CITY OF SAN ANTONIO

May 13, 2002

Mr. Lee Wright

W.F. Castella & Assoc.
6800 Park Ten Blvd., Suite 180 South
San Antonio, TX 78213

Re: Ventura MDP # 730

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Ventura Unit 10-A Subdivision Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan #10-A. 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.
- Any 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 Master Development Plan (M.D.P.) (formerly 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 Master Development Plan M.D.P. (formerly 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.

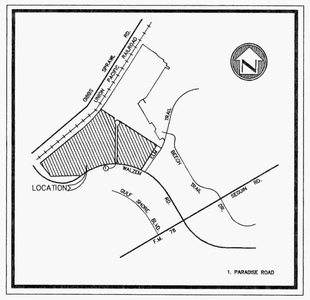
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

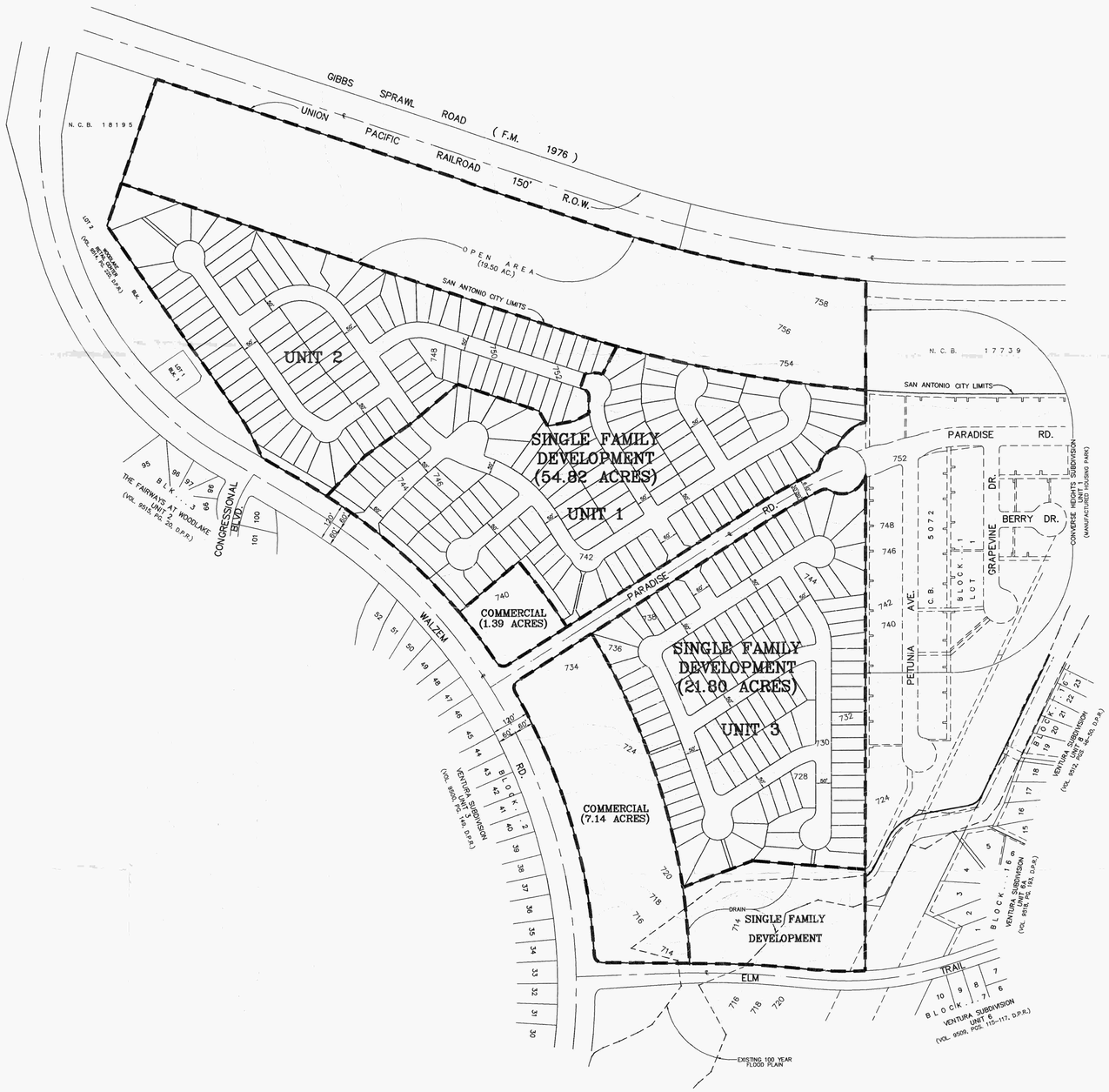
Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

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



LOCATION MAP



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

APPROXIMATELY ±330 LOTS

UTILITIES

WATER: BEXAR METROPOLITAN WATER DISTRICT

SEWER: S.A.R.A.

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.

THIS P.O.A.D.P. MODIFIES VENTURA P.O.A.D.P. #10. AREAS HAVE BEEN MORE CLEARLY DEFINED AS TO PROPOSED USE, AND PROPOSED USE IS LESS INTENSE.

THIS P.O.A.D.P. IS WITHIN THE JUDSON INDEPENDENT SCHOOL DISTRICT.

DEVELOPER:

OAK TRAIL INVESTMENT CORP.
11815 I.H. 10 W., STE. 107
SAN ANTONIO, TEXAS 78230
PHONE: (210) 699-3227

PLAN HAS BEEN ACCEPTED BY
COSA
5-13-02 #730
(date) (number)
If no plats are filed, plan will expire
On 11-12-03
1st plat filed on

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR -9 AM 7:39

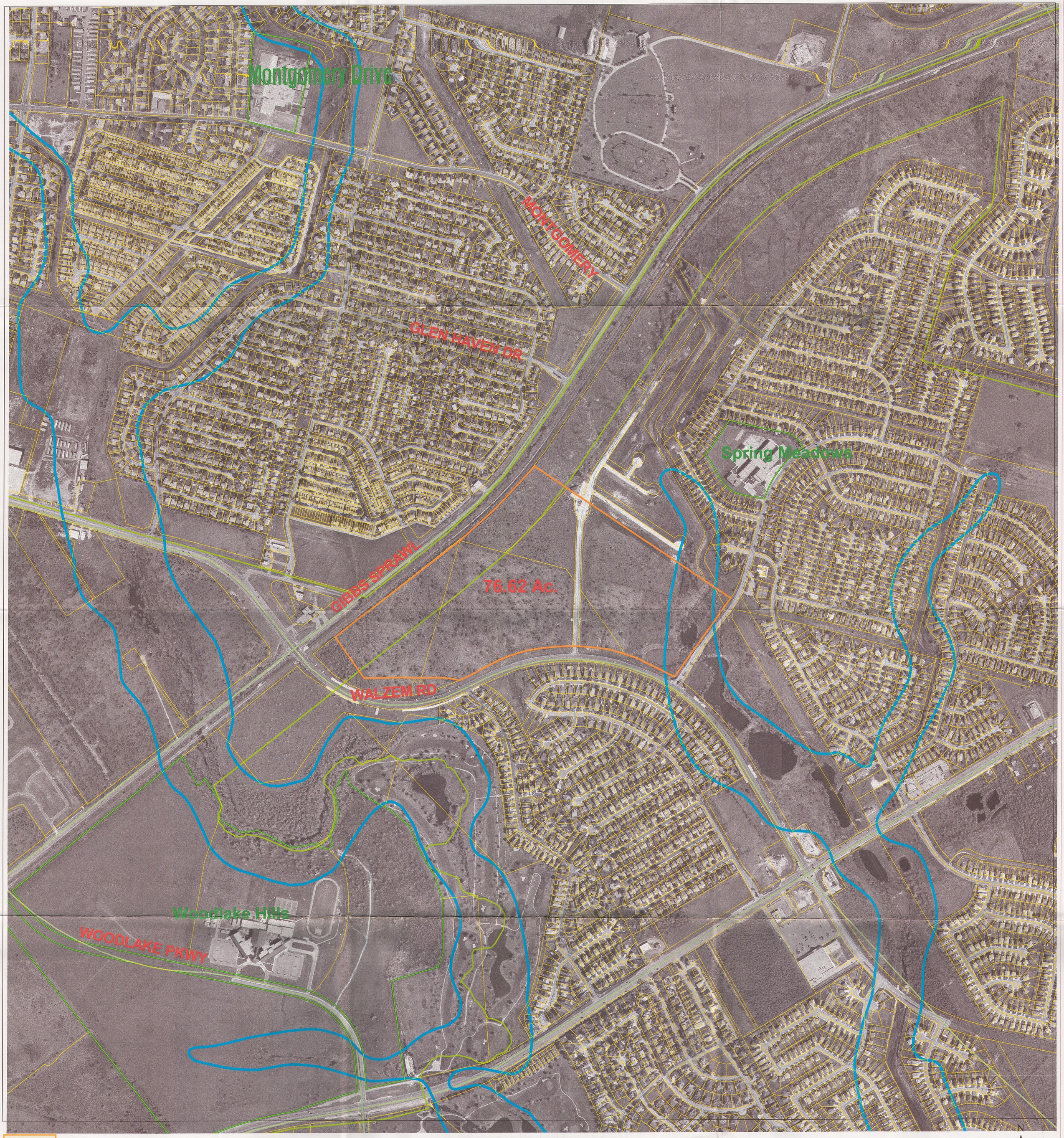
VENTURA
P.O.A.D.P. #10A

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:
03/27/02 STREET & LOT LAYOUT

JOB NO. 46961.00
FILE: ~
DATE: 03/29/01
DESIGN: *
DRAWN: J.R.
CHECKED:
SHEET 1 OF 1

J:\land development\LMR-Misc\dwg\Converse POADP.dwg, 03/28/02 08:55:44 AM, 1:200, MARCO GARZA



Subject Property

VENTURA
P.O.A.D.P. #10 A

N
W E
S

Imagery:2001

File Name:J:\C.Barrientez\Poadp\Michael\apr.

Prepared by City of San Antonio Planning Dept.
GIS Division

SCALE:1"=300'

City of San Antonio
POADP

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: 4/12/01 Name of POADP: VENTURA POADP #10A

Owners: OAK TRAIL INVEST. Consulting Firm: W.F. CASTELLA & ASSOC.

Address/Zip code: 11815 I.H. 10 W. STE 107 SAN ANTONIO TX 78230 Address/Zip code 6800 PARK TEN STE 180 S SAN ANTONIO TX 78213

Phone: 699.3227 Phone: 734.5351

Existing zoning: TEMP R-1 Proposed zoning: SAME

Site is over/within/includes:
- Edwards Aquifer Recharge Zone: ☐ Yes ☑ No
- Projected # of Phases: 7 ☑ Yes ☐ No
- San Antonio City Limits? ☑ Yes ☐ No
- Council District: 2
- Ferguson map grid 585 F2

Land area being platted:

	Lots	Acres
Single Family (SF)	330	76.4
Multi-family (MF)		
Commercial and non-residential		

Is there a previous POADP for this Site? Name VENTURA No. 10

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

Plats associated with this POADP or site? Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: LUIS RAMONES Signature: [signature]

Date: 4/12/01 Phone: 734 5351 Fax: _____

(Application Revised Nov-8- 2000)

☐ 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, 8½ X 11reduction with eight (8) copies of the POADP map, all 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 @ (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 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 JUDSON INDEPEND School District and they have been contacted concerning this development.

(Application Revised Nov-8- 2000)

NA ☐ List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.

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: LUIS RAMONES Signature:

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

(Application Revised Nov-8- 2000)