



CITY OF SAN ANTONIO

October 20, 2000

Mr. Lee Wright

W.F. Castella Engineering Inc.
6800 Park Ten Blvd., Suite 180 S.
San Antonio, TX 78213

Re: Tezel Road 35

POADP # 682

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Tezel Road 35 Subdivision Preliminary Overall Area Development Plan # 681. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- 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: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Wright

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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.

All Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

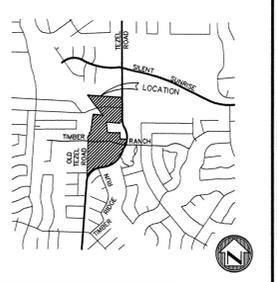
Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, written over the printed name below.

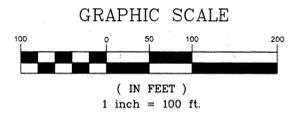
Emil R. Moncivais, AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works

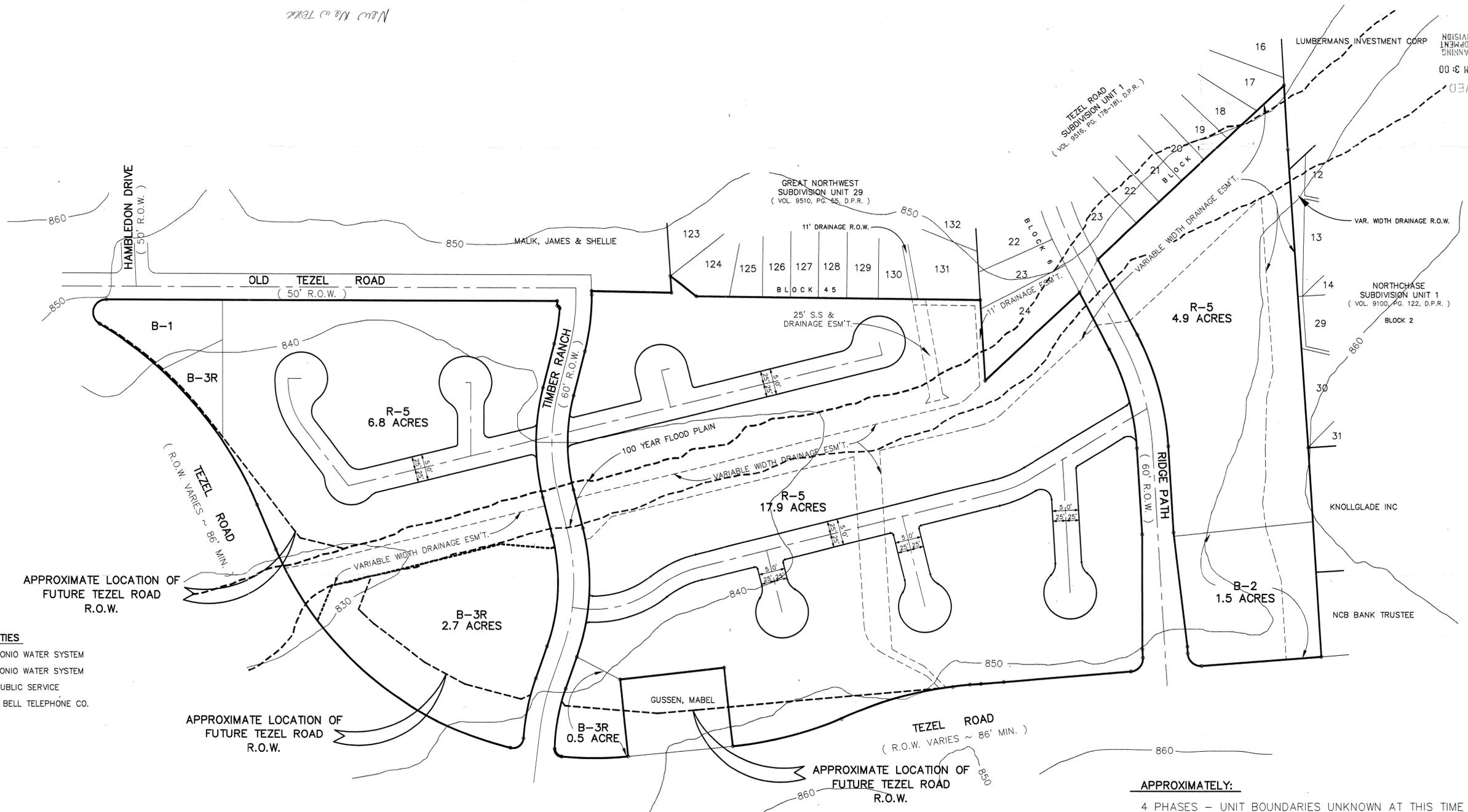


LOCATION MAP



PLANNING & ENGINEERING
 10-20-00
 If no plate are filed, plan will expire
 4-21-02

New No. 20 Text
Not a road. Please Develop



APPROXIMATE LOCATION OF FUTURE TEZEL ROAD R.O.W.

APPROXIMATE LOCATION OF FUTURE TEZEL ROAD R.O.W.

APPROXIMATE LOCATION OF FUTURE TEZEL ROAD R.O.W.

APPROXIMATELY:
 4 PHASES - UNIT BOUNDARIES UNKNOWN AT THIS TIME
 120 ± LOTS

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

DEVELOPER:
 TIMBER RANCH DEVELOPMENT, LTD.
 c/o DUGAS DIVERSIFIED DEVELOPMENT, L.C.
 14502 BROOK HOLLOW
 SAN ANTONIO, TEXAS 78232
 PHONE: (210) 402-0866

P.O.A.D.P. PLAN
 for
 TEZEL ROAD 35

RECEIVED
 00 JUN 23 PM 3:00
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

NFC
W.F. CASTELLA & ASSOCIATES, INC.
 Engineers - Surveyors - Planners
 6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:
 10/12/98 - DATA TABLES
 06/15/00 - REVISIONS

JOB NO. 46460.00
 FILE: _____
 DATE: 08/21/97
 DESIGN: _____
 DRAWN: B.H.
 CHECKED: _____
 SHEET 1 OF 1

H:\DRAWING\POADP\46460-00.dwg Fr1 Jun 23 13:19:52 2000 Randy Russett

CITY OF SAN ANTONIO

POADP APPLICATION

RECEIVED
00 JUL 14 PM 2:03
CITY OF SAN ANTONIO
LAND DEVELOPMENT
SERVICES DIVISION

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: 6-30-00 Name of POADP: TEZEL ROAD 35
Owners: TIMBER RANCH DEV., LTD. Consulting Firm: N.F. CASTELLA & ASSOC.
Address: 14502 BROOK HOLLOW Address: 1039 N. HILDEBRAND
SA, TX. 78232 S.A., TX. 78201
Phone: 402-0866 Phone: 734-5351
Existing zoning: B-1, B3R, R-5 Proposed zoning: B-3R, B-2, R-5

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
Projected # of Phases: ±10 Yes No
San Antonio City Limits? Yes No
Council District: 7
Ferguson map grid: 579 A-3

Land area being platted:	Lots	Acres
Single Family (SF)	<u>±120</u>	<u>±29.6</u>
Multi-family (MF)	<u>-</u>	<u>-</u>
Commercial and non-residential	<u>±7</u>	<u>±5.5</u>

Is there a previous POADP for this Site? Name N/A No. _____
Is there a corresponding PUD for this site? Name N/A No. _____
Plats associated with this POADP or site? Name N/A No. _____
Name _____ No. _____
Name _____ No. _____

Contact Person and authorized representative:
Print Name: DAVID BROWN Signature: [Signature]
Date: 7/14/00 Phone: 734 5351 Fax: 734 5363

Need Filing Fee (\$38!) 7-14-00

- 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: DAVID BROWN Signature: 

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