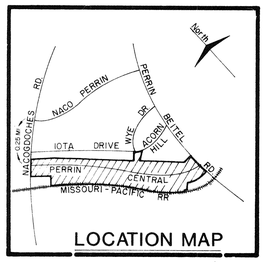
85-18-61-68

PHASING

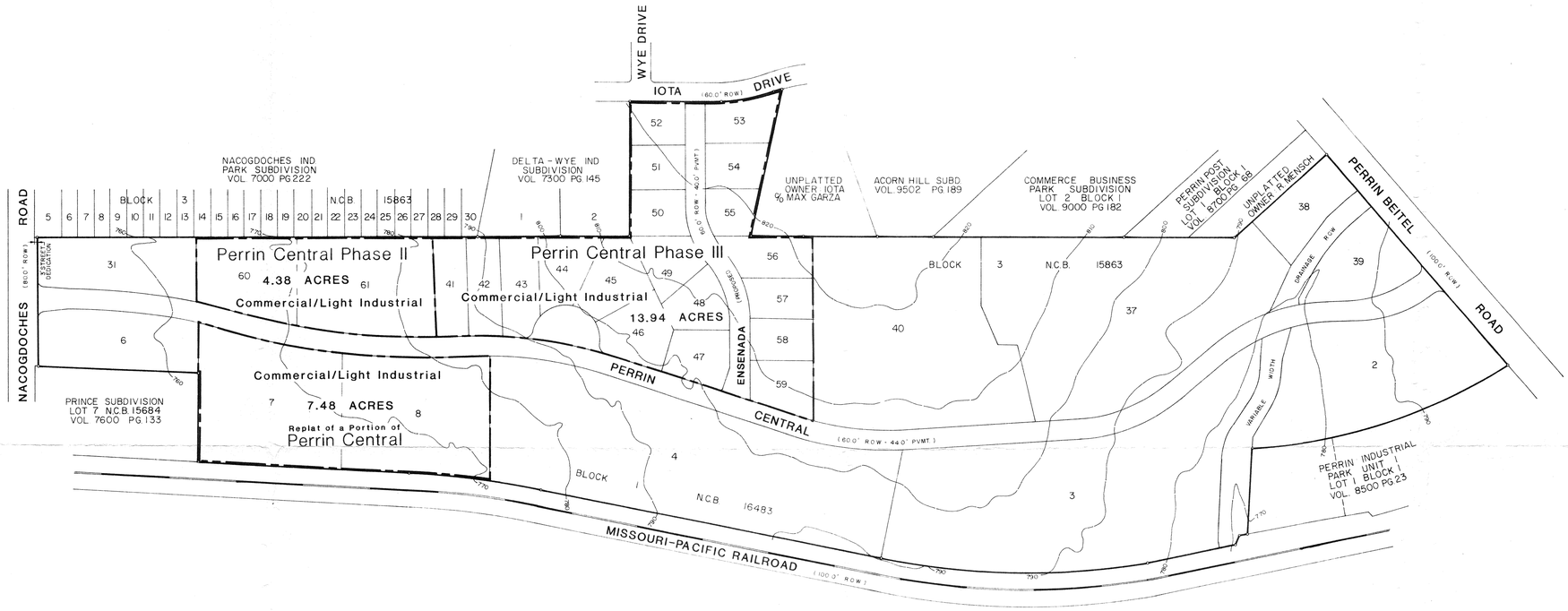
UNITS	COMPLETION DATE
LOTS 31,37-40, BLK. 3, N.C.B. 15863	EXISTING
LOTS 2-4,6, BLK. 1, N.C.B. 16483	EXISTING
PERRIN CENTRAL PHASE III	1985
PERRIN CENTRAL PHASE II	1985
(REPLAT of) PERRIN CENTRAL	1985

NORTH

SCALE: 1" = 200'



LOCATION MAP



NOTE: THE REPLAT (OF A PORTION) OF PERRIN CENTRAL SUBDIVISION, PERRIN CENTRAL PHASE II, AND PERRIN CENTRAL PHASE III ARE OUT OF THE ORIGINAL PERRIN CENTRAL SUBDIVISION RECORDED IN VOLUME 9503, PAGES 45-48, and also OUT OF THE (CORRECTION) PLAT OF DELTA-WYE INDUSTRIAL SUBDIVISION RECORDED IN VOLUME 7300, PAGE 145, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTE: PERRIN CENTRAL SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS DELINEATED ON FIRM PANELS 480045-0017 B AND 480045-0018 B.

LOT COUNT (ORIGINAL-17 PRESENT-32)

PERRIN CENTRAL PHASE III: 19 LOTS
PERRIN CENTRAL PHASE II: 2 LOTS
(REPLAT) PERRIN CENTRAL: 2 LOTS
REMAINDER of PERRIN CENTRAL: 9 LOTS

SEWER: CITY OF SAN ANTONIO
WATER: CITY WATER BOARD
ZONING:

LOTS 37 & 40,BLOCK 3,N.C.B. 15863	R-3
LOTS 38 & 39,BLOCK 3,N.C.B. 15863	B-3
LOT 2,BLOCK 1,N.C.B. 16483	
LOTS 31,60,61,& 50-55,BLOCK 3,N.C.B. 15863	I-1
LOTS 6-8,BLOCK 1,N.C.B. 16483	
LOTS 41-49 & 56-59,BLOCK 3,N.C.B. 15863	B-2
LOTS 3 & 4,BLOCK 1,N.C.B. 16483	

PERRIN CENTRAL

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

DEVELOPER: PLETZ CONSTRUCTION CO. P.O. BOX 17627 SAN ANTONIO,TEXAS 78238

REVISIONS

NO.	DATE	DESCRIPTION	DWN BY	CHKD BY

POZNECKI · CAMARILLO and ASSOC., INC.
ENGINEERING SURVEYING PLANNING
1603 BABCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78229 512/349-3273

#157

JOB NO.	84068
DATE	FEB. 13, 1985
DWN BY	V.T.
DGN BY	
CHKD BY	L.A.H.
SHEET NO.	
OF	

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 85-18-61-68
(To be assigned by the Planning Dept.

Perrin Central
P.O.A.D.P. NAME

PLETZ CONSTRUCTION Co.
NAME OF DEVELOPER/SUBDIVIDER

P.O. BOX 17627
ADDRESS

PHONE NO.

NAME OF CONSULTANT

ADDRESS

PHONE NO.

GENERAL LOCATION OF SITE Along the west R.O.W. line of Perrin-Beitel Rd., south of its intersection with Acorn Hill Dr.

EXISTING ZONING (If Applicable) "R-3", "B-3", "B-2", & "I-1"

PROPOSED WATER SERVICE

(✓) City Water Board
( ) Other District _____
Name
( ) Water Wells

PROPOSED LAND USE

( ) Single Family
( ) Duplex
(✓) Multi-Family
(✓) Business
(✓) Industrial

PROPOSED SEWER SERVICE

(✓) City of San Antonio
( ) Other System _____
Name
( ) Septic Tank(s)

DATE FILED Feb. 18, 1985

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Feb. 25, 1985
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____

COMMENTS: _____

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

_____ (a) perimeter property lines;
_____ (b) name of the plan and the subdivisions;
_____ (c) scale;
_____ (d) proposed land use(s) by location and type;
_____ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);
_____ (f) the proposed source and type of sewage disposal and water supply;
_____ (g) contour lines at no greater than ten (10) foot intervals;
_____ (h) projected sequence of phasing;
_____ (i) existing and/or proposed zoning classification(s);
_____ (j) known ownership and proposed development of adjacent undeveloped land; and
_____ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

February 25, 1985

Applicant: Leslie A. Heinen, Jr.
Address: 1603 Babcock Road, Suite 260
San Antonio, Texas 78229

☐ Preliminary Plan
Re: Perrin Central ☒ P.O.A.D.P.
File #: 85-18-61-68

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(x) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
( ) Stub streets
( ) Street jogs or intersections
( ) Dead-end streets
( ) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
( ) _____

( ) See annotations/comments on attached copy of your plan.

( ) Comments: _____

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

MCONeal

Michael C. O'Neal
Chief, Current Planning

POZNECKI · CAMARILLO and ASSOC., INC.
1603 BABCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78229 512/349-3273

TRANSMITTAL LETTER

PROJECT: PERRIN CENTRAL

JOB ORDER NO: 84068

TO: CITY PLANNING
ATTN: WILLIE VANN

DATE: FEB. 14, 1985

If enclosures are not as noted, please inform us immediately.

If checked below, please:

( ) Acknowledge receipt of enclosures.

( ) Return enclosures to us.

WE TRANSMIT:
(✓) herewith ( ) under separate cover via
( ) in accordance with your request

FOR YOUR:
(✓) approval ( ) distribution to parties ( ) information ( ) use
( ) review & comment ( ) record ( )

THE FOLLOWING:
( ) Drawings ( ) Pay Estimate ( ) Field Notes
( ) Specifications ( ) Shop Drawings ( )
( ) Change Order ( ) Plat

COPIES	DATE	REV. NO.	DESCRIPTION
5			POADP

RECEIVED
1985 FEB 18 AM 9:15
DEPT. OF CURRENT PLANNING
SECTION

REMARKS

COPIES TO: with enclosures:

( )

( )

( )

BY: LESLIE A. HEINEN JR.