CITY OF SAN ANTONIO

December 20, 1999

Mr. Dennis Rion
Pape Dawson Consulting Engineers
555 E. Ramsey
San Antonio, TX 78216

Re: Culebra Market Shopping Center POADP # 656

Dear Mr. Rion,

The City Staff Development Review Committee has reviewed the Culebra Market Shopping Center Preliminary Overall Area Development Plan # 656. 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.
- 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.

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.

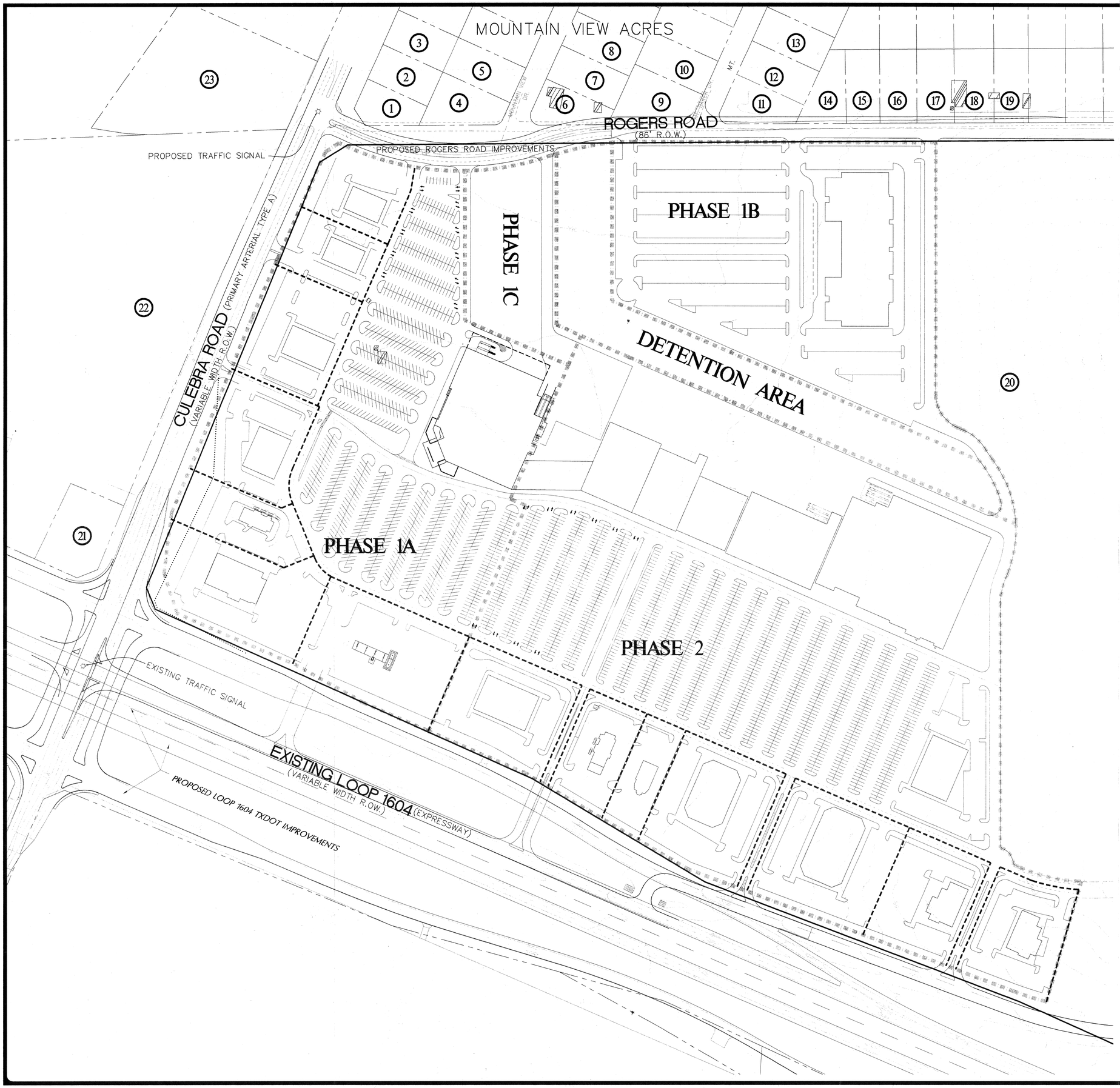
PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

Sincerely,

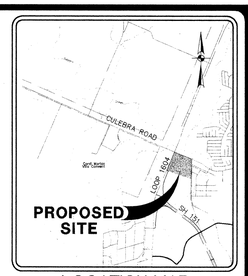
Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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



SCALE: 1"=100'



LOCATION MAP
NTS

NUMBER	OWNER
1	DALE, JOHN M & ANNE B
2	SANTOSCOY, MANUEL A
3	HUTH, ROSEMARY A
4	DALE, JOHNM & ANNIE B
5	HUTH, ROSEMARY A
6	DAVIS, WILLIAM & PHYLIS
7	MUNOZ, DANIEL & JOSEPHINA
8	ALONZO, ALFONSO C & RUTH G
9	DAVIS, WILLIAM & PHYLIS
10	FLORES, ADONIAS R
11	DAUGHTRY, DALLAS K
12	DAUGHTRY, DALLAS K
13	FLORES, ADONIAS R
14	RODRIGUEZ & SONS INC
15	RODRIGUEZ & SONS INC
16	RODRIGUEZ & SONS INC
17	STREET, JAMES W & ANN R JR
18	PICKETT, WILLIAM FOAN ASSN
19	T M DAVIS CONSTRUCTION INC
20	1604-CULEBRA LTD
21	RICHMOND, FAMILY PARTNERSHIP
22	HRS PARTNERSHIP
23	KOREAN HAN MA EUM - BAPTIST CHURCH

RECEIVED
99 DEC 28 PM 2:14
CSJ PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

LEGEND

PROJECT PROPERTY LINE

PHASE BOUNDARY LINE

FEMA 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0 95 AND 232, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY AND INCORPORATED AREAS.

COMMERCIAL DEVELOPMENT	ACREAGE
PHASE 1A	23.51
PHASE 1B	12.63
PHASE 1C	2.77
PHASE 2	40.57
TOTAL	79.48

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
12-20-99 (date) 656 (number)
If no plats are filed, plan will expire on 6-20-2001
1st plat filed on _____

DEVELOPER
CENCOR REALTY GROUP
70 NE LOOP 410
SAN ANTONIO, TEXAS 78216

POADP NO. _____

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY SAN ANTONIO TEXAS 78216 210-375-9000

CULEBRA MARKET SHOPPING CENTER
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
POADP NO. _____

JOB NO. 4337-01
DATE OCTOBER, 1999
DESIGNER --
CHECKED SW DRAWN SEO
SHEET 1 OF 1

4337\02\DESIGN\CIVIL\POADP.dwg

© 1997 PAPE-DAWSON CONSULTING ENGINEERS, INC.

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 UDC and must be certified to contain the following:

Date Submitted: 10/25/99

Name of POADP: Culebra Market Shopping Center

Owners: Cencor Realty Group

Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 70 NE Loop 410

Address: 555 E. Ramsey

Zip Code: San Antonio, TX 78216

Zip Code: San Antonio, TX 78216

School District: Northside IDS

Phone: (210) 375-9000

Existing zoning: B-3

Proposed zoning: B-3

S.E. corner of Culebra Rd & Loop 1604

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 Map # 578, Grids B3, B4, C3, C4

11-3-99 Dennis Rion will confirm and provide revised appl.

Land area being platted:	Lots	Acres
Single Family (SF)		
Multi-family (MF)		
Commercial and non-residential	1 ?	80 Acres

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

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

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

Name _____ No. _____

Name _____ No. _____

RECEIVED 99 OCT 27 AM 9:2 DEVELOPMENT SERVICES DIVISION

Contact Person and authorized representative:

Print Name: Dennis R. Rion, P.E. Signature: _____

Date: 10/26/99 Phone (210) 375-9000 Fax: (210) 375-9010

4337\00\Word\Forms\991026a1

☒ 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, 8½ x 11 reduction with six full size copies of the POADP map, all full size 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 Fernando DeLeon @ (210) 207-7501;

☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☐ the POADP ☐ does not ☒ does abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

☐ The POADP ☒ is not ☐ is 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;

☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

Loop 1604
Rogers Road
Culebra Road

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: Dennis R. Rion, P.E. Signature: _____

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

APPLICATION REVISED June 4, 1999