

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: December 20, 1999 Name of POADP: Marshall Ranch Commercial
Owners: Corner of the Market Partnership I Consulting Firm: Brown Engineering Company
Address: 12255 West Avenue, Suite 5 San Antonio, Texas 78216 Address: 1000 Central Parkway North, Suite 100 San Antonio, Texas 78232
Phone: (210)342-5214 Phone: (210)494-5511
Existing zoning: Not Applicable Proposed zoning: Not Applicable

Site is over/within/includes: Edwards Aquifer Recharge Zone: [X] Yes [] No
Projected # of Phases: 2 [X] Yes [] No
San Antonio City Limits? [] Yes [X] No
Council District: Not Applicable
Ferguson map grid 483, E-2 and F-2

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF), Multi-family (MF), and Commercial and non-residential (5 lots, 77.5 acres).

Is there a previous POADP for this Site? Name Marshall Ranch Commercial/Residential No. 624 (Revision)
Is there a corresponding PUD for this site? Name Not Applicable No. N/A
Plats associated with this POADP or site? Name Marshall Place Subdivision (unrecorded) No. 980198
Name Marshall Ranch Subdivision No. 990042
Name No.

Contact Person and authorized representative:
Print Name: Mark S. Brown, P.E. Signature: [Handwritten Signature]
Date: December 20, 1999 Phone: (210)494-5511 Fax: (210)494-5519

- 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;
- 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: Mark S. Brown, P.E.

Signature: *Mark S. Brown*

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



CITY OF SAN ANTONIO

May 23, 2000

Mark S. Brown, P.E.
President
Brown Engineering Company
1000 Central Parkway North, Suite 100
San Antonio, TX 78232

Re: Marshall Ranch

POADP # 624-A
(Amending)

Dear Mr. Brown,

The City Staff Development Review Committee has reviewed Marshall Ranch Subdivision Preliminary Overall Area Development Plan # 6624-A. 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. Bexar County Public Works may require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- 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.

Mr. Brown
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January 21, 2000

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 regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, with a large initial "E" and "M".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. JR.

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



CITY OF SAN ANTONIO

January 29, 1999

Mark S. Brown
Brown Engineering Company
1000 Central Parkway North, Suite 100
San Antonio, TX 78232

Dear Mr. Brown:

The documents submitted to the Planning Department for the Marshall Ranch Commercial - Residential Subdivision # 624 does not meet the requirements for acceptance for consideration of giving Preliminary Overall Area Development Plan (POADP) status.

- Section 35-4113(d) of the Unified Development Code (UDC) states that "Additional right-of-ways beyond that specified by the major thoroughfare plan may be required for major thoroughfares and or their intersections in order to meet State Department of Highways and Public Transportation requirements. The total right-of-way will generally not exceed one hundred twenty (120) feet. The highway department has indicated that they will need one hundred fifty (150) feet along US 281.

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.

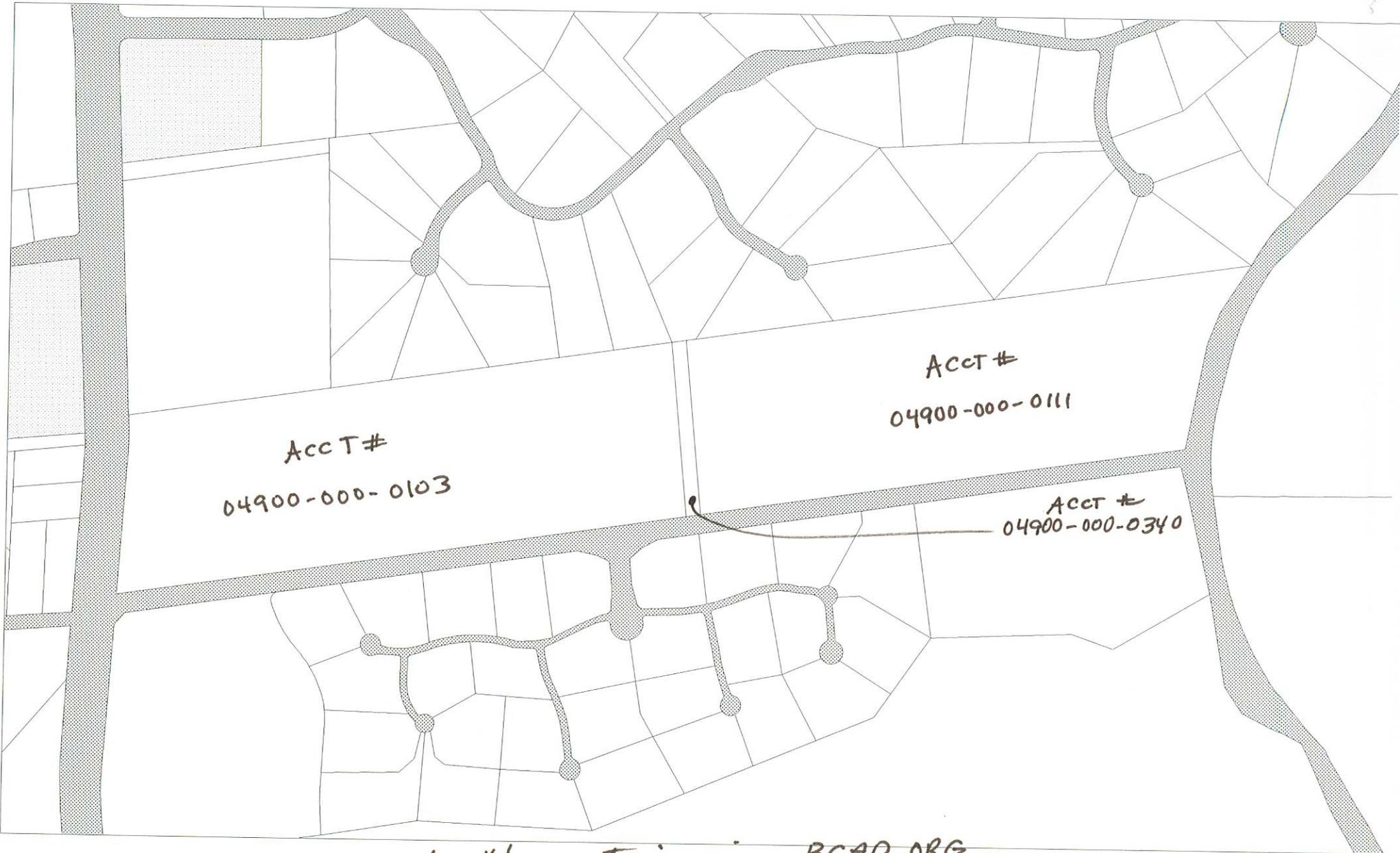
Sincerely,


Emil R. Moncivais AIA, AICP
Director of Planning

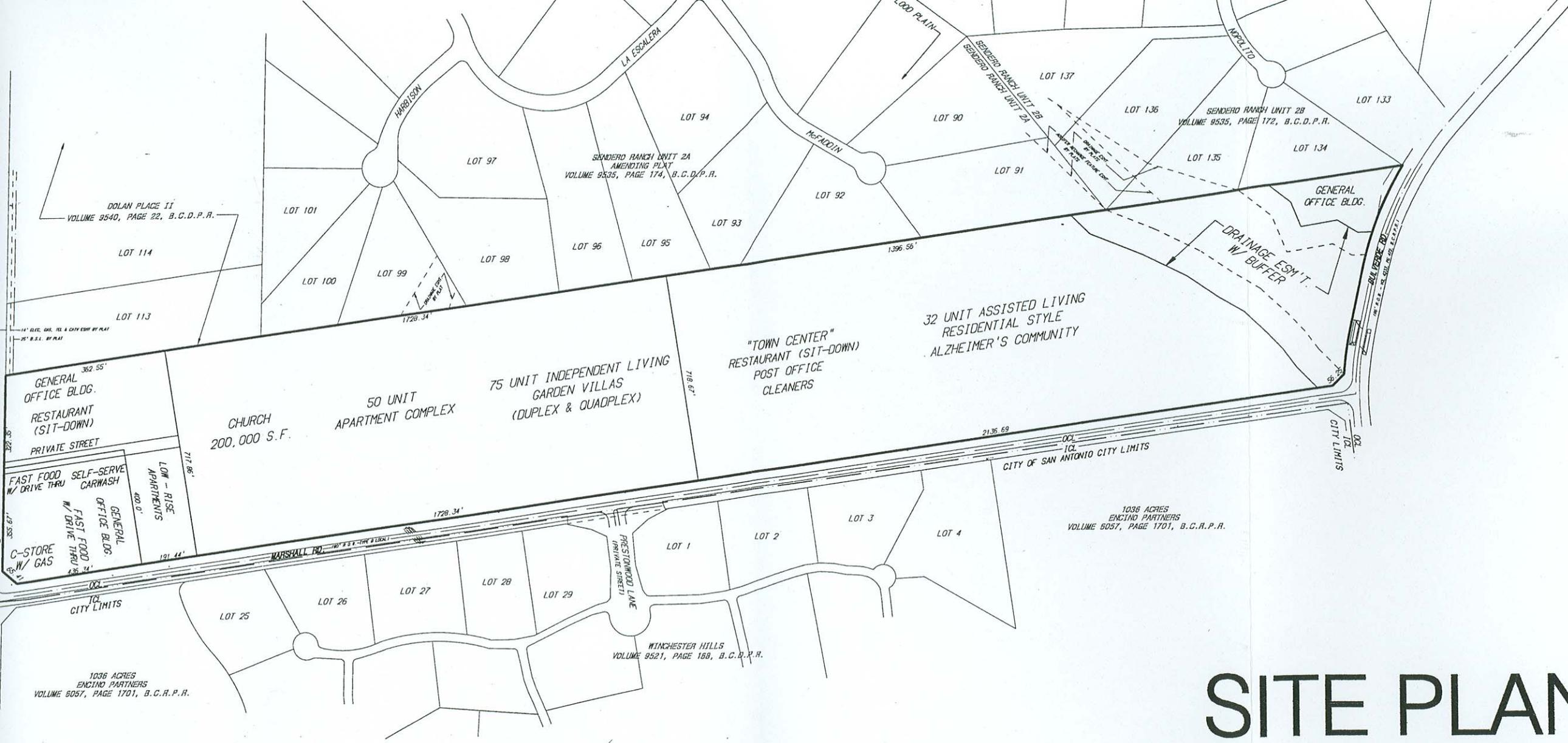
EM/EAC

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

Reece 4945519



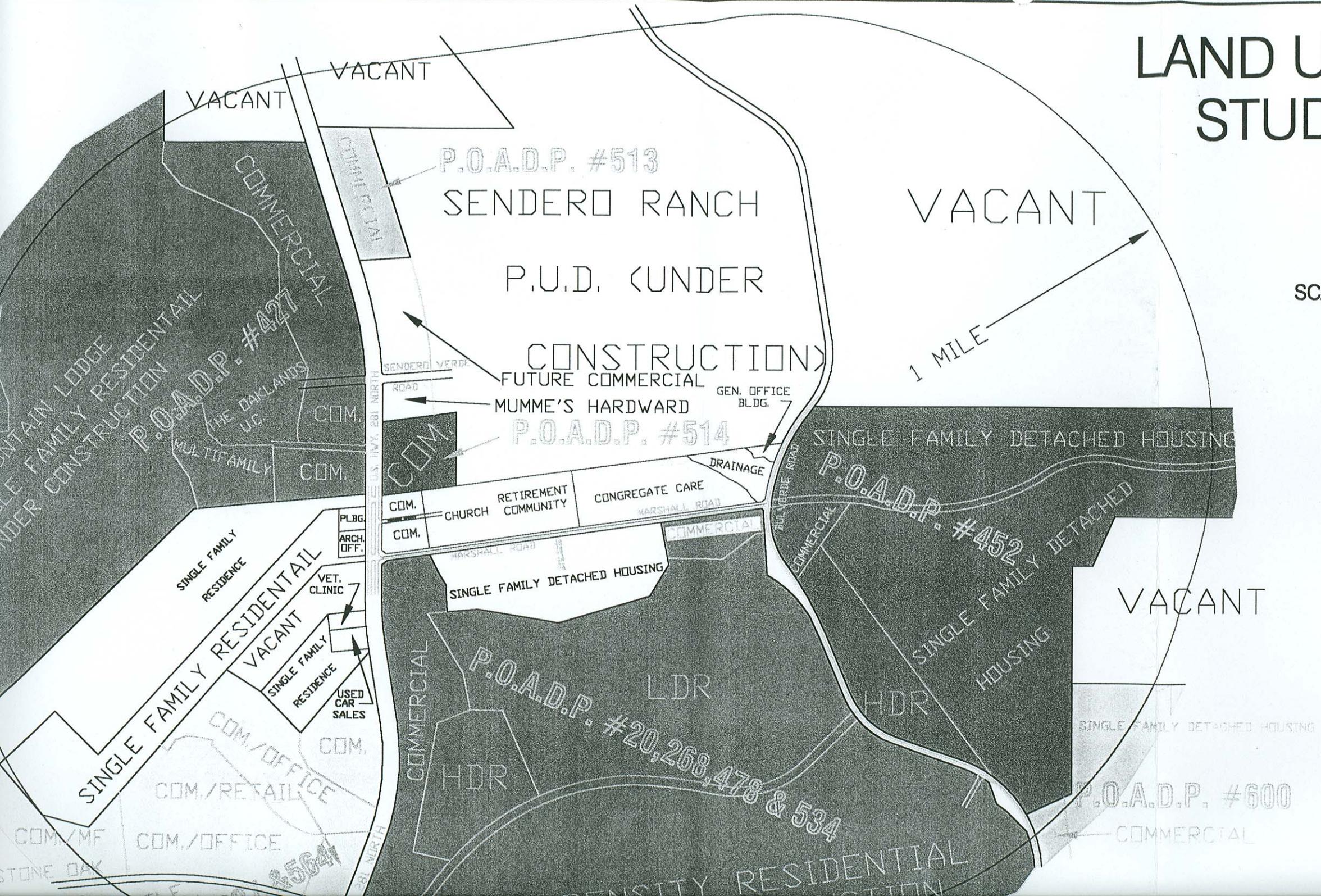
Acct. #'s active in BCAD.ORG



SITE PLAN

Figure

LAND USE AND STUDY AREA



SCALE 1" = 1/4 mile

VACANT
1 MILE

VACANT

P.O.A.D.P. #600

COMMERCIAL