



CITY OF SAN ANTONIO

November 21, 2000

Mr. Andy Slavens

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

Re: Y.C. Partners

POADP # 686

Dear Mr. Slavens:

The City Staff Development Review Committee has reviewed Y.C. Partners Preliminary Overall Area Development Plan # 686. 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.

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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 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 (IA, AICP)
Director of Planning

EM/MH. Jr.

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



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: October 19, 2000

Name of POADP: Y.C. Partners Subdivision

Owners: Y.C. Partners

Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 5425 Loop N 1604 E

Address: 555 E. Ramsey

Zip Code: San Antonio, TX 78247-4691

Zip Code: San Antonio, TX 78216

School District: Northeast I.S.D.

Phone: (210) 375-9000

Existing zoning: None

Proposed zoning: _____

Site is over/within/includes: Edwards Aquifer Recharge Zone: _____
Projected # of Phases: 3
San Antonio City Limits? _____
Council District: _____
Ferguson map grid 519B3

Yes No
 Yes No
 Yes No

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PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>3</u>	<u>21.5 ac.</u>

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

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

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

Name No No. _____

Name No No. _____

Contact Person and authorized representative: By YANTIS CORPORATION, GENERAL PARTNER

Print Name: J. MIKE YANTIS Signature: [Signature] By V.P.

Date: 10/18/00

Phone: (210) 655-3780

Fax: (210) 655-8526

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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 Northeast Independent School District and they have been contacted concerning this development.
- List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.
Loop 1604

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

Certifying Representative: BY YANTIS CORPORATION, GENERAL PARTNER
Print Name: MIKE YANTIS Signature: [Signature] EX. V.P.

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED May 8, 2000