

LOCATION MAP

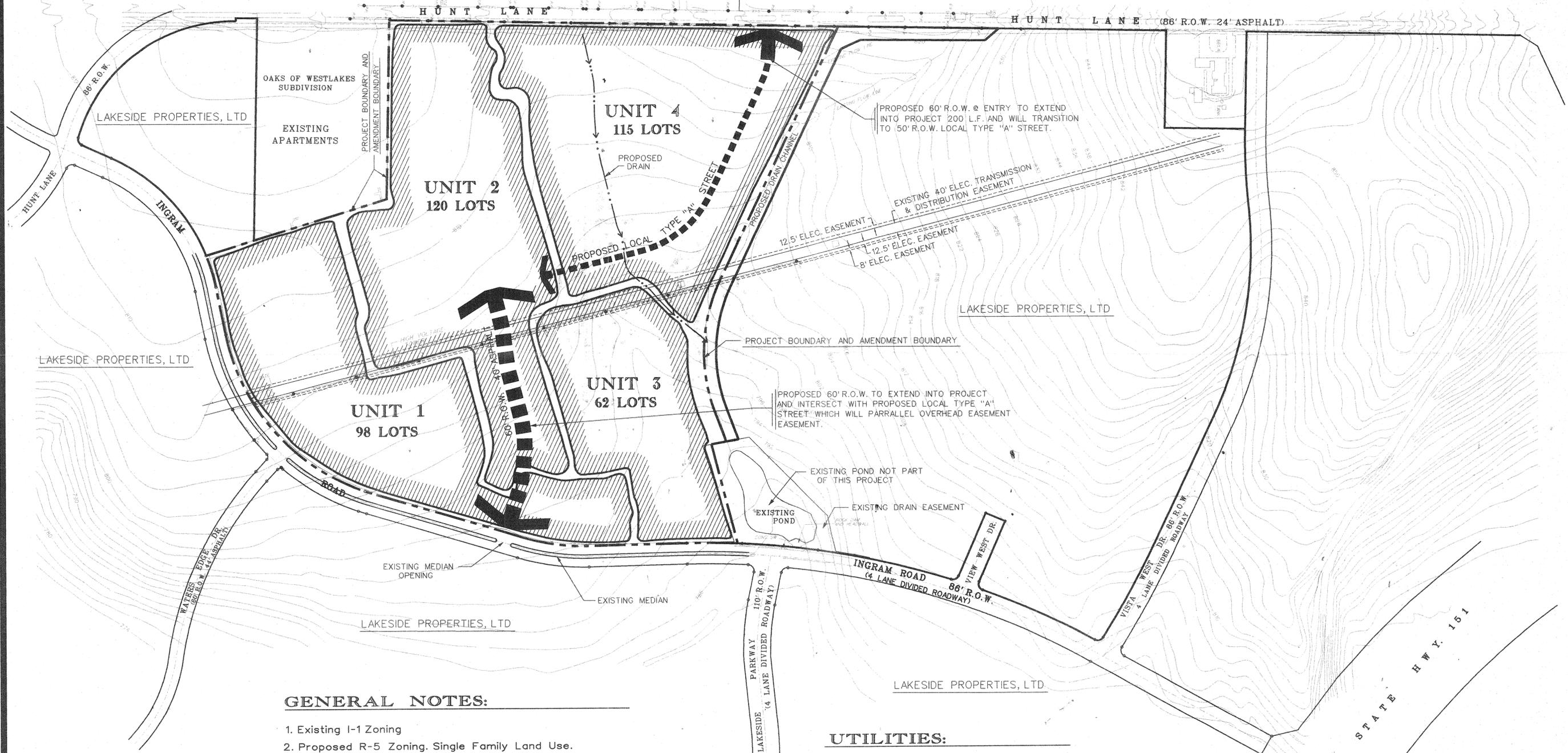
PROJECT SUMMARY

Total Acres: 84.74
 Total Lots: 395 Lots At 50'x110'
 Density: 4.66

NOTE: THIS P.O.A.D.P. AMENDS A PORTION OF THE EXISTING WESTLAKES P.O.A.D.P. NO. 60. A DEVELOPMENT RIGHTS PERMIT NO. 316 HAS BEEN ISSUED AND WILL EXPIRE SEPT. 1, 2007. THIS AMENDMENT WILL EFFECT ONLY THAT PORTION OF THE EXISTING P.O.A.D.P. WHICH IS DELINEATED AS THE PROJECT BOUNDARY.

EXISTING HERITAGE NORTHWEST SUBDIVISION
 SINGLE FAMILY RESIDENTIAL USE

NORTHSIDE INDEPENDENT SCHOOL DISTRICT



GENERAL NOTES:

- Existing I-1 Zoning
- Proposed R-5 Zoning, Single Family Land Use.
- All Streets Within Project To Be Local Type "A" Streets Unless Otherwise Noted.
- Entry On Ingram Road To Intersect With Existing Median Opening On Roadway.
- Property Located Inside City Limits Of San Antonio.

UTILITIES:

Water: San Antonio Water System
 Bexar Met Water District
 Sewer: San Antonio Water System
 Telephone: S.W. Bell Telephone Co.
 Electric: City Public Service
 Cable T.V.: Paragon Cablevision

EL SENDERO AT WESTLAKES
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
 CITY OF SAN ANTONIO BEXAR COUNTY TEXAS



KAUFMANBROAD
 LAND PLANNING TEAM
 HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
 LAND DEVELOPMENT
 4800 HICKORY at Loop 410 P.O. Box 4250, Brecon Hills, San Antonio, TX 78209
 TEL: (210) 349-1111 FAX: (210) 979-0072



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 99 APR -5 AM 11:06
 SERVICES DIVISION
 DEPT. OF PLANNING
 LAND DEVELOPMENT

032

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: _____ Name of POADP: EL SENDERO AT WESTLAKES

Owners: KAUFMAN AND BROAD Consulting Firm: VICKERY AND ASSOC., INC.

Address: 4800 FREDRICKSBURG RD. Address: 7334 BLANCO ROAD
SAN ANTONIO, TEXAS SUITE 109
SAN ANTONIO, TEXAS

Phone: 349-1111 Phone: 349-3271

Existing zoning: I-1 Proposed zoning: R-5

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
Projected # of Phases: 4 Yes No
San Antonio City Limits? Yes No
Council District: 6
Ferguson map grid 013A4

Land area being platted:	Lots	Acres
Single Family (SF)	<u>395±</u>	<u>84.74</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

Is there a previous POADP for this Site? Name WESTLAKES No. 60

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

Plats associated with this POADP or site? Name _____ No. _____

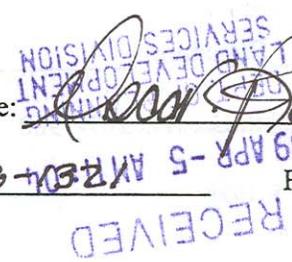
Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: OSCAR DOMINGUEZ Signature: [Signature]

Date: 3/10/99 Phone: 308-4031 Fax: 2100-666



- 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: _____ Signature: _____

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

POADP APPLICATION

CITY OF SAN ANTONIO

KAUFMAN AND BRAND

SAN ANTONIO, TEXAS

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PAGE 1 OF 2



June 4, 1999

Oscar Dominguez
Kaufman and Broad
4800 Fredricksburg Road
San Antonio, TX 78201

Re: El Sendero at Westlakes

POADP # 632

Dear Mr. Dominguez:

The City Staff Development Review Committee has reviewed El Sendero at Westlakes Subdivision Preliminary Overall Area Development Plan # 632. 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.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Provisions should be made for future inter-connectivity for development to the north of this development, south of Vista West Drive.
- 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.
- All of the neighborhoods need to be connected to encourage pedestrian mobility internal to the community, as required by the City of San Antonio's Master Plan.
- 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