CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

Date Submitted: 12/20/94

Name of Application: SHEARER HILLS SUBDIVISION

Owner/Agent: KEITH BRUCE, PASTOR SHEARER HILLS BAPTIST CHURCH **Phone:** 824-7206
Address: 802 OBLATE **Zip code:** 78216
Engineer/Surveyor: PAPE-DAWSON CONSULTING ENGINEERS **Phone:** 824-9494
Address: 9310 BROADWAY, BLDG II **Zip code:** 78217

Existing zoning: B-3 ERZD **Proposed zoning:** B-3 ERZD

Texas State Plane Coordinates: X 646,050 Y 2,164,050
(at major street enterance)

Plat is over/within/includes: San Antonio City Limits Yes ☒ No ☐
Edwards Aquifer Recharge Zone? Yes ☐ No ☐

Land Area Being Platted:

	Lots	Acres
Single-Family (SF)	—	—
Non-Single Family (NSF)	2	12
Commercial & other	6	9.9
TOTAL =		21.9

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LAND DEVELOPMENT
SERVICES DIVISION

Print Name: RUBEN CERVANTES **Signature:** Ruben Cervantes

Date: 12/20/94

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94

CITY OF SAN ANTONIO

January 18, 1995

Mr. Rueben Cervantes, P.E.
Pape-Dawson Engineers
9310 Broadway, Bldg. II
San Antonio, Texas, 78217

RE: Shearer Hills Subdivision POADP #447

Mr. Cervantes:

The City Staff Development Review Committee has reviewed your Shearer Hills Subdivision Preliminary Overall Area Development Plan #447. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Additionally, the Traffic Planning Engineer has indicated that the sixty-foot street will require forty-four feet of pavement at the time of construction.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

D. Pasley

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

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

FILE NO. #85-11-57-04
(To be assigned by the Planning Dept.

Marbach Park POADP
P.O.A.D.P. NAME

MICHAEL ESPEN
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

TOM FLORES
NAME OF CONSULTANT

3740 COLONY DR. 78230
ADDRESS

699-9747
PHONE NO.

GENERAL LOCATION OF SITE Along the west side of Loop 410, south of Marbach Rd.

EXISTING ZONING (If Applicable) O-C.C.

PROPOSED WATER SERVICE

( ) City Water Board
(✓) Other District LACKLAND CITY
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 _____

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE _____
(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: _____

Roy

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

Applicant: Tom Flores
Address: 3740 Colony Dr.
San Antonio, Texas 78230

June 25, 1985

☐ Preliminary Plan
☒ P.O.A.D.P.

Re: Marbach Park
File #: 85-11-57-04

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

( ) is in general compliance with the Subdivision Regulations

(X) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
( ) Stub streets
( ) Street jogs or intersections
(X) Dead-end streets
( ) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
(X) Requires a 5' vehicular non access easement as per attached plan.

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

(X) Comments: (See comment attached)

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.

M C O'Neal
Michael C. O'Neal
Planning Administrator

The POADP Committee has reviewed your proposed plan for Marbach Park. The concensus of the committee is that your proposal to link a public street to a private street is not acceptable and is not in the best interest of the City. Final analysis by the Traffic Engineer and the City engineer is that the dead-end street be terminated with a P-shape cul-de-sac and provide a 5' vehicular non-access easement. (See attached).

Staff would suggest that you meet with the Traffic Engineer to resolve the matter and perhaps agree on some alternative proposals. In any event, the plan as submitted will be held in obeyance until a revised plan which meets the requirements as mentioned above is submitted to the Committee for further review or an alternative plan is submitted for re-review.

If you have any questions regarding this matter, please contact our Subdivision Section at 299-7900.

LETTER OF TRANSMITTAL

FLORES & COMPANY CONSULTING ENGINEERS
3740 COLONY DRIVE, SUITE 254
SAN ANTONIO, TEXAS 78230
512/699-9747

Date: Jun 18, 1985 | Job No. 0314-00

Attention: Mr. Roy Ramos

Re: Marbach Park

TO: PLANNING DEPARTMENT
City of San Antonio

GENTLEMEN:

WE ARE SENDING YOU XX Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5			POADP

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SECTION

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED Tom Flores