



CITY OF SAN ANTONIO

October 20, 2000

Mr. Dennis Rion

Pape-Dawson Engineering, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: FCS Fischer, Ltd. 9.023

POADP # 683

Dear Mr. Rion:

The City Staff Development Review Committee has reviewed FCS Fischer, Ltd. 9.023 Subdivision Preliminary Overall Area Development Plan # 683. 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.

C.B.
POSTED
11-30-00

Mr. Rion
Page 2
October 31, 2000

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 Unified Development Code, 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.

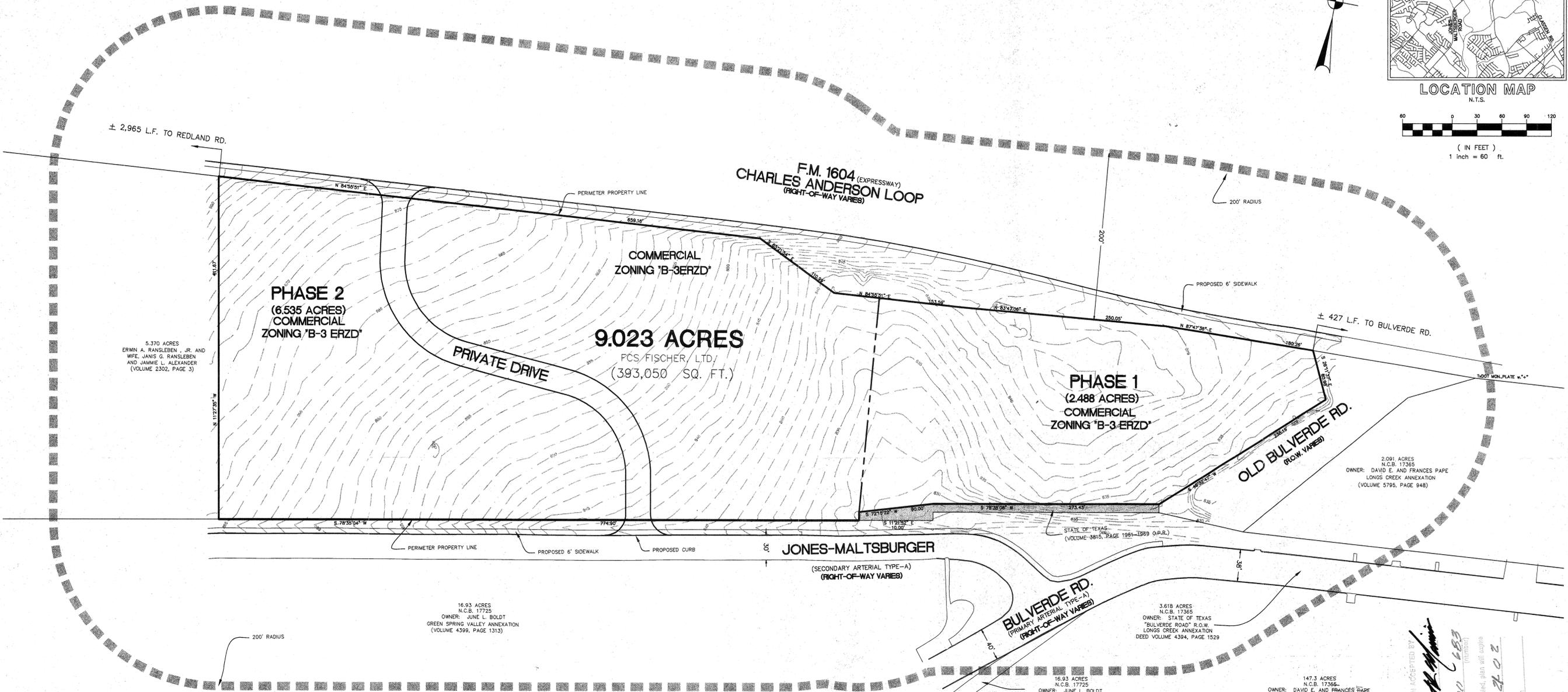
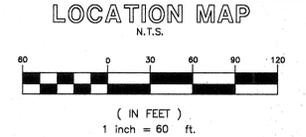
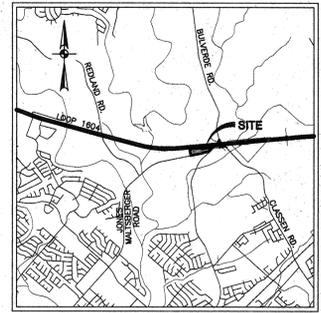
Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

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



± 2,965 L.F. TO REDLAND RD.

F.M. 1604 (EXPRESSWAY)
CHARLES ANDERSON LOOP
(RIGHT-OF-WAY VARIES)

COMMERCIAL ZONING 'B-3ERZD'

9.023 ACRES
FCS FISCHER, LTD.
(393,050 SQ. FT.)

PHASE 2
(6,535 ACRES)
COMMERCIAL ZONING 'B-3 ERZD'

5.370 ACRES
ERWIN A. RANSLEREN, JR. AND WIFE, JANIS G. RANSLEREN AND JAMIE L. ALEXANDER
(VOLUME 2302, PAGE 3)

PHASE 1
(2,488 ACRES)
COMMERCIAL ZONING 'B-3 ERZD'

OLD BULVERDE RD.
(R.O.W. VARIES)

2.091 ACRES
N.C.B. 17365
OWNER: DAVID E. AND FRANCES PAPE
LONGS CREEK ANNEXATION
(VOLUME 5795, PAGE 948)

JONES-MALTSBURGER
(SECONDARY ARTERIAL TYPE-A)
(RIGHT-OF-WAY VARIES)

16.93 ACRES
N.C.B. 17725
OWNER: JUNE L. BOLDT
GREEN SPRING VALLEY ANNEXATION
(VOLUME 4399, PAGE 1313)

BULVERDE RD.
(PRIMARY ARTERIAL TYPE-A)
(RIGHT-OF-WAY VARIES)

3.618 ACRES
N.C.B. 17365
OWNER: STATE OF TEXAS
"BULVERDE ROAD" R.O.W.
LONGS CREEK ANNEXATION
DEED VOLUME 4394, PAGE 1529

16.93 ACRES
N.C.B. 17725
OWNER: JUNE L. BOLDT
GREEN SPRING VALLEY ANNEXATION
(VOLUME 4399, PAGE 1313)

147.3 ACRES
N.C.B. 17365
OWNER: DAVID E. AND FRANCES PAPE
LONGS CREEK ANNEXATION
(VOLUME 5795, PAGE 948)

LEGEND

- PHASE BOUNDARY LINE
- PROPERTY LINE
- 200' NOTIFICATION LIMIT

THIS PROPERTY MUST COMPLY WITH THE CITY OF SAN ANTONIO TREE ORDINANCE.

NOTE
THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. PLEASE REFERENCE IMPERVIOUS COVER MASTERPLAN APPROVED BY SAWS AQUIFER STUDIES ON JULY 17, 2000.

DEVELOPER
FCS FISCHER, LTD
601 SONTERRA
SAN ANTONIO, TEXAS 78258

THIS PROPERTY IS WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP 281 OF 900, COMMUNITY PANEL NUMBER 48029C0 281 E, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.

COMMERCIAL DEVELOPMENT	ACREAGE
PHASE 1	2,488
PHASE 2	6,535
TOTAL	9,023

POADP NO. _____

FCS FISCHER, LTD. - 9.023 ACRE TRACT
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
POADP NO. _____

JOB NO. 4763-13
DATE 08/29/00
DESIGNER AKA
CHECKED SLW DRAWN AKA
SHEET 1 OF 1

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

REVISIONS:



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: August 22, 2000 Name of POADP: FCS Fischer, LTD. - 9.023 Acre Tract
 Owners: FCS Fischer Consulting Firm: Pape-Dawson Engineers
 Address: 601 Sonterra Address: 555 E. Ramsey
 Zip Code: San Antonio, TX 78258 Zip Code: San Antonio, TX 78216
 School District: North East I.S.D. Phone: 210/375-9000
 Existing zoning: B-3 ERZD Proposed zoning: N/A

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: 10
 Ferguson map grid 518B3 and 518B4

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>2</u>	<u>9.023</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: Dennis Rion

Signature: 

Date: 8/29/00

Phone: 210/375-9000

Fax: 210/375-9010

RECEIVED
 00 SEP -6 PM 3: 10
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

- 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);
- copy of digital file;
- 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 1/2 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 James Clements or Todd Sang @ (210)207-7702;
- 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;
- The POADP lies in the North East Independent School District and they have been contacted concerning this development.
- List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.
Loop 1604, Bulverde Road, Jones-Maltsberger Road

RECEIVED
 00 SEP - 6 PM 3:10
 DEPARTMENT OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

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 Rion

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900