CITY OF SAN ANTONIO

November 8, 2000

Mr. Andy Slaven

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

Re: Potranco Landing POADP # 689

Dear Mr. Slaven:

The City Staff Development Review Committee has reviewed Potranco Landing Preliminary Overall Area Development Plan # 689. 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.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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.

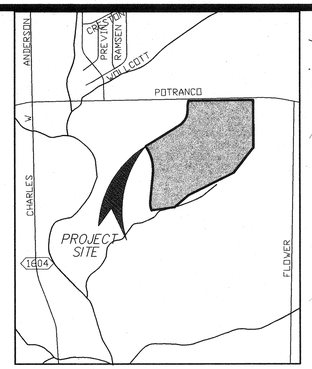
cc: Bob Opitz, P.E., Public Works

NOTES:

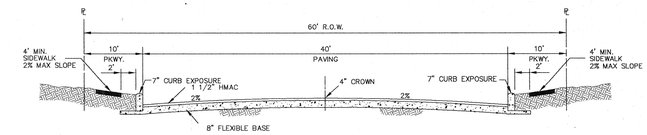
1. 100 YR. FLOOD PLAIN SHOWN IS DERIVED FROM A FLOOD PLAIN STUDY CONDUCTED BY PAPE-DAWSON ENGINEERS.
2. DRIVEWAYS SHALL NOT EXCEED TxDOT'S "REGULATIONS FOR ACCESS TO STATE HIGHWAYS."
3. THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

LEGEND:

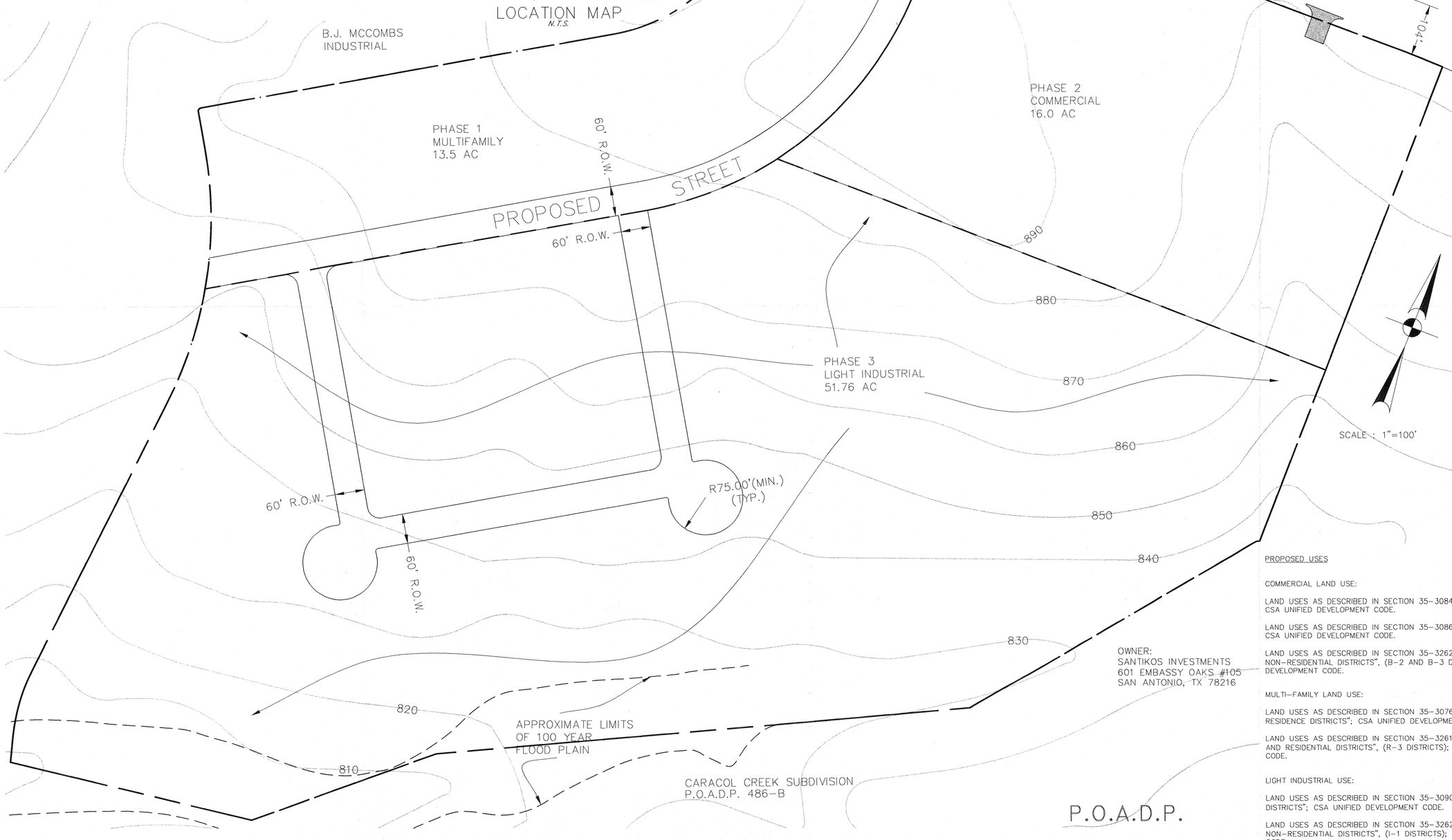
PROPOSED CONCRETE DRIVEWAY



LOCATION MAP
N.T.S.



TYPICAL STREET SECTION
NOT-TO-SCALE



PROPOSED USES

COMMERCIAL LAND USE:

LAND USES AS DESCRIBED IN SECTION 35-3084 "B-2 BUSINESS DISTRICT"; CSA UNIFIED DEVELOPMENT CODE.

LAND USES AS DESCRIBED IN SECTION 35-3086 "B-3 BUSINESS DISTRICT"; CSA UNIFIED DEVELOPMENT CODE.

LAND USES AS DESCRIBED IN SECTION 35-3262 "TABLE OF PERMITTED USES IN NON-RESIDENTIAL DISTRICTS", (B-2 AND B-3 DISTRICTS); CSA UNIFIED DEVELOPMENT CODE.

MULTI-FAMILY LAND USE:

LAND USES AS DESCRIBED IN SECTION 35-3076 "R-3 MULTI-FAMILY RESIDENCE DISTRICTS"; CSA UNIFIED DEVELOPMENT CODE.

LAND USES AS DESCRIBED IN SECTION 35-3261 "TABLE OF PERMITTED USES AND RESIDENTIAL DISTRICTS", (R-3 DISTRICTS); CSA UNIFIED DEVELOPMENT CODE.

LIGHT INDUSTRIAL USE:

LAND USES AS DESCRIBED IN SECTION 35-3090 "I-1 LIGHT INDUSTRIAL DISTRICTS"; CSA UNIFIED DEVELOPMENT CODE.

LAND USES AS DESCRIBED IN SECTION 35-3262 "TABLE OF PERMITTED USES IN NON-RESIDENTIAL DISTRICTS", (I-1 DISTRICTS); CSA UNIFIED DEVELOPMENT CODE.

REVISIONS:

RECEIVED
00 DEC 15 PM 3:00
DEPT. OF LAND DEVELOPMENT SERVICES
NORTH DIVISION

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

POTRANCO LANDING SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

JOB NO. 5138-00
DATE NOVEMBER, 2000
DESIGNER JK
CHECKED JK DRAWN JpS
SHEET 1 OF 1

P:\50\61\DESIGN\CIVIL\CV506100.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: 11-8-00

Name of POADP: Potranco Landing Subdivision

Owners: Santikos Investments

Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 601 Embassy Oaks - #105

Address: 555 E. Ramsey

Zip Code: San Antonio, TX 78216

Zip Code: San Antonio, TX 78216

School District: Northside I.S.D.

Phone: (210) 375-9000

Existing zoning: None

Proposed zoning: R-3/B-2, B-3, I-1

Site is over/within/includes:

Edwards Aquifer Recharge Zone:		☐ Yes ☒ No
Projected # of Phases:	3	☒ Yes ☐ No
San Antonio City Limits?		☐ Yes ☒ No
Council District:	----	
Ferguson map grid	612A4	

Land area being platted:

	Lots	Acres
Single Family (SF)		
Multi-family (MF)		
Commercial and non-residential	3	81.3 Ac.

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

Is there a corresponding PUD for this site? Name N/A No. N/A

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

Name N/A No. N/A

Name N/A No. N/A

Contact Person and authorized representative:

Print Name: David McWhorter Signature: David McWhorter

Date: 11/8/00 Phone: 210-496-1300 Fax: 210-496-2720

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☒ 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 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 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 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;

☒ The POADP lies in the Northside 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.
FM 1957 (Potranco Road)

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 McWhorter Signature: David McWhorter

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