



POADP APPLICATION

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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: 12/12/97 Name of POADP: Timberview Place and Culebra/Reed  
Owners: Leslie P. Busick Consulting Firm: Pape-Dawson Engineers, Inc.  
Address: 4754 Shavano Oaks, Suite 250 Address: 555 East Ramsey  
San Antonio, Texas 78249 San Antonio, Texas 78216  
Phone: 210/493-6700 Phone: 210/375-9000  
Existing zoning: R-3, B-3R, B-3 Proposed zoning: N/A  
Texas State Plane Coordinates: X: 2,080,243.2 Y: 13,716,238.8

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>--</u>	<u>--</u>
Multi-family (MF)	<u>3</u>	<u>18.29</u>
Commercial and non-residential	<u>1</u>	<u>1.509</u>

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

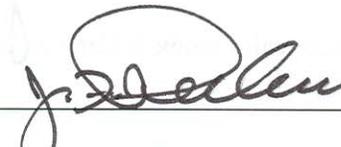
Is there a corresponding PUD for this site? Name No No.         

Plats associated with this POADP or site? Name Micron Subdivision No. 960069

Name          No.         

Name          No.         

Contact Person and authorized representative:

Print Name: Jesse Pacheco Signature: 

Date: 12/12/97 Phone: 210/375-9000 Fax: 210/375-9090

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 CITY OF SAN ANTONIO
- 10/10/97
- 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: JESSE F. PACHECO Signature: 

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



# CITY OF SAN ANTONIO

December 19, 1997

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

POADP # 596

Re: Timberview Place & Culebra Reed

Dear Mr. Pacheco:

The City Staff Development Review Committee has reviewed Timberview Place & Culebra Reed Subdivision Preliminary Overall Area Development Plan # 596. 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.
- It is recommended that the portion of the property abutting Culebra Road be limited to two access points.
- 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.
- Reed Road is a collector street and will require an additional 15' of ROW.

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,

  
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  
1045229

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

50-04-5573  
LESLIE P BUSICK  
P O BOX 4150  
INCLINE VILLAGE NV 89450

AMOUNT DUE 370.00  
INVOICE DATE 12/18/1997  
DUE DATE 12/18/1997

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PHONE: 000 - 0000

POADP - TIMBERVIEW PLACE

FACILITY LOCATION: 100 COMMERCE ST W

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INVOICE DATE 12/18/1997      INVOICE 1045229      ACCOUNT 50-04-5573      DUE DATE 12/18/1997      OFFICE HOURS 7:45 - 4:30  
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LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

PAID - S.A.T.O. - MFB      DEC 18 1997

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AGREEMENT DATES      SERVICE DATES      ORDINANCE      CONTRACT      DOCUMENT  
ST:                      12/17/1997                      CK 3667                      TIMBERVIEW  
END                      12/17/1997  
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PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

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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  
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