



CITY OF SAN ANTONIO

January 5, 1999

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

Re: Canterbury Track POADP # 658

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Canterbury Tract Preliminary Overall Area Development Plan # 658. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Access to New Callaghan will require pavement improvements in addition to the installation of reflective pavement buttons and markings for Canterbury access to Culebra.
- A minor TIA revision will be required due to the additional access provided at New Callaghan. Make arrangements with Public Works regarding the revision prior to plat approval.
- 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.
- 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. J. Jay, 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

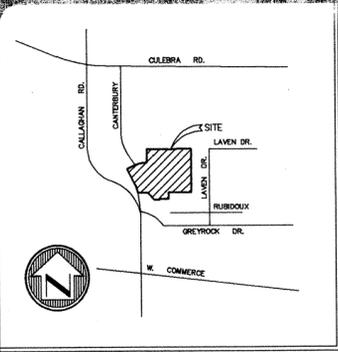
EM/JJ

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

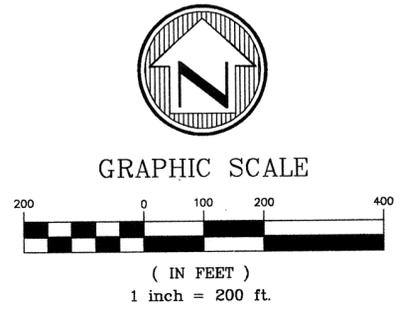
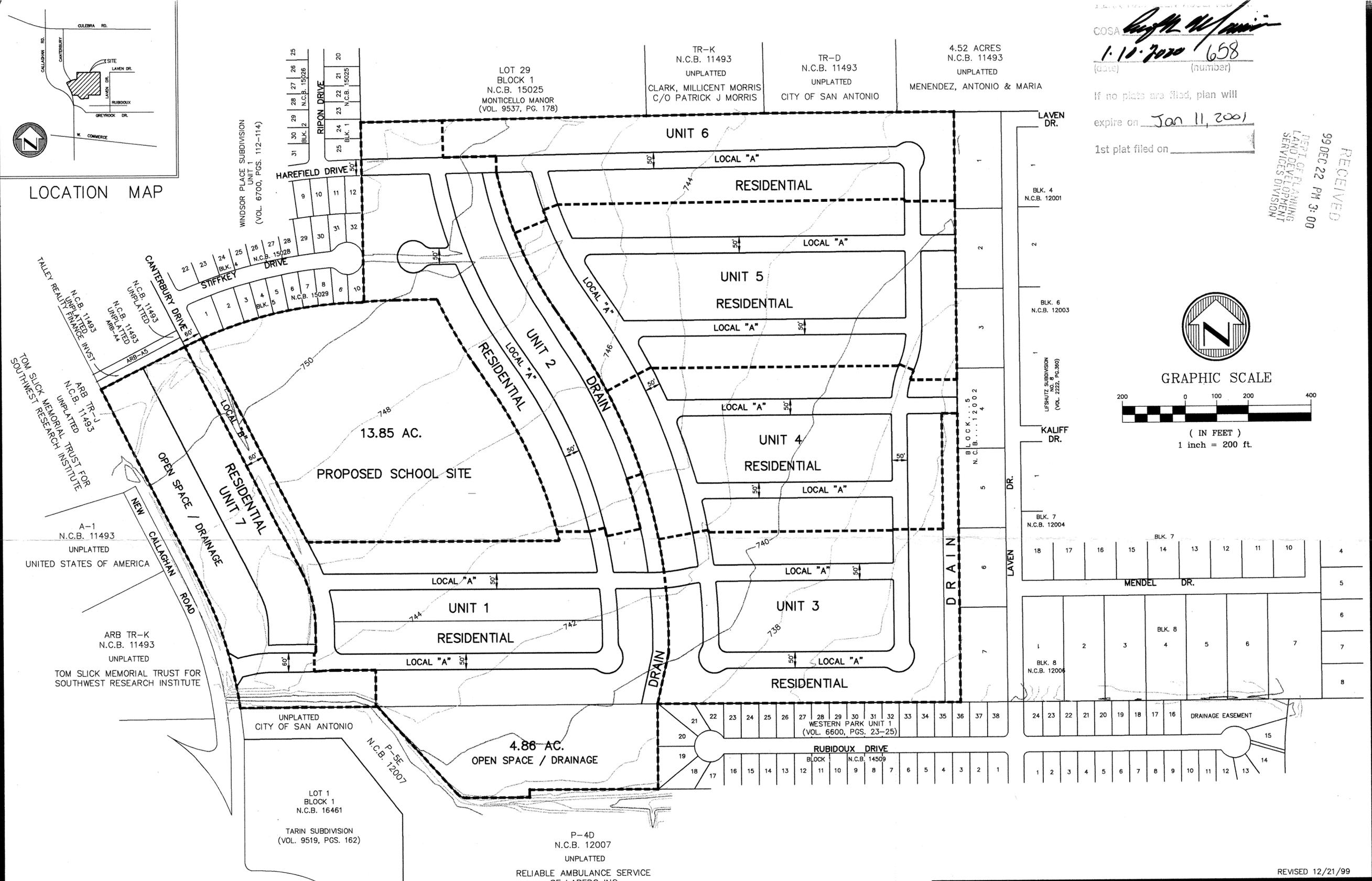
COSA *Ray M. Wain*
 1-10-2000 658
 (date) (number)

If no plats are filed, plan will
 expire on Jan 11, 2001
 1st plat filed on _____

RECEIVED
 99 DEC 22 PM 3:00
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION



LOCATION MAP



PHASING

UNIT	LOTS	ACRES
1	71	19.08
2	57	11.26
3	62	12.00
4	68	11.60
5	94	15.67
6	59	9.69
7	19	8.30
TOTAL	430	87.60

UTILITIES

WATER: SAN ANTONIO WATER SYSTEMS
 SEWER: SAN ANTONIO WATER SYSTEMS
 ELECTRIC: CITY PUBLIC SERVICE
 TELEPHONE: S.W. BELL TELEPHONE CO.

DEVELOPER:

ARMADILLO CONSTRUCTION COMPANY, INC.
 P.O. BOX 2519
 LAREDO, TX 78004

**P.O.A.D.P.
 for
 CANTERBURY TRACT**

WFC A TCB INC. Company
 W.F. CASTELLA & ASSOCIATES, INC.
 Engineers - Surveyors - Planners
 1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

REVISED 12/21/99

JOB NO. 46643.00

FILE: _____

DATE: 09/15/99

DESIGN: _____

DRAWN: B.H.

CHECKED: _____

SHEET 1 OF 1

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:

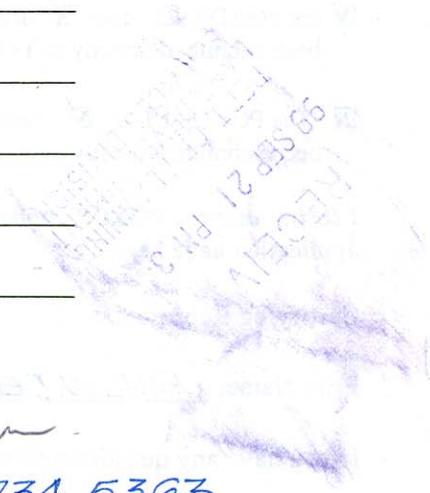
Date Submitted: 9/21/99 Name of POADP: CANTERBURY TRACT
Owners: ARMADILLO CONSTR. CO. Consulting Firm: W.F. CASTELLA & ASSOC.
Address: P.O. BOX 2519 LAREDO TX 78004 Address: 6800 PARK TEN STE 180 SA TX 78213 SOUTH
Phone: 734 5351 Phone: 734 5351
Existing zoning: R5 Proposed zoning: R5

Site is over/within/includes: Edwards Aquifer Recharge Zone: [] Yes [x] No
Projected # of Phases: 7 [x] Yes [] No
San Antonio City Limits? [x] Yes [] No
Council District: 6
Ferguson map grid: 614 D3

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF) with 430 lots and 87.6 acres, Multi-family (MF) with 1 lot and 13.85 acres (school site), and Commercial and non-residential.

Is there a previous POADP for this Site? Name NA No.
Is there a corresponding PUD for this site? Name NA No.
Plats associated with this POADP or site? Name No.
Name No.
Name No.

Contact Person and authorized representative:
Print Name: PAUL W. DENHAM Signature: Paul W. Denham
Date: 9/21/99 Phone: 734 5351 Fax: 734 5303



- 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);

NA

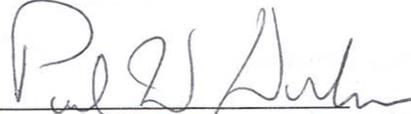
POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

- 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: PALIL W. DENHAM

Signature: 

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