



CITY OF SAN ANTONIO

April 5, 2001

Mr. Lee Wright

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

Re: Westchase 27

POADP # 703

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Westchase 27 Subdivision Preliminary Overall Area Development Plan # 703. 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.

Mr. Wright
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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.

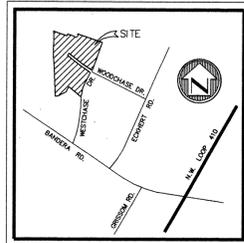
Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

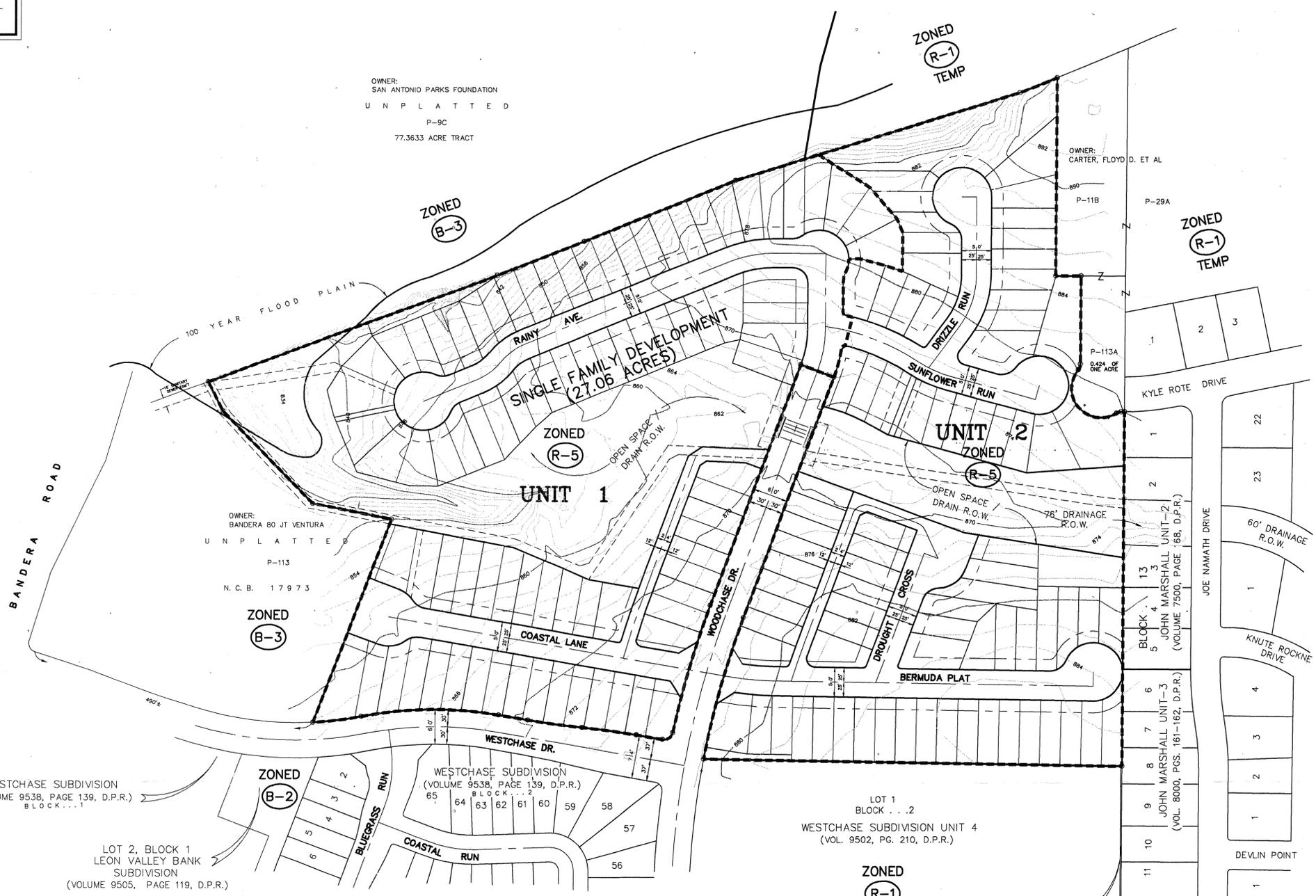
EM/MH. Jr.

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



LOCATION MAP

OWNER:
SAN ANTONIO PARKS FOUNDATION
UNPLATTED
P-9C
77.3633 ACRE TRACT



OWNER:
BANDERA 80 JT VENTURA
UNPLATTED
P-113
N.C.B. 17973
ZONED
(B-3)

WESTCHASE SUBDIVISION
(VOLUME 9538, PAGE 139, D.P.R.)
BLOCK . . . 1

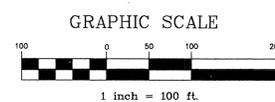
LOT 2, BLOCK 1
LEON VALLEY BANK
SUBDIVISION
(VOLUME 9505, PAGE 119, D.P.R.)

WESTCHASE SUBDIVISION
(VOLUME 9538, PAGE 139, D.P.R.)
BLOCK . . . 2

LOT 1
BLOCK . . . 2
WESTCHASE SUBDIVISION UNIT 4
(VOL. 9502, PG. 210, D.P.R.)

REMAINING PORTION
OF 108.135 ACRE TRACT
(VOL. 6977, PG. 389, D.P.R.)

OWNER:
CARTER, FLOYD D. ET AL
P-11B
P-29A
P-113A
0.424 OF ONE ACRE
JOHN MARSHALL UNIT-2
(VOLUME 7500, PAGE 68, D.P.R.)
JOHN MARSHALL UNIT-3
(VOL. 8000, PGS. 161-162, D.P.R.)



APPROXIMATELY ±165 LOTS

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 LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
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.

DEVELOPER:
CONTINENTAL HOMES OF TEXAS, INC.
14206 NORTHBROOK
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2660

RECEIVED
01 FEB -9 AM 8:21
SERVICES DIVISION
DEPT. OF PLANNING
LAND DEVELOPMENT

PLAN HAS BEEN ACCEPTED BY
COSA
4-5-01 4703 (number)
If no plats are filed, plan will expire
On 10-5-02
1" flat, filed on

P.O.A.D.P. PLAN
for
WESTCHASE 27 PUD

NFC
A TCB INC. Company
W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

REVISIONS:

JOB NO. 46096.06
FILE: 2
DATE: 01/31/01
DESIGN: M.F.T.
DRAWN: J.M.
CHECKED: _____
SHEET 1 OF 1



City of San Antonio

POADP

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LAND DEVELOPMENT
SERVICES DIVISION

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 Unified Development Code and must be certified to contain the following:

Date Submitted: 2/5/01 Name of POADP: Westchase 27 PUD

Owners: Continental Homes of Texas, Inc. Consulting Firm: W.F. Castella & Associates, Inc.

Address/Zip code: 14206 Northbrook Address/Zip code: 6800 Park Ten Blvd., Suite 180-S
San Antonio, Texas 78232 San Antonio, Texas 78213

Phone: (210) 496-2660 Phone: (210) 734-5351

Existing zoning: R-5 Proposed zoning: R-5

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: 7
Ferguson map grid 547 F8

Land area being platted:	Lots	Acres
Single Family (SF)	<u>164</u>	<u>27.25</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

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

Is there a corresponding PUD for this site? Name Westchase 27 PUD No. _____

Plats associated with this POADP or site? Name Westchase 27 PUD No. 010016

Unit 1

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Max F. Terry Signature: Max F. Terry

Date: 02/02/01 Phone: (210) 734-5351 Fax: (210) 734-5363

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

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LAND DEVELOPMENT
SERVICES DIVISION

- 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, 8½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- N/A 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 @ (210)207-7720;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- 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 Northside School District and they have been contacted concerning this development.

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

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Certifying Representative:

Print Name: Max F. Terry Signature: Max F. Terry

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

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

(Application Revised Nov-8- 2000)