CITY OF SAN ANTONIO

February 11, 2000

Jesse H. Valdez
Project Manager
Macina, Bose, Copeland & Assoc.
1035 Central Parkway North,
San Antonio, TX 78232

Re: Morton Walker Ranch POADP # 668

Dear Mr. Valdez,

The City Staff Development Review Committee has reviewed Morton Walker Ranch Subdivision Preliminary Overall Area Development Plan # 668. 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 County Public Works may require base flood elevations at the plat level.

- 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.

- According to the Major Thoroughfare Plan, Blanco Road is a Secondary Type A Major Thoroughfare, and will require a total of 86' of ROW.

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.

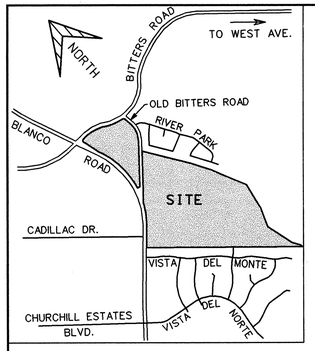
If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

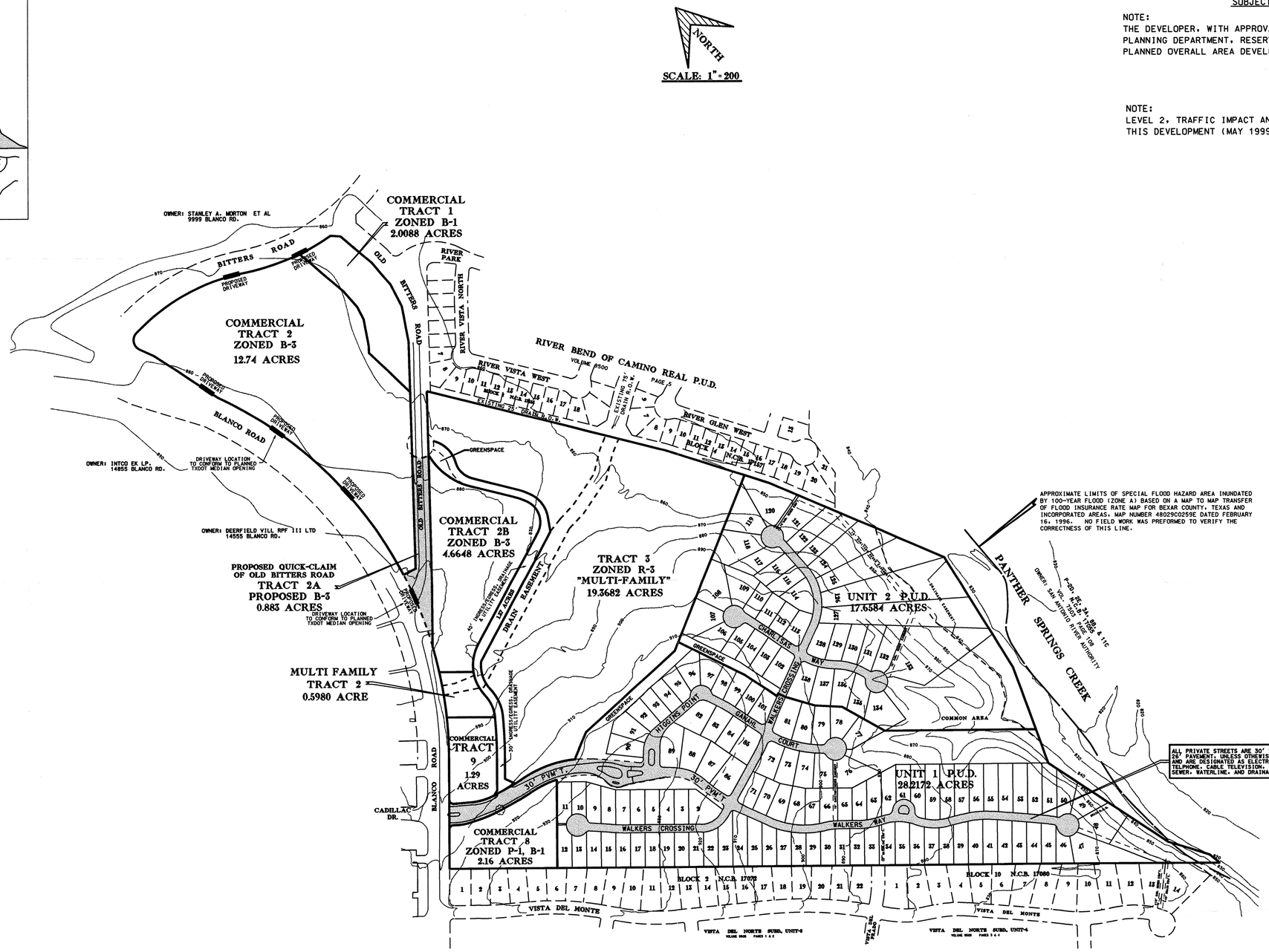
Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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



LOCATION MAP



SUBJECT TO CHANGE

NOTE:
THE DEVELOPER, WITH APPROVAL FROM THE CITY OF SAN ANTONIO PLANNING DEPARTMENT, RESERVES THE RIGHT TO MODIFY THIS PLANNED OVERALL AREA DEVELOPMENT PLAN AT HIS DISCREATION.

NOTE:
LEVEL 2, TRAFFIC IMPACT ANALYSIS HAS BEEN SUBMITTED FOR THIS DEVELOPMENT (MAY 1999).

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
Feb 11, 2000 668
(date) (number)
If no plats are filed, plan will expire
On Aug 12, 2001
1st plat filed on

DEVELOPER:
LANCASTER DEVELOPMENT CO.
8603 CROWNHILL, SUITE 1
SAN ANTONIO, TEXAS 78209
TEL. No. (210) 824 - 3110

UNIT-1 P.U.D. - 28.2172 ACRES
100 SINGLE FAMILY RESIDENTIAL LOTS

UNIT-2 P.U.D. - 17.6584 ACRES
37 SINGLE FAMILY RESIDENTIAL LOTS

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-9302

RECEIVED
00 FEB -7 AM 8:56
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

MORTON / WALKER
PRELIMINARY OVERALL DEVELOPMENT PLAN NO.

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R. W. B.
DRAWN R.T.
CHECKED
DATE JANUARY 2000
JOB NO. 1-7451
SHT. 1 of 1

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: December 6, 1999

Name of POADP: Morton/Walker

Owners: Lancaster Development Co.

Consulting Firm: Macina, Bose, Copeland & Assoc., Inc.

Address: 8603 Crownhill Blvd. Suite 1

Address: 1035 Central Parkway North

Zip Code: San Antonio, Texas 78209

Zip Code: San Antonio, Texas 78232

School District: Northeast I..S.D.

Phone: (210) 545-1122

Existing zoning: B-3, R-3, P-1 B-1, P-1 R-1 P-1 R-5 & P-1 R-7

Proposed zoning: Existing

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:	9	
Ferguson map grid	516, C7	

Land area being platted:	Lots	Acres
Single Family (SF)	137	45.88
Multi-family (MF)	1	19.97
Commercial and non-residential	6	25.17

> 91.02

Is there a previous POADP for this Site? Name N/A No. _____

Is there a corresponding PUD for this site? Name Morton/Walker No. working

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

Name _____ No. _____

Name _____ No. _____

RECEIVED 99 DEC -7 PM 3:16 DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

Contact Person and authorized representative:

Print Name: Michael W. Lancaster

Signature: _____

Date: December 6, 1999

Phone: (210) 824-3110

Fax: (210) 805-9358

- ☐ 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 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 J. 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 with in the boundaries.

Blanco Road (FM 2696), Bitters Road

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

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99 DEC -7 PM 3:15
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Certifying Representative:

Print Name: Michael W. Lancaster Signature: _____

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

APPLICATION REVISED June 4, 1999

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 Unified Development Code and must be certified to contain the following:

Date Submitted: 11/15/99

Name of POADP: SADDLEBROOK FARMS

Owners: CONTINENTAL HOMES

Address: 14206 NORTHBROOK SA TX 78232

Consulting Firm: W.F. CASTELLA & ASSOC.

Address: ~~1030 W. HILDEBRAND~~ 6800 PARK TEN BLVD SA TX ~~78201~~ 78213 Ste W.

Phone: 496 2660

Phone: 734 5351

Existing zoning: PI RI

Proposed zoning: PI RI

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☑ No

Projected # of Phases: 2 ☑ Yes ☐ No

San Antonio City Limits? ☑ Yes ☐ No

Council District: 8

Ferguson map grid 546 E5

Land area being platted:

	Lots	Acres
Single Family (SF)	124	25.28
Multi-family (MF)	—	—
Commercial and non-residential	—	—

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

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

Plats associated with this POADP or site? Name SADDLEBROOK FARMS UNIT 1 No. 200055

Name " UNIT 2 No. 200056

Name _____ No. _____

RECEIVED 99 NOV 16 PM 2:57 DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

Contact Person and authorized representative:

Print Name: BRIAN CROWELL Signature: B. Crowell

Date: 11/15/99 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);

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 Friesenhahen @ (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: BRIAN CROWELL Signature: B. Crowell

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