CITY OF SAN ANTONIO

January 2, 2001

Mr. Dennis Rion

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

Re: FCS Fischer, Ltd. 86.73 POADP # 692

Dear Mr. Rion:

The City Staff Development Review Committee has reviewed FCS Fischer, Ltd. 86.73 Subdivision Preliminary Overall Area Development Plan # 692. 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.

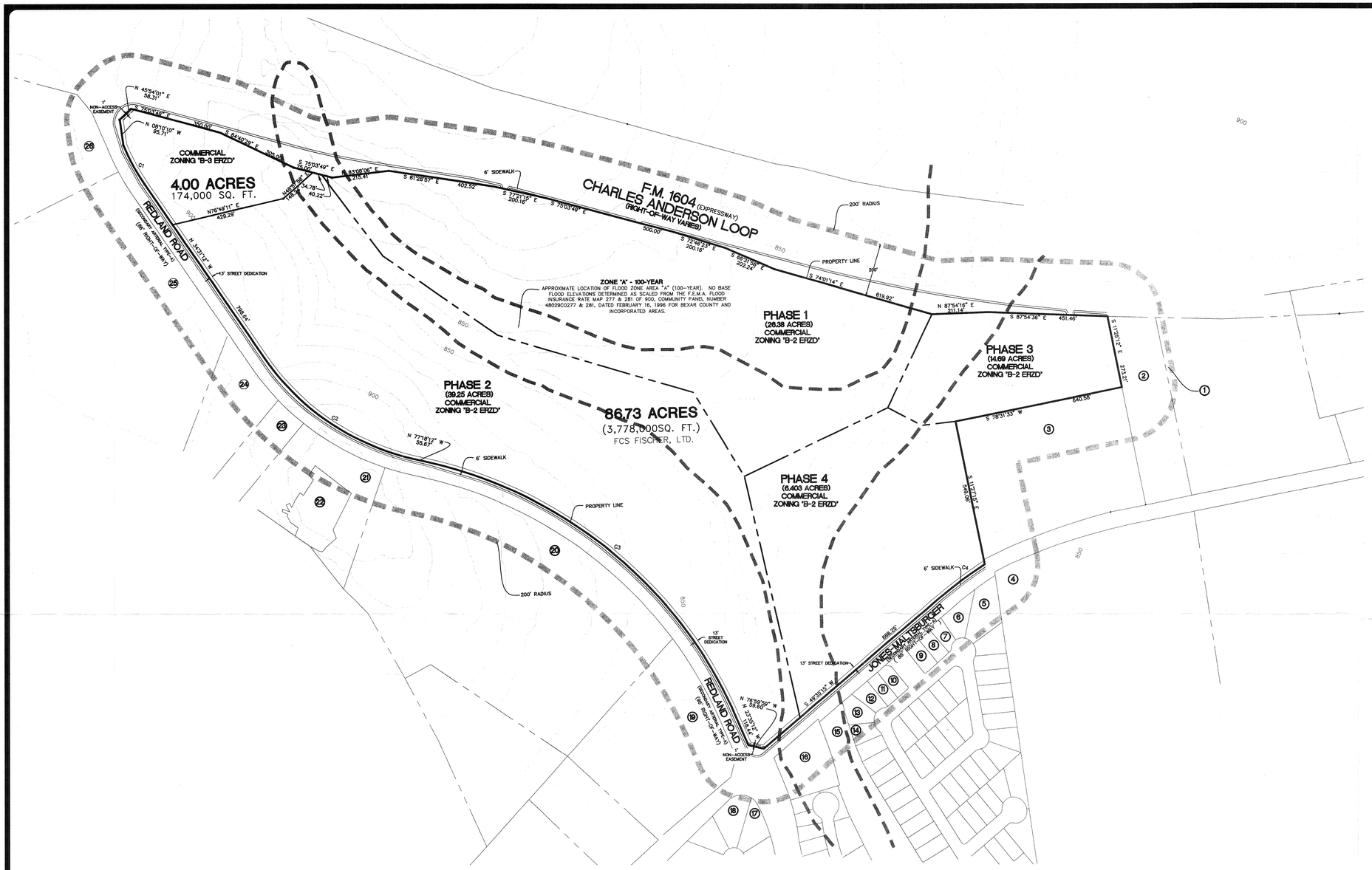
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

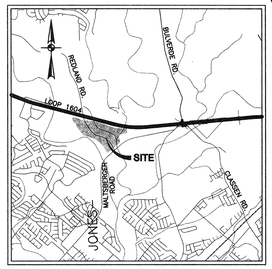
Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

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





LOCATION MAP
N.T.S.

200 0 100 200 300 400
(IN FEET)
1 inch = 200 ft.

NUMBER	OWNER
1	BOLDT, JUNE L
2	BOLT, WALLACE L
3	CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS OF LATER-DAY SAINTS
4	NORTHEAST INDEPENDENT SCHOOL DISTRICT
5	BROWN, KOBY L & TERILYN E
6	SEEMANN, MELISSA E & JAMES F
7	HANSSEN, RALPH A & ANDREA M
8	GONZALES, CARLOS & PENA, JESICA F
9	BOWER, JAMES M IV
10	CHUPP, PAUL
11	RENDON, JUAN G & MELISSA
12	BERNARD, KATHLEEN A
13	SPARLING, JOHN B & DEBORAH M
14	PLOCH, MARILYN F
15	CITY OF SAN ANTONIO
16	FROST BANK TRUST 1004 & FREEMAN, MARK
17	ELYEA, STEPHEN A & DIANE C
18	KANE, SARAH MARCH & HARTLEY F
19	CHRIST REDEEMER CHURCH
20	BETHESDA TEMPLE OF SAN ANTONIO, INC
21	DYM, RANDY R & SUZANNE
22	DYM, RANDY R & SUZANNE
23	JACKSON, KATHLEEN P & JON D
24	NORTHERN OAKS CHURCH OF CHRIST
25	STATE OF TEXAS
26	STATE OF TEXAS

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

LEGEND

- PHASE BOUNDARY LINE
- PROPERTY LINE
- 200' NOTIFICATION LIMIT
- FEMA 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0 277 AND 281, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY AND INCORPORATED AREAS.

COMMERCIAL DEVELOPMENT	ACREAGE
PHASE 1	26.38
PHASE 2	39.25
PHASE 3	6.403
PHASE 3	14.69
TOTAL	86.73

PLAN HAS BEEN ACCEPTED BY
DSA
9-25-01 #692
(date) (number)
If no plats are filed, plan will expire
On 6-3-03
1st plat filed on

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

POADP NO. _____
(PREVIOUSLY EXPIRED POADP #456)

RECEIVED
00 DEC 29 PM 4:07
DEPARTMENT OF DEVELOPMENT SERVICES
INSPECTION SECTION

REVISIONS:

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

FCS FISCHER, LTD. - 86.73 ACRE TRACT

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

POADP NO. _____

JOB NO. 4763-13
DATE DEC.2000
DESIGNER AKA
CHECKED SLW DRAWN AKA
SHEET 1 OF 1

#692

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. – 86.73 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 and B-2 ERZD

Proposed zoning: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 4 ☒ Yes ☐ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: 10
Ferguson map grid 518B3-B4 & 517B3-B4

Land area being platted:

	Lots	Acres
Single Family (SF)		
Multi-family (MF)		
Commercial and non-residential	4	86.73

RECEIVED
00 SEP -6 PM 3: 11
CITY OF SAN ANTONIO
LAND DEVELOPMENT
SERVICES DIVISION

Is there a previous POADP for this Site? Name Fischer 93 Acre Tract No. 456

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

☒ 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 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 with in the boundaries.
Loop 1604, Redland Road, Jones-Maltsberger 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: Dennis Rion Signature: _____

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