



# CITY OF SAN ANTONIO

March 26, 2002

Ed Descamps, P.E.

Overby- Descamps Engineers  
11815 Warfield  
San Antonio, TX 78216

Re: Westover 85 Acre Tract

MDP # 725

Dear Mr. Descamps:

The City Staff Development Review Committee has reviewed Westover 85 Acre Tract Master Development Plan (M.D.P.) # 725. 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.
- 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 Master Development Plan (M.D.P.) (formerly POADP), to include: flood plains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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 Master Development Plan M.D.P. 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.**

Mr. Descamps  
Page 2  
March 26, 2002

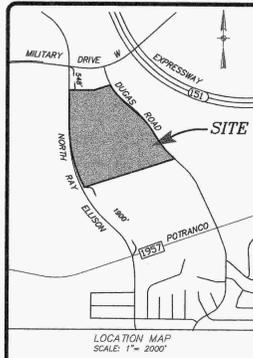
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Emil R. Moncivais AIA, AICP  
Director, Planning Department

EM/MH. Jr.

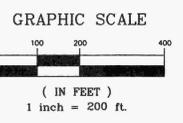
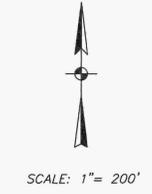
cc: Bob Opitz, P. E., Chief Engineer Development Services  
Richard De La Cruz, P.E. Senior Engineer Development Services



PLAN ID NUMBER



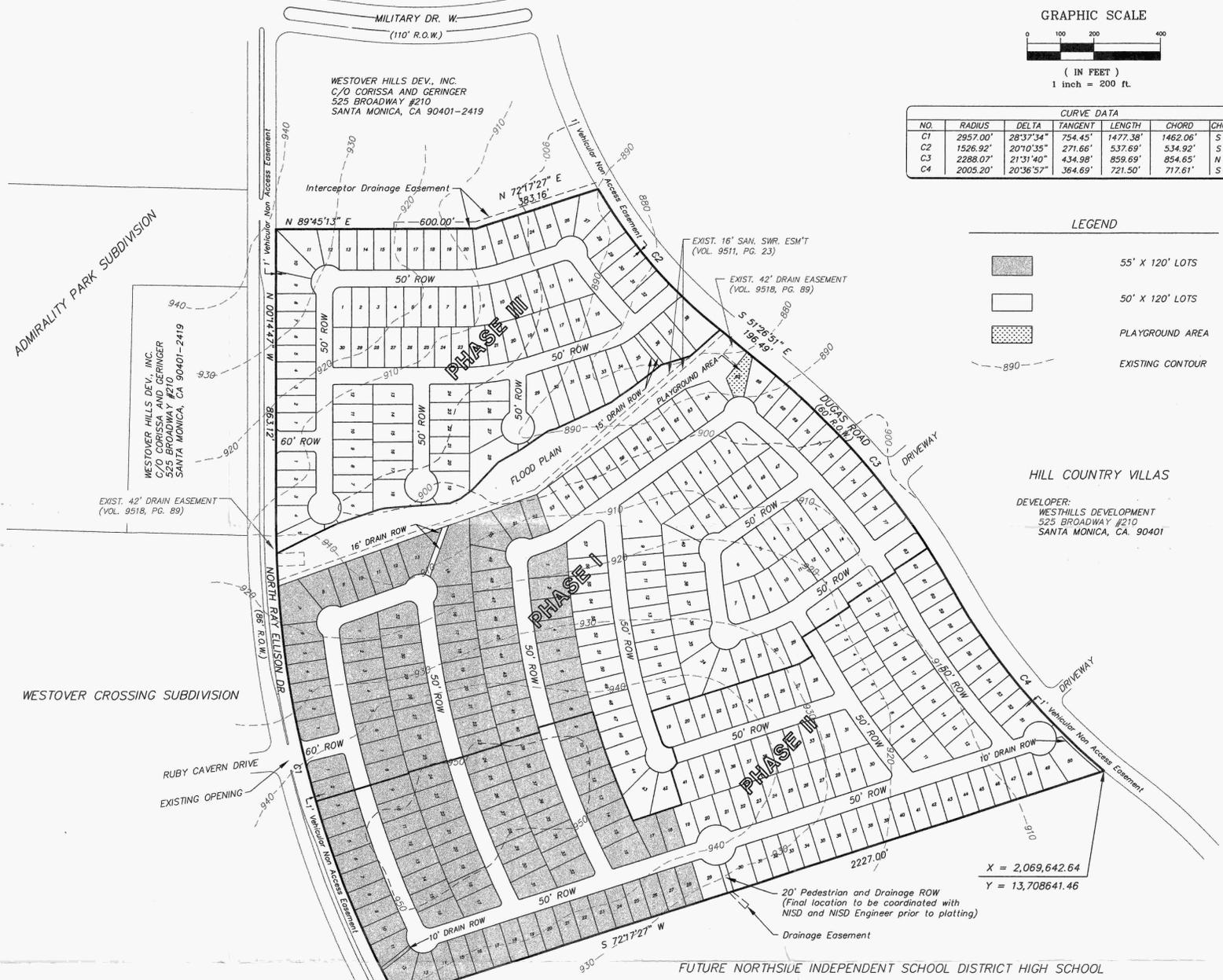
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 MAR 22 PM 1:08



NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	2957.00'	28°37'34"	754.45'	1477.38'	1462.06'	S 14°33'33" E
C2	1526.92'	20°10'35"	271.66'	537.69'	534.92'	S 41°21'34" E
C3	2288.07'	21°31'40"	434.98'	859.69'	854.65'	N 40°41'01" W
C4	2005.20'	20°36'57"	364.69'	721.50'	717.61'	S 40°13'39" E

**LEGEND**

- 55' X 120' LOTS
- 50' X 120' LOTS
- PLAYGROUND AREA
- EXISTING CONTOUR



- NOTES:**
- Original POADP was accepted by the City of San Antonio Development review Committee on 5/17/91, File #110.
  - Development Right Permit #250 start 5/6/87 and expires 9/01/07
  - The bearings and coordinates shown are based on the Texas State Plane Coordinate System, South Central Zone, NAD83 and tied to National Geodetic Survey Station San Antonio R.P.R. PID No. AY2157.
  - Water from Service Level 7 and Sanitary Sewer service with active sewer service contract through City Ordinance No. 58469, to be provided by the San Antonio Water System.
  - Gas and Electric services to be provided by City Public Service.
  - Telephone Service to be provided by Southwestern Bell Telephone Company.
  - Cable T.V. to be provided by Time Warner Cable.
  - All streets and drains within the development will be dedicated to the public
  - All Streets are local Type "A" except the portions of the street connecting to North Ray Ellison Drive will be local Type "B".
  - The Developer will pay a fee in lieu of dedicating the required parks or open space.
  - This Development will include sidewalks along the street right-of-ways.
  - Land Uses -
    - Flood Plain - 3.79 Acres
    - Playground Area - 0.13 Acre
    - Single Family Residential - 81.08 Acres
    - Total Area - 85.00 Acres
  - Phase I - 31.33 Ac. (does not include flood plain area)
    - 50' X 120' - 95 Lots
    - 55' X 120' - 62 Lots
    - Total - 157 Lots
  - Phase II - 29.75 Ac.
    - 50' X 120' - 88 Lots
    - 55' X 120' - 68 Lots
    - Total - 156 Lots
  - Phase III - 20.05 Ac.
    - 50' X 120' - 100 Lots
  - Total Number of Lots - 413  
Lot Density = 4.86 Lots Per Acre

REVISIONS

11815 WARFIELD  
SAN ANTONIO, TX 78216  
Tel: (210) 828-3520  
Fax: (210) 828-3599  
oade@overbydescamps.com

**OVERBY  
DESCAMPS  
ENGINEERS**  
CIVIL, ENVIRONMENTAL, SURVEYING

**WESTOVER 85 ACRE TRACT  
MASTER DEVELOPMENT PLAN**

**Owner:** Westover Hills Dev., Inc.  
c/o Corissa and Geringer  
525 Broadway #210  
Santa Monica, CA 90401-2419

**Developer:** Connell Barron, Inc.  
P.O. Box 6862  
San Antonio, Texas 78209

**Engineer:** Overby Descamps Engineers  
11815 Warfield  
San Antonio, TX 78216

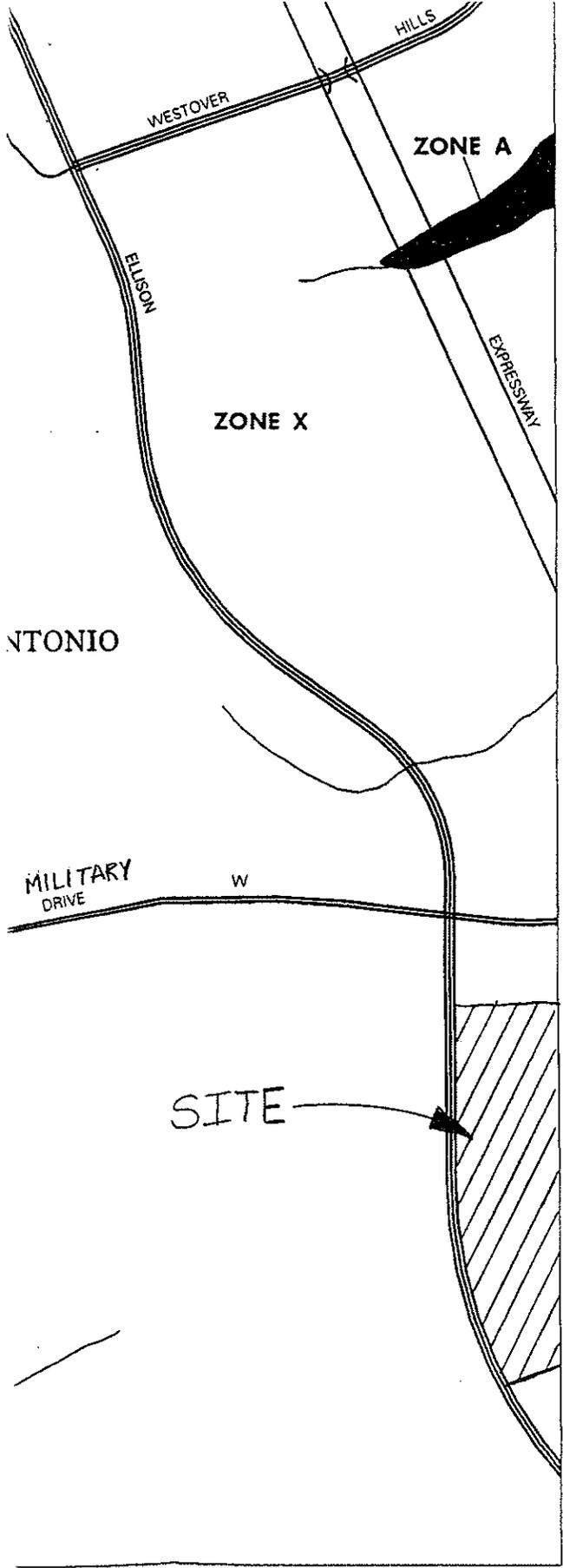
PLAN HAS BEEN ACCEPTED BY  
COSA  
3-26-02 3:25 PM  
(date) (time)  
If no plans are filed, plan will expire  
On 3-26-03  
1st filed filed on

This Master Development Plan is hereby approved by the City of San Antonio Director of Planning Department.

EMIL R. Moncivais, AICP, AIA DATE

PROJECT NO. 042100  
DATE 02/18/2002  
DRAWN JAS CHECKED ED  
SHEET 1 OF 1

M:\Land Projects\82\042100\dwg\42100DP.dwg 02/18/2002 10:07:53 AM CST

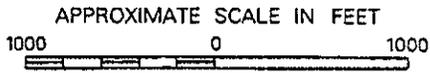


JOINS PANEL 0408

29°26'15"  
98°41'15"

Map revised January 4, 2002 to change base flood elevations, to add base flood elevations, to add special flood hazard areas, to change special flood hazard areas, to add updated roads and road names, and to incorporate previously issued letters of map revision.

To determine if flood insurance is available, contact an insurance agent or call the National Flood Insurance Program at (800) 638-6620.



**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**BEXAR COUNTY,**  
**TEXAS AND**  
**INCORPORATED AREAS**

**PANEL 405 OF 900**  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:  
COMMUNITY                      NUMBER   PANEL   SUFFIX

BEXAR COUNTY, UNINCORPORATED AREAS	480035	0405	F
SAN ANTONIO, CITY OF	480045	0405	F

**MAP NUMBER**  
**48029C0405 F**

**MAP REVISED:**  
**JANUARY 4, 2002**



Federal Emergency Management Agency

4-18-02:12:32PM; OVERBY DESCAMPS ENG. # 4/4 210 828 3599

# NATIONAL FLOOD INSURANCE PROGRAM

## FIRM

### FLOOD INSURANCE RATE MAP

#### BEXAR COUNTY, TEXAS AND INCORPORATED AREAS

#### PANEL 408 OF 900

(SEE MAP INDEX FOR PANELS NOT PRINTED)

#### CONTAINS: COMMUNITY

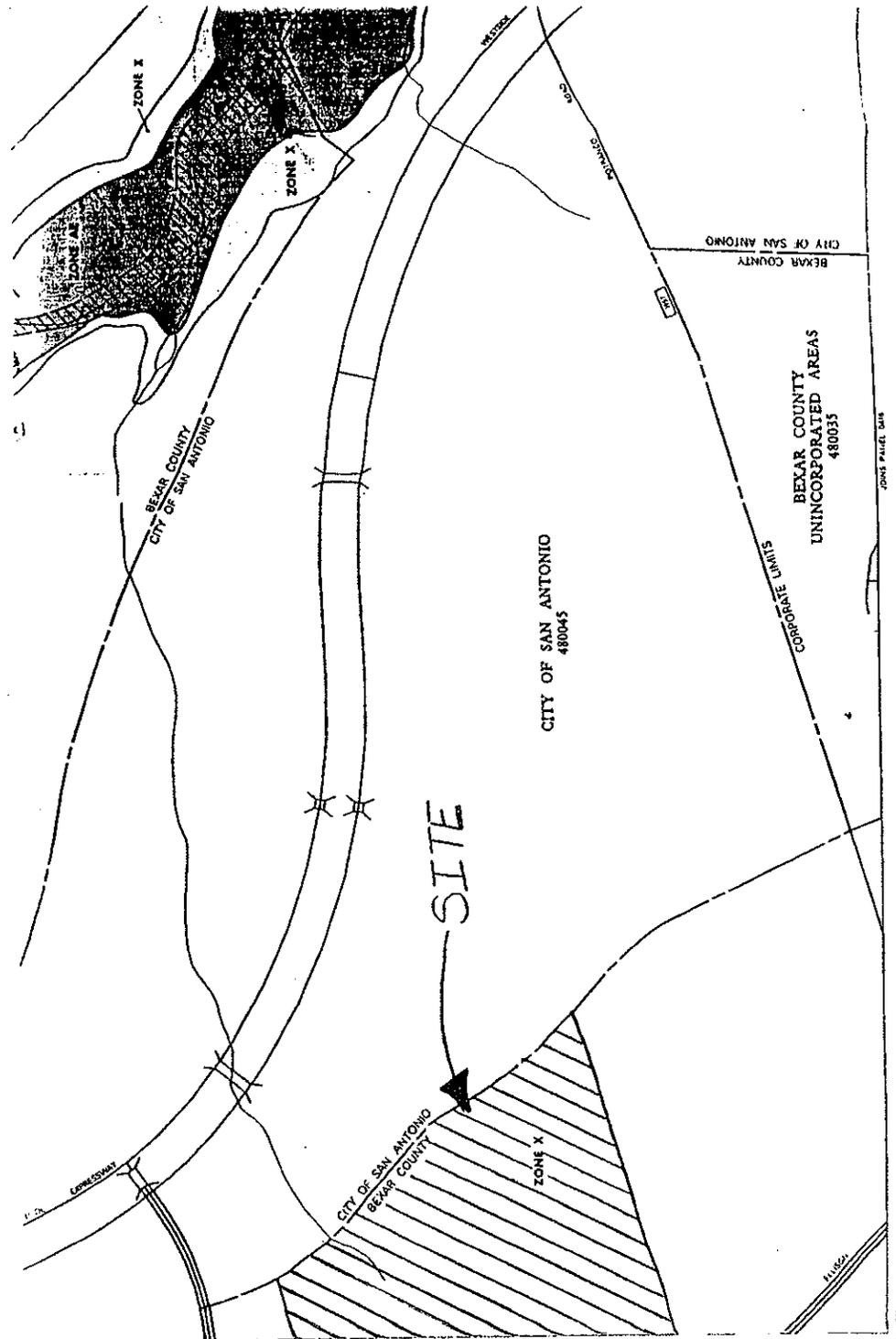
COMMUNITY	NUMBER	PANEL	SUFFIX
BEXAR COUNTY, UNINCORPORATED AREAS	480035	0408	E
SAN ANTONIO, CITY OF	480045	0408	E

### MAP NUMBER 48029C0408 E

### EFFECTIVE DATE: FEBRUARY 16, 1996



Federal Emergency Management Agency



18" x 18"



City of San Antonio

NEW U.D.C.

Master Development Plan and P.U.D.  
APPLICATION

<b>Date Submitted:</b>	<b>Project ID Number:</b>
------------------------	---------------------------

Project Name: WESTOVER 85 ACRE TRACT

Owner/Agent: CHEGLEY I. SWANN Phone: 828-1662 Fax: 805-9585

Address: P.O. BOX 6862 SAN ANTONIO, TX. Zip code: 78209

Engineer/Surveyor: EDUARDO J. DESCAMPS Phone: 828-3520 Fax: 828-3599

Address: 11815 WARFIELD SAN ANTONIO, TX. Zip code: 78216

Existing legal Description (PUD Only): \_\_\_\_\_

Existing zoning: R-6 Proposed zoning: R-6

(PUD Only) Linear feet of street \_\_\_\_\_  
 Private     Gated     Attached  
 Public     Un-Gated     Detached

(PUD Only) Number of lots: \_\_\_\_\_ divided by acreage: \_\_\_\_\_ = Density: \_\_\_\_\_

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

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

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone:  Yes     No

San Antonio City Limits?     Yes     No

Projected # of Phases: 3

Council District: 6 School District: NISD Ferguson map grid: 612/0-283  
2-283

02 FEB 21 PM 11:40  
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**APPLICATION**  
(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name WESTOVER HILLS No. 110

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

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: CHEGLEY I. SWANN Signature: 

Date: 2/18/02

Phone: 828-1662

Fax: 805-9585

**Master Development Plan and P.U.D.**  
**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;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- 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;

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**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**  
(Continued)

- (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);
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (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;
- (PUD ONLY) The location and dimension of all proposed or existing lots.
- 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.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- (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.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

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02 FEB 21 PM 1:40

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**  
(Continued)

- (PUD ONLY) 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:
  - (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.
- Traffic Impact Analysis (section 35-502).
- (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.
- Location and size in acres of school sites, as applicable.
- 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.
- A stormwater management plan (section 35-B119)

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 FEB 21 PM 1:40

**I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: EDUARDO J. DEICAMP Signature:  Date: 02/18/02

If you have any questions please call Michael O. Herrera at 207-7038  
APPLICATION REVISED August 17, 2001