CITY OF SAN ANTONIO

February 11, 2000

Samuel M. Galindo
Engineer
S.M. Galindo Engineers, Inc.
104 E. Nakoma
San Antonio, TX 78216

Re: Northwest Corridor Business Park POADP # 664

Dear Mr. Galindo,

The City Staff Development Review Committee has reviewed Northwest Corridor Business Park Subdivision Preliminary Overall Area Development Plan # 664. 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 Co. Public Works will 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.

- 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.

- Please note that Public Works has stipulated that the developer of this property incorporation marginal/common access between all of the proposed lots, in addition a raised medians with minimal opening must be provided with the design of Eckhert Road, in order to provide more controlled access. For information about these requirements you can contact Public Works at 207-7501.

- A variance for the stub street (the extension of Eckhert Road) will be required at the time of platting, however, the Department of Public Works has indicated that they would support the variance request.

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,

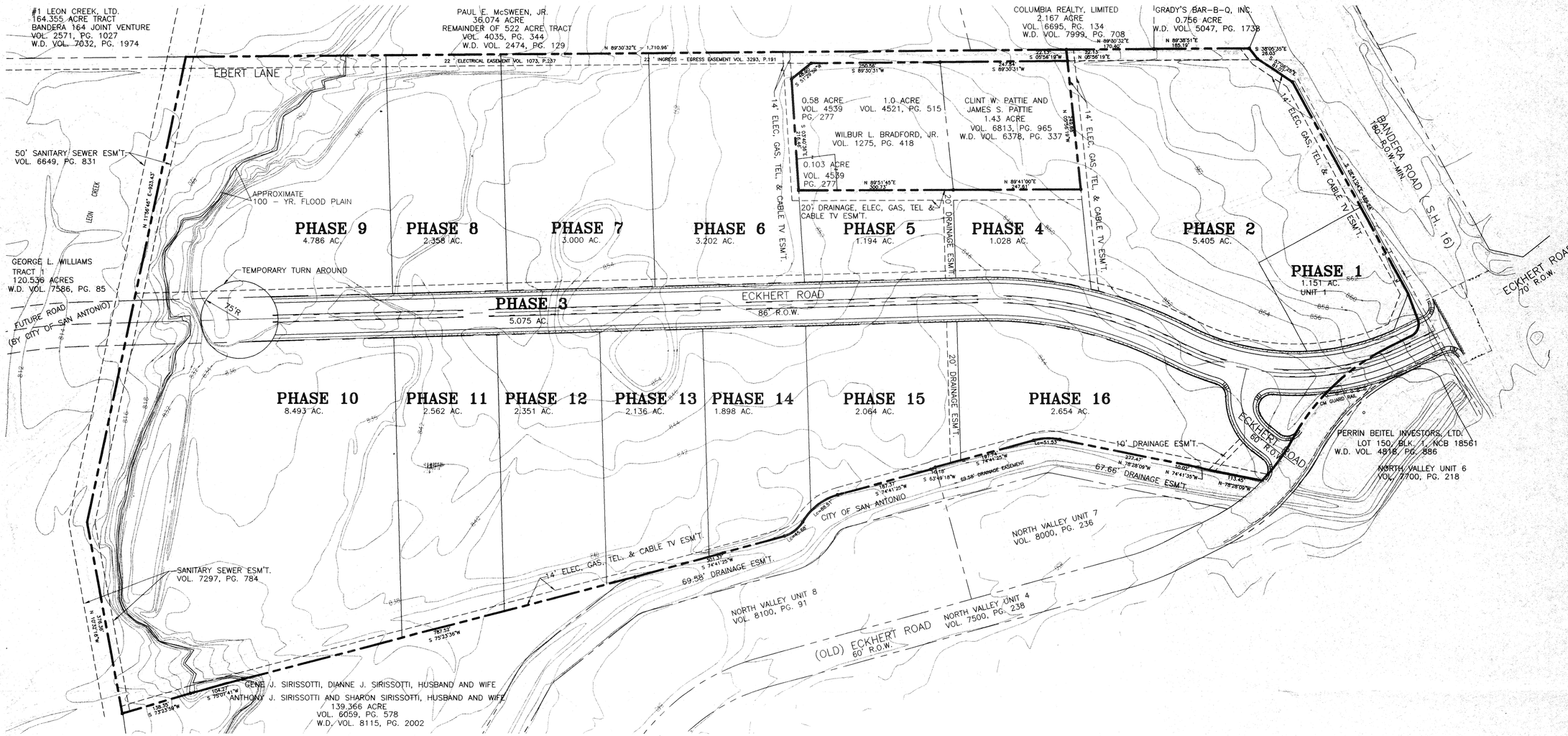
Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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

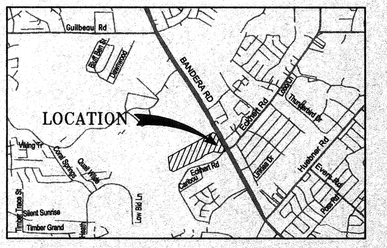
TxDOT GENERAL NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. THIS PROPERTY FRONTING SH 16 IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINTS, BASED ON THE OVERALL COMBINED FRONTAGE. PLEASE NOTE, THE THREE ELIGIBLE ACCESS POINTS ALONG SH 16, INCLUDES THE EXTENSION OF ECKERT ROAD. LOCATIONS WILL BE AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS".



100-YR FLOOD PLAIN : REF. FIRM MAP NUMBER 48029C0244 E
EFFECTIVE DATE: FEBRUARY 16,1996

DEVELOPER :
NORTHWEST CORRIDOR BUSINESS PARK, LTD.
15335 SAN PEDRO AVE., SUITE A, SAN ANTONIO, TEXAS 78232
TRACT IS ZONED I-1. 49.479 ACRES



LOCATION MAP (N.T.S.)

SCALE: 1"=100'

SM GALINDO
ENGINEERS, INC.
104 E. NAKOMA P.O. BOX 792227
SAN ANTONIO, TEXAS 78216
(210) 349-4695

DESIGNED BY : SMG
DRAWN BY : OL
CHECKED BY : SMG
DATE : 11/2/99
JOB NO. : 5124
REVISIONS:

P.O.A.D.P.
FOR
NORTHWEST CORRIDOR BUSINESS PARK, LTD. SUBDIVISION

SHEET 1 OF 1

RECEIVED
00 JAN 20 PM 2:35
CITY PLANNING AND DEVELOPMENT SERVICES DIVISION

#664

OSCAR, SM GALINDO ENGINEERS, INC. 1/19/00 1:55 PM PDADP PLAN.dwg

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: November 3, 1999

Name of POADP: NORTHWEST CORRIDOR BUSINESS PARK, LTD.

Owners: GEORGE L. WILLIAMS/C.H. ROMAN

Consulting Firm: S.M. GALINDO ENGINEERS, INC.

Address: P.O. Box 792590
San Antonio, TX

Address: 104 E. NAKOMA
San Antonio, TX

Zip Code: 78279-2590

Zip Code: 78216

School District: NORTHSIDE ISD

Phone: 210/349-4695

Existing zoning: I-1

Proposed zoning: No change

RECEIVED
99 NOV -4 AM 10:44
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Site is over/within/includes:

Edwards Aquifer Recharge Zone:	☐ Yes	☒ No
Projected # of Phases: 17	☒ Yes	☐ No
San Antonio City Limits?	☒ Yes	☐ No
Council District: 8		
Ferguson map grid E-1 (578)		

Land area being platted:

	Lots	Acres
Single Family (SF)		
Multi-family (MF)		
Commercial and non-residential	17	49.479

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 NORTHWEST CORRIDOR BUSINESS PARK, LTD. UNIT 1 No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: SAMUEL M. GALINDO, P.E. Signature: Samuel M. Galindo P.E.

Date: November 3, 1999 Phone: 210/349-4695 Fax: 210/349/4696

☒ 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, 8 ½ X 11 reduction with eight (8) 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;
NO COPY NEEDED AS PER AQUIFER STUDIES OFFICE

☒ The POADP lies in the NORTHSIDE School District and they have been contacted concerning this development.
CONTACTED STAN DRIEZEK

☒ List below all Major Thourfares that are adjacent to the property or included with in the boundaries.
BANDERA ROAD & ECKERT ROAD EAST OF BANDERA RD.

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: SAMUEL M. GALINDO Signature: [signature]

If you have any questions please call J. Jay at 207-7900
APPLICATION REVISED October 7, 1999