CITY OF SAN ANTONIO

April 24, 2003

Mr. Lee Wright

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

Re: Westover Place POADP # 701-A

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Westover Place Subdivision Preliminary Overall Area Development Plan # 701. 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) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

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) 207-7038.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering

LOCATION MAP

CLEAR VISION AREA

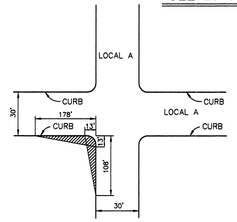
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L=13\ (ISD)/(13+[W/2]+K_A)-4 = 108$ FT.

$R=0.65\ (ISD) - (W/2+K_D) = 178$ FT.

ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$



ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

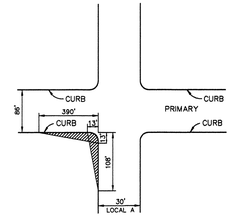
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

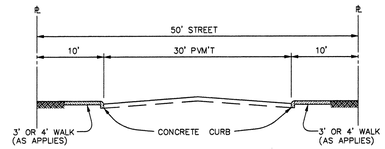
$L=13\ (ISD)/(13+[W/2]+K^A)-4 = 108$ FT.

$R=0.65\ (ISD) - (W/2+K^D) = 390$ FT.

ISD(1)=300 FT. W=30 FT. $K^A=7$ $K^D=2$

ISD(2)=625 FT.



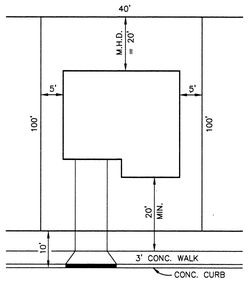


TYPICAL STREET SECTION

NOT TO SCALE

NOTES:

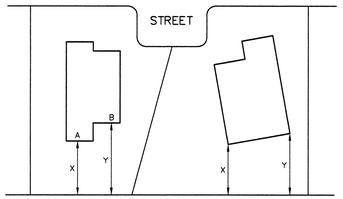
1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS 3' OR 4' SIDEWALKS (AS APPLIES) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.



TYPICAL LOT

NOT TO SCALE

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS

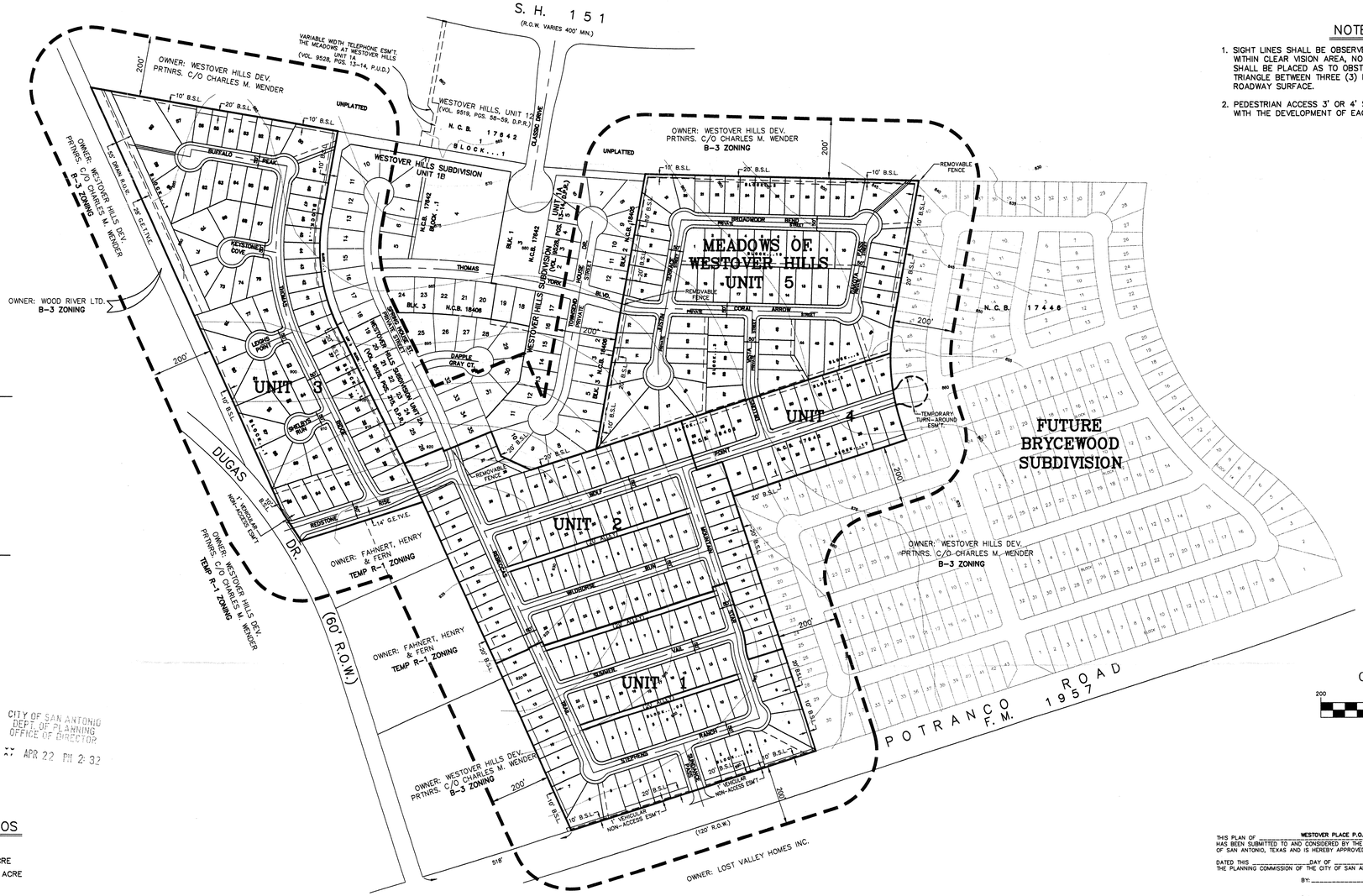


$$\text{M.H.D.}\ \frac{(A)\ (X) + (B)\ (Y)}{A + B} = 15' \qquad \text{M.H.D.}\ \frac{X + Y}{2} = 15'$$

X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE

NOT TO SCALE



UNIT	LOTS
WESTOVER PLACE UNIT 1	61 LOTS
WESTOVER PLACE UNIT 2	83 LOTS
WESTOVER PLACE UNIT 3	69 LOTS
WESTOVER PLACE UNIT 4	23 LOTS
MEADOWS OF WESTOVER HILLS UNIT 5	73 LOTS
TOTAL	309 LOTS

PLAN HAS BEEN ACCEPTED BY DOSA.

4-24-03 (date) 701-A (number)

If no plate are filed, plan will expire

on: 10-23-04

1st plat filed on:

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

- 309 RESIDENTIAL UNITS
- TOTAL ACREAGE 62.708 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- L.F. OF STREET = 12,630

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
APR 22 PM 2:32

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P – I) R – I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 4.93 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 60%
TOTAL SPACE	= 62.708 ACRES

OCCUPIED SPACE

7.412 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
3.629 ACRES	DRIVEWAYS (17' X 30')
14.233 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2000 SF)
25.274 ACRES	TOTAL

NET OPEN SPACE = 37.434 ACRES
+ 62.708 ACRES

OPEN SPACE RATIO = 60%

UTILITIES

WATER: S.A.W.S.

SEWER: S.A.W.S.

ELECTRIC: CITY PUBLIC SERVICE

TELEPHONE; S.W. BELL TELEPHONE CO.

NOTES:

1. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS UNLESS OTHERWISE INDICATED.
2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
3. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN AND/OR TXDOT REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.

THIS PLAN OF WESTOVER PLACE P.O.A.D.P. / P.U.D.
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2003.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____ CHAIRMAN

BY: _____ SECRETARY

DEVELOPER:

GORDON V. HARTMAN ENTERPRISES, INC.
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TEXAS 78216-7808
PHONE: (210) 490-1798 EXT. 301

"A PLANNED UNIT DEVELOPMENT" P.O.A.D.P. / P.U.D. PLAN for WESTOVER PLACE

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

REVISIONS:
10/21/02
11/15/02
11/22/02
01/02/03
01/28/03
04/01/03
04/22/03

JOB NO. 47133.00
FILE: ~
DATE: 10/21/02
DESIGN: *
DRAWN: R.R.
CHECKED:
SHEET 1 OF 1

J:\Land Development\GVH-Westover\dwg\WESTOVER-PUD-NEW-10-21-02.dwg, 04/22/2003 09:47:48 AM, 1:200, MARCO GARZA

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR -4 PM 2:22

Project ID Number:	Date Submitted:

Will this project be used in conjunction with a Tax Increment Financing Application (TIF):* ☐ *YES* ☑ *NO

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP)
- ☑ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Master Plan Submittals: ***Completeness Review Form*** *and 15 copies (folded) with* ***Planning Department Request for Review form*** *(attached) for respective departments or agencies*

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR -9 PM 2:37

Project Name: WESTOVER PLACE

Owner/Agent: GORDON HARTMAN Phone: 490 1798 Fax: _____

Address: 1175 W. BITTERS STE 200 Zip code: 78216

Engineer/Surveyor: W.F. CASTELLA & ASS Phone: 296 2139 Fax: 734 5363

Address: 6800 PARK TEN BLVD STE 180 S. Zip code: 78213

January 1, 2003

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING 03 APR -9 PM 2:37

Existing legal Description (PUD Only): 62.708 ACRES OUT OF N.C.B. 18406

Existing zoning: PUD R6 Proposed zoning: NA

Projected # of Phases: 5

Number of dwelling units (lots) by Phases: U1 = 61, U2 = 83, U3 = 69 U4 = 23, U5 = 73

Total Number of lots: 309 divided by acreage: 62.708 = Density: 4.93 U/AC.

(PUD Only) Linear feet of street 12,630 LF ☐ Private ☑ Public ☐ Gated ☑ Un-Gated ☐ Attached ☑ Detached

(PUD Only) Total open space: 37.434 divided by total acreage: 62.708 = Open space 60 %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): NA

(PUD Only) Construction start date: 4/03

(PUD Only) X/Y coordinates at major street entrance: X: 2071438 Y: 13708574

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☑ No

San Antonio City Limits? ☑ Yes ☐ No

Council District: 6 School District: NSISD Ferguson map grid: 612 E2

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name WESTOVER PLACE No. 701

Is there a corresponding PUD for this site? Name WESTOVER PLACE No. 01-013

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name WESTOVER PLACE 3 No. 030052
Name WESTOVER PLACE 4 No. 020465
Name MEADOWS @ WESTOVER HILLS 5 No. 020464

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING 03 APR -4 PM 2:22

Contact Person and authorized representative:

Print Name: LEE WRIGHT Signature:

Date: 4/4/03 Phone: 2962139 Fax: 734 5363

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- ☑ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☑ Name and address of owner of record, developer and engineer;
- ☑ The name names of all adjacent property owners as shown on current tax records;
- NA ☐ Certificate of agency or power of attorney if other than owner;
- ☑ Signature blocks for the chairperson and secretary (Planning director or assignee);
- NA ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- NA ☐ Two points identified by Texas Planes Coordinates;
- NA ☐ Basis of bearing used and a north point;
- ☑ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☑ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☑ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☑ Date of preparation;
- ☑ Graphic and written scale and north arrow;
- ☑ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☑ Total area of property;
- ☑ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☑ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☑ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

☑ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

NA ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☑ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☑ The location and dimension of all proposed or existing lots.

NA ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

☑ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☑ The schematic of all existing and proposed streets, as well as proposed access points.

NA ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

NA ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

NA ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

NA ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenblet and active recreation space areas, private recreational areas.

☑ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:

(PUD ONLY)

(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☑ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:

(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

PREVIOUSLY APPROVED POADP & PUD MODIFICATION ONLY.

NA ☐ Traffic Impact Analysis (section 35-502).

NA ☐ (PUD Only) Utilities plan.

☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☑ (PUD Only) Lots numbered as approved by the City.

☑ (PUD Only) Layout shall show where lot setbacks as required.

NA ☐ Location and size in acres of school sites, as applicable.

NA ☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

PREVIOUSLY APPROVED POADP & PUD MODIFICATION ONLY.

NA ☐ A stormwater management plan (section 35-B119)

I certify that the WESTOVER PLACE **Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: Lee Wright Signature: [signature] Date: 4/4/03

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873
APPLICATION REVISED January 1, 2003

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR -4 PM 2:22