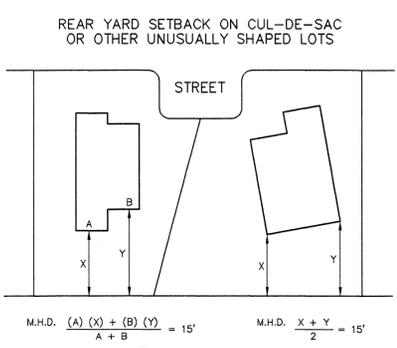
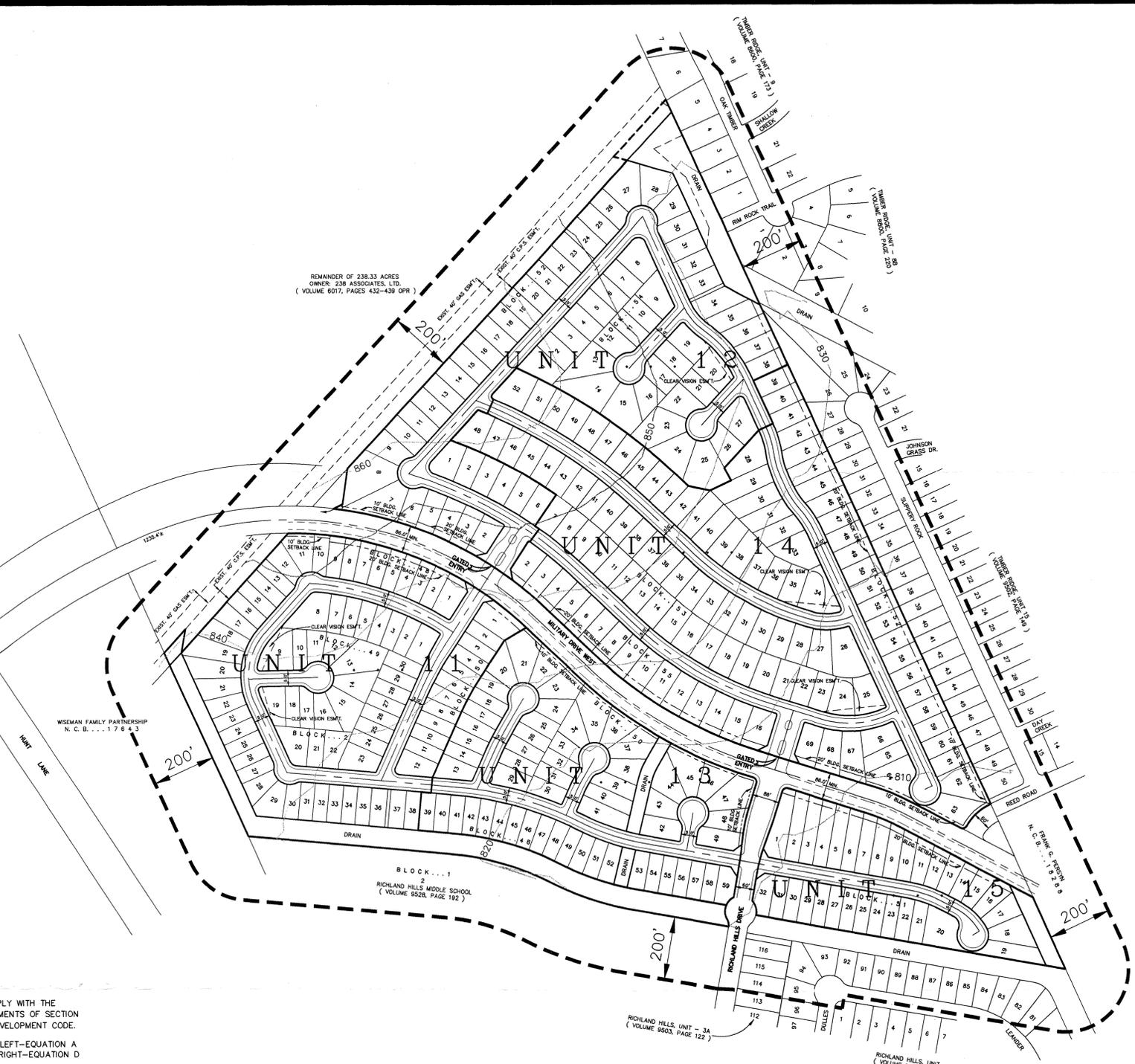
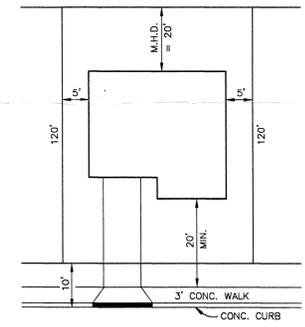


LOCATION MAP



MEAN HORIZONTAL DISTANCE  
NOT TO SCALE

45' UNITS SOUTH OF MILITARY DRIVE WEST  
60' UNITS NORTH OF MILITARY DRIVE WEST



TYPICAL LOT  
NOT TO SCALE



GRAPHIC SCALE  
( IN FEET )  
1 inch = 200 ft.

99FEB 16 PM 3:11

PLAN HAS BEEN ACCEPTED BY  
COSA *[Signature]* 622  
(number)  
Feb 18, 1999 (date)  
If no plats are filed, plan will  
expire on Aug 18, 2000  
1st plat filed on \_\_\_\_\_

"A PLANNED UNIT DEVELOPMENT"

P.O.A.D.P. & P.U.D. PLAN

for

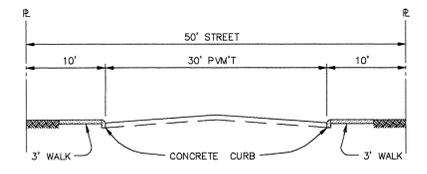
THE RESERVE AT WESTOVER HILLS

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.  
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A RIGHT-EQUATION D  
 $L=13 (ISD)/(13+[W/2]+K_A)-4 = 108$  FT.  
 $R=0.65 (ISD) - (W/2+K_B) = 178$  FT.  
ISD=300 FT. W=30 FT.  $K_A=7$   $K_B=2$

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - I) R - I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 4.24 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 69%
TOTAL SPACE	= 83.240 ACRES
OCCUPIED SPACE	
9.93 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
4.13 ACRES	DRIVEWAYS (17' X 30')
11.99 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 1480 SF)
26.05 ACRES	TOTAL

NET OPEN SPACE = 57.19 ACRES  
+ 83.240 ACRES  
OPEN SPACE RATIO = 0.69

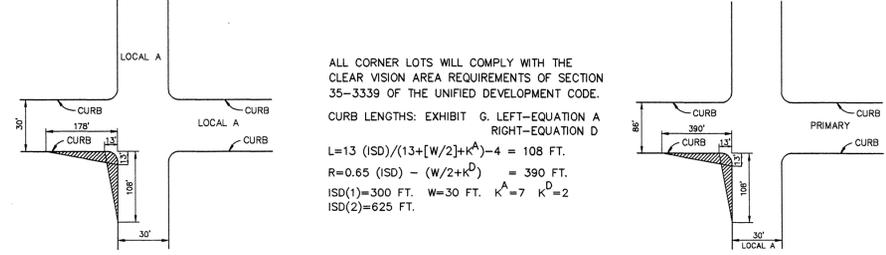


TYPICAL STREET SECTION  
NOT TO SCALE

NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN UNITS 12 & 14 ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.
- RESERVE AT WESTOVER HILLS UNITS 11, 13, & 15 WILL HAVE PUBLIC STREETS & HAVE NON-GATED ACCESS. RESERVE UNITS 12 & 14 WILL HAVE PRIVATE STREETS & GATED ACCESS.
- MILITARY DRIVE WEST & REED ROAD ARE BEING CONSTRUCTED WITH APPROVED PLANS WITH THE RESERVE AT WESTOVER HILLS UNIT 6 SUBDIVISION PLAT, I.D. NUMBER 9801S2.

CLEAR VISION AREA



ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.  
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A RIGHT-EQUATION D  
 $L=13 (ISD)/(13+[W/2]+K_A)-4 = 108$  FT.  
 $R=0.65 (ISD) - (W/2+K_B) = 390$  FT.  
ISD(1)=300 FT. W=30 FT.  $K_A=7$   $K_B=2$   
ISD(2)=625 FT.

- 353 RESIDENTIAL UNITS
- TOTAL ACREAGE 83.24 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

DEVELOPER:  
CONTINENTAL HOMES OF TEXAS, INC.  
14206 NORTHBROOK  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 496-2660



REVISIONS:

JOB NO.	46625.00
FILE:	
DATE:	11/18/98
DESIGN:	G.W.P.
DRAWN:	B.C./P.D.L.
CHECKED:	
SHEET	1 OF 1

# 622

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: 1/19/99 Name of POADP: RESERVE AT WESTOVER HILLS

Owners: CONTINENTAL HOMES OF TEXAS L.P. Consulting Firm: W.F. CASTELLA & ASSOC.

Address: 14206 NORTH BROOK SAN ANTONIO TX 78232 Address: 1039 W. HILDEBRAND SAN ANTONIO TX 78201

Phone: 496 2608 Phone: 734 5351

Existing zoning: (PI)R1 Proposed zoning:

Site is over/within/includes: Edwards Aquifer Recharge Zone: [ ] Yes [x] No Projected # of Phases: 5 [x] Yes [ ] No San Antonio City Limits? [x] Yes [ ] No Council District: 6 Ferguson map grid: 579 AT

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF) with 354 lots and 83.24 acres, Multi-family (MF), and Commercial and non-residential.

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

Is there a corresponding PUD for this site? Name RESERVE AT WESTOVER HILLS No.

Plats associated with this POADP or site? Name RESERVE at Westover No. 980505 Name " " 11 No. 980564 Name " " 12 No. 980564

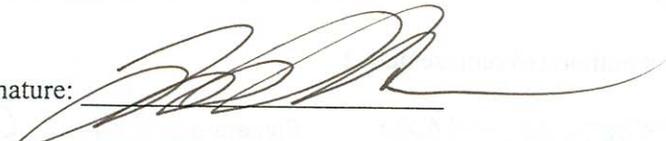
Contact Person and authorized representative: Print Name: STEVEN E. HANAN Signature: Steve E. Hanan

Date: 1/19/99 Phone: 734 5351 Fax: 734 5363

- 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;  
*SUBMITTED W/ ZONING PACKAGE*
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- 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: TIMOTHY D. PRUSKI Signature: 

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



# CITY OF SAN ANTONIO

February 18, 1999

Steve E. Hanan  
W. F. Castella & Assoc.  
1039 W. Hildebrand Road  
San Antonio, TX 78201

Re: Reserve at Westover Hills

POADP # 622

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Reserve at Westover Hills Subdivision Preliminary Overall Area Development Plan # 622. Please find enclosed a signed copy for your files. Although the southern portion (area south of Military Drive West) of 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.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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., City Engineer



# CITY OF SAN ANTONIO

January 29, 1999

Steve E. Hanan  
W. F. Castella & Assoc.  
1039 W. Hildebrand Road  
San Antonio, TX 78201

Dear Mr. Hanan:

The documents submitted to the Planning Department for the Reserve of Westover Hills # 622 does not meet the requirements for acceptance for consideration of giving Preliminary Overall Area Development Plan (POADP) status.

- Section 35-4102 of the Unified Development Code (UDC) states that "Where necessary to the neighborhood pattern existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment therewith." By interpretation you will need to connect the sub-street that are located at Rim Rock Trail and Reed Road.

If you have any additional questions, comments or would like to meet with staff regarding this matter, please contact Ms. Elizabeth Carol. She may be reached at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

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



W.F. CASTELLA & ASSOCIATES, INC.  
Engineers • Surveyors • Planners

February 10, 1999  
Job No. 46537.00

Mr. Emil Moncivais AIA, AICP  
Director of Planning  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

99 FEB 11 PM 2:41  
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

Re: The Reserve at Westover Hills  
P.O.A.D.P. and P.U.D.

Dear Mr. Moncivais,

Continental Homes, purchased an 83 acre tract of land, that is a portion of the approved P.O.A.D.P. #418 "The Reserve at Westover Hills Planned Unit Development". This P.O.A.D.P. was approved on 8/26/94 and the Planned Unit Development Plan subsequently followed. Please find attached copies of the appropriate areas of concern on P.O.A.D.P. #418.

Continental submitted nonsubstantial amendments to the 83 acre portion of the P.U.D. plan to Planning on November 25, 1998. The primary amendment was to add a second ingress/egress to Military Drive West for the northern Unit 12 and Unit 14, which required internal street circulation changes.

On January 13, 1999, city staff required the owner to submit a P.O.A.D.P. of the property and the owner complied even though we were unclear that this was required by Code.

We were told verbally that the submitted P.O.A.D.P. was denied due to not extending Rim Rock Trail into the proposed Unit 12. The owner is confused as Rim Rock Trail was not extended on the approved P.O.A.D.P. #418 and associated P.U.D. Plan. Extending Rim Rock through a gated community would not be conducive with the private streets. Reed Road appears to be the planned collector that ties Culebra Road and the soon to be completed Military Drive West.

The owner would like to meet with you immediately to discuss your review of the non-substantial modification so we can move forward on the approval of the P.U.D. Plan and the pending Unit 11



and Unit 12 plats. Please call me to schedule this meeting at the earliest possible date.

We appreciate your time in reviewing this matter.

Sincerely,

A handwritten signature in blue ink, which appears to read "Paul W. Denham".

Paul W. Denham, P.E.  
Project Manager