 20, 1997

Mr. Paul De Leon  
Macina Bose Copeland & Assoc., Inc.  
415 Breesport Drive  
San Antonio, TX 78216

Re: Classen-O'Connor Rd. Business Park

POADP # 560

Dear Mr. De Leon:

The City Staff Development Review Committee has reviewed Classen-O'Connor Rd. Business Park Subdivision Preliminary Overall Area Development Plan # 560. 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.

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