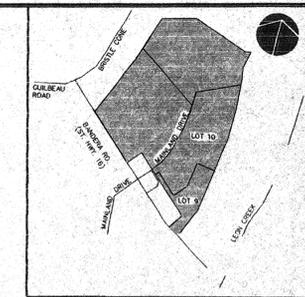
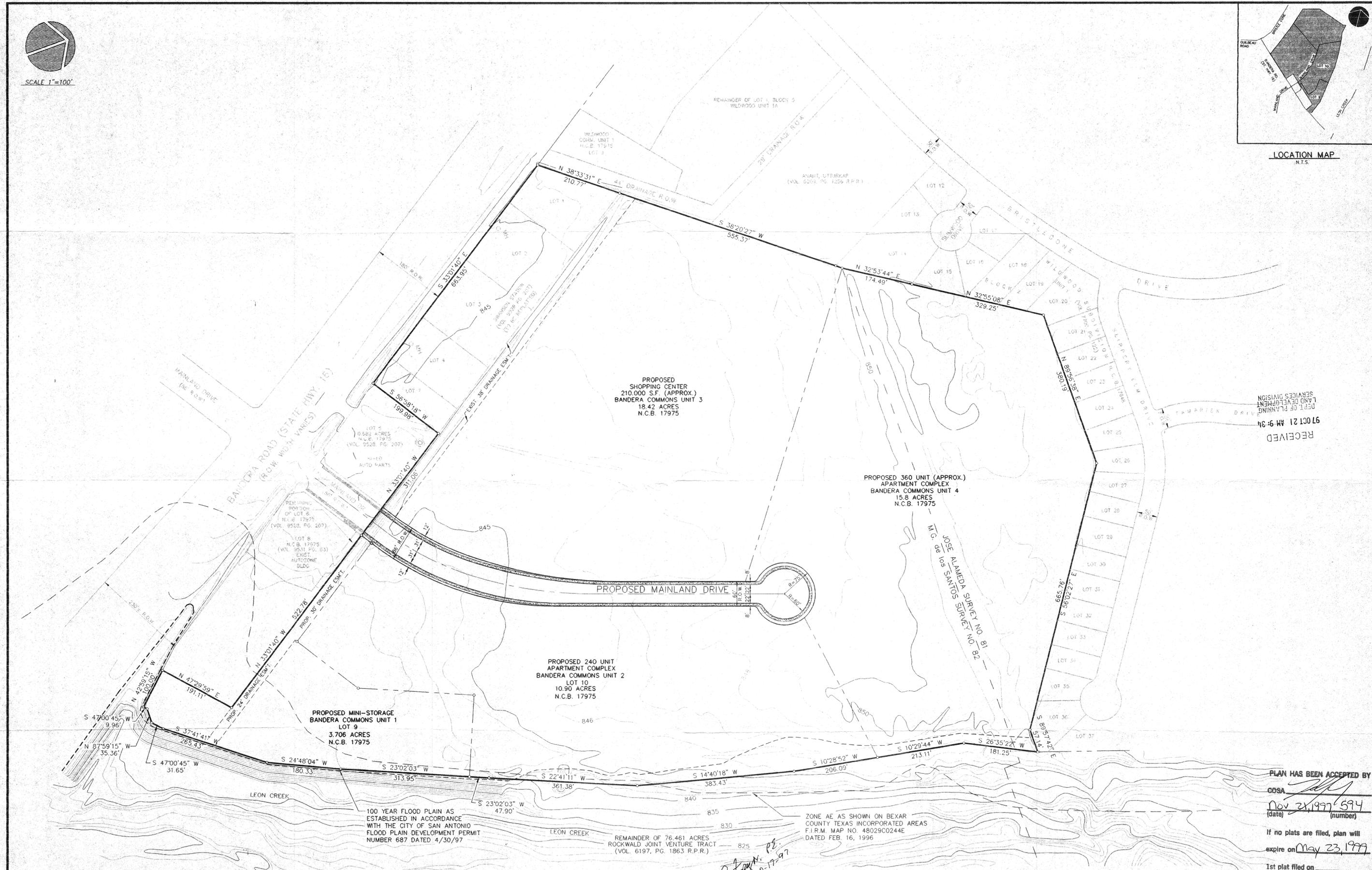


SCALE 1"=100'



LOCATION MAP  
N.T.S.



PROPOSED SHOPPING CENTER  
210,000 S.F. (APPROX.)  
BANDERA COMMONS UNIT 3  
18.42 ACRES  
N.C.B. 17975

PROPOSED 360 UNIT (APPROX.)  
APARTMENT COMPLEX  
BANDERA COMMONS UNIT 4  
15.8 ACRES  
N.C.B. 17975

PROPOSED 240 UNIT  
APARTMENT COMPLEX  
BANDERA COMMONS UNIT 2  
LOT 10  
10.90 ACRES  
N.C.B. 17975

PROPOSED MINI-STORAGE  
BANDERA COMMONS UNIT 1  
LOT 9  
3.706 ACRES  
N.C.B. 17975

100 YEAR FLOOD PLAIN AS  
ESTABLISHED IN ACCORDANCE  
WITH THE CITY OF SAN ANTONIO  
FLOOD PLAIN DEVELOPMENT PERMIT  
NUMBER 687 DATED 4/30/97

ZONE AE AS SHOWN ON BEXAR  
COUNTY TEXAS INCORPORATED AREAS  
F.I.R.M. MAP NO. 48029C0244E  
DATED FEB. 16, 1996

REMAINDER OF 76.461 ACRES  
ROCKWALD JOINT VENTURE TRACT  
(VOL. 6197, PG. 1863 R.P.R.)

RECEIVED  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION  
OCT 21 AM 9:34

PLAN HAS BEEN ACCEPTED BY

COSA  
Nov 21, 1997 594  
(date) (number)

If no plats are filed, plan will  
expire on May 23, 1999

1st plat filed on \_\_\_\_\_

REVISION	DATE	DRAWN BY

SCALE  
1"=100'

DESIGNED BY: D.S.D.  
DRAWN BY: A.G.  
CHECKED BY: D.R.F.

SUN BELT ENGINEERS, INC.  
CIVIL ENGINEERS & SURVEYORS  
SAN ANTONIO, TEXAS

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
BANDERA COMMONS  
SAN ANTONIO, TEXAS

SHEET 1  
OF 1  
DATE: OCT. 1997  
PROJECT NO.  
97063  
FILENAME: BCP04P.DWG

**CITY OF SAN ANTONIO  
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: 10-21-97 Name of POADP: Bandera Commons  
 Owners: United Western Development Corp. Consulting Firm: Sun Belt Engineers, Inc.  
 Address: 203 E. Nakoma Address: 3211 Nacogdoches Rd.  
San Antonio, Texas 78216 San Antonio, Texas 78217-3398  
 Phone: 524-9033 Phone: 655-6110  
 Existing zoning: R-3 and B-3 Proposed zoning: Commercial (Mini- Storage and Retail Center)  
Residential (Apartment Complexes)  
 Texas State Plane Coordinates: X: 2,085,058 Y: 13,735,196

Site is over/within/includes: San Antonio City Limits?  Yes  No  
 Edwards Aquifer Recharge Zone:  Yes  No  
 Projected # of Phases: (4)  Yes  No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>N/A</u>
Multi-family (MF)	<u>2</u>	<u>26.7</u>
Commercial and non-residential	<u>2</u>	<u>22.13</u>

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

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

Plats associated with this POADP or site? Name Swanson Station No. 940014

Name Bandera Commons Unit 1 No. 970464

Name Bandera Commons Unit 2 No. 970543

Contact Person and authorized representative:

Print Name: Jet Fellows Signature: Jet Fellows

Date: 10/15/97 Phone: 524-9033 Fax: 349-6452

RECEIVED  
 97 OCT 21 AM 9:33  
 DEPT. OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

## BANDERA COMMONS SUBDIVISION

- 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 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;
- 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: D. R. FRAZOR Signature: *D. R. Frazor P.E.*

10-15-97

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

APPLICATION REVISED MARCH 27, 1997



PAGE 2 OF 2



# CITY OF SAN ANTONIO

November 21, 1997

Jet Fellows  
Sunbelt Engineers, Inc.  
3211 Nacogdoches Road  
San Antonio, TX 78217

Re: Bandera Commons

POADP # 594

Dear Mr. Fellows:

The City Staff Development Review Committee has reviewed Bandera Commons Subdivision Preliminary Overall Area Development Plan # 594. 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.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

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 or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Emil R. Moncivais'.

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

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

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

I N V O I C E  
1006214

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 370.00  
INVOICE DATE 10/23/1997  
DUE DATE 10/23/1997

50-04-5573  
ROCKWALD JOINT VENTURE 1  
300 CONVENT STE 2600  
SATX 78205

-----  
PHONE: 000 - 0000

POADP APPLICATION BANDERA COMMONS

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE      INVOICE      ACCOUNT      DUE DATE      OFFICE HOURS  
10/23/1997      1006214      50-04-5573      10/23/1997      7:45 - 4:30

-----  
LINE      INDEX REF      DESCRIPTION      AMOUNT  
1      018044-001      DEVELOPMENT PLAT      370.00

PAID - SATX 10/23/97 OCT 23 1997

-----  
AGREEMENT DATES      SERVICE DATES      ORDINANCE      CONTRACT      DOCUMENT  
ST:      10/22/1997           CK 0137       
END      10/22/1997

-----  
PREVIOUS BAL      CURRENT CHARGES      NEW BALANCE      TOTAL AMT DUE  
0.00      370.00      370.00      370.00