



CITY OF SAN ANTONIO

October 5, 1999

Steven E. Hanan
W. F. Castella & Assoc.
6800 Park Ten Blvd. # 180 South
San Antonio, TX 78213

POADP # 653

Re: Potranco 50 A

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Potranco 50 A Preliminary Overall Area Development Plan # 653. 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.
- 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. All requirements in their review letter dated August 30, 1999 will be to be met. (see attached)
- 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.
- This POADP includes an area previously accepted under POADP # 613, Potranco 50.

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. J. Jay, at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "Emil R. Monçivais".

Emil R. Monçivais AIA, AICP
Director of Planning

EM/JJ

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

CITY OF SAN ANTONIO

POADP APPLICATION

need 8 1/2 x 11
653
Joe Ruiz

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: 8/19/09 Name of POADP: POTRANCO 50A
Owners: KAUFMAN & BROAD Consulting Firm: W.F. CASTELLA & ASSOC.
Address: 4800 FREDERICKSBURG Address: 1039 W. HILDEBRAND
SATX 78220 SA TX 78201
Phone: 349 1111 Phone: 734 5351
Existing zoning: NA Proposed zoning: NA

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
Projected # of Phases: ±5 Yes No
San Antonio City Limits? Yes No
Council District: -
Ferguson map grid 612 A3

on north side of
Potranco, 1043'
west of 1604

Land area being platted:	Lots	Acres
Single Family (SF)	<u>±490</u>	<u>88</u>
Multi-family (MF)	<u>-</u>	<u>-</u>
Commercial and non-residential	<u>-</u>	<u>-</u>

Is there a previous POADP for this Site? Name POTRANCO 50 No. _____

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

Plats associated with this POADP or site? Name CARNOL CREEK 1 No. 980903 Vol 9543 Pg 85
Name " 2 No. 990246 wk4
Name " 3A No. 990394 wk9

Contact Person and authorized representative:
Print Name: STEVEN E. HAWAN Signature: [Signature]

Date: 8/19/09 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;
- 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: STEVEN E. HANAN Signature: 

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