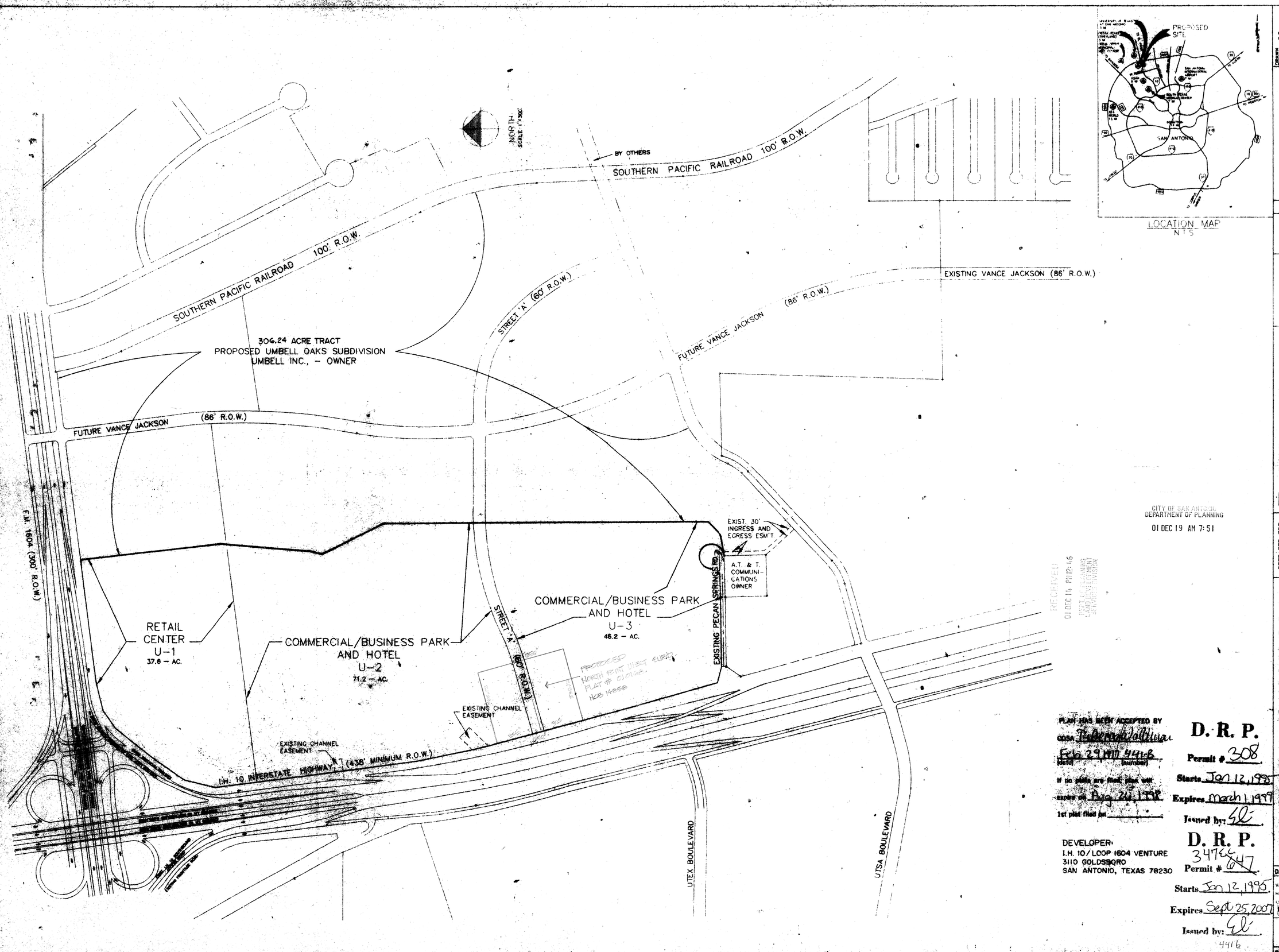
NORTH
SCALE 1"=300'
BY OTHERS
SOUTHERN PACIFIC RAILROAD 100' R.O.W.
SOUTHERN PACIFIC RAILROAD 100' R.O.W.
STREET 'A' (60' R.O.W.)
EXISTING VANCE JACKSON (86' R.O.W.)
FUTURE VANCE JACKSON (86' R.O.W.)
306.24 ACRE TRACT
PROPOSED UMBELL OAKS SUBDIVISION
UMBELL INC., - OWNER
FUTURE VANCE JACKSON (86' R.O.W.)
F.M. 1604 (300' R.O.W.)
EXIST. 30' INGRESS AND EGRESS ESM'T
A.T. & T. COMMUNI-CATIONS OWNER
EXISTING PECAN SPRINGS RD.
COMMERCIAL/BUSINESS PARK AND HOTEL
U-3
46.2 - AC.
RETAIL CENTER
U-1
37.8 - AC.
COMMERCIAL/BUSINESS PARK AND HOTEL
U-2
71.2 - AC.
STREET 'A' (60' R.O.W.)
EXISTING CHANNEL EASEMENT
EXISTING CHANNEL EASEMENT
I.H. 10 INTERSTATE HIGHWAY (438' MINIMUM R.O.W.)
UTEX BOULEVARD
UTSA BOULEVARD
LOCATION MAP
N.T.S.
PROPOSED SITE
SAN ANTONIO
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 DEC 19 AM 7:51
RECEIVED
01 DEC 14 PM 12:46
CITY OF SAN ANTONIO
PLANNING
DEVELOPMENT
SERVICES DIVISION
PLAN HAS BEEN ACCEPTED BY
GDSA
Feb 29 1997 4416
(date) (number)
If no plats are filed, plan will
expire on Aug 26, 1998
1st plat filed for
D. R. P.
Permit # 308
Starts Jan 12, 1995
Expires March 1, 1999
Issued by:
DEVELOPER:
I.H. 10/LOOP 1604 VENTURE
3110 GOLDSBORO
SAN ANTONIO, TEXAS 78230
D. R. P.
34766
Permit # 647
Starts Jan 12, 1995
Expires Sept 25, 2007
Issued by:
4416
DRAWN BY: E.B.
CHECKED BY:
APPROVED BY:
SCALE
FILE NO.
FILE LOCATION
DATE
NO.
DESCRIPTION
REVISIONS
VICKREY & ASSOCIATES, INC
CONSULTING ENGINEERS
7334 Blanco Road, Suite 109, San Antonio, Texas 78216
Telephone: (210) 349-3271
PREPARED FOR:
I.H. 10/LOOP 1604 VENTURE
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FIESTA NORTHWEST CROSSING SUBDIVISION
SAN ANTONIO, TEXAS
COPYRIGHT: 1994
DATE: DEC. 5, 1994
SCALE
Vertical 1" = N/A
Horizontal 1" = 1" = 300'
SHEET 1 OF 1
PROJ. NO.

City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 1/23/97 Name of POADP: Fiesta Northwest Crossing

Owner/Agent: I.H. 10/ Loop 1604 Venture
Address: 3110 GOLDSBORO San Antonio, TX 78230
Phone: 344-4497

Engineer/Surveyor: Vickrey & Associates, Inc.
Address: 7334 Blanco Road, Suite 109
San Antonio, TX 78213 Phone: (210)349-3271

Existing zoning: I-1 ; B-3 Proposed zoning: _____

Texas State Plane Coordinates: X: 128,935 Y: 634,650
(at major street entrance/main entrance)

441-B

Site 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)		
Commercial & Other	3	159.39
TOTAL:	3	159.39

Contact Person:
Print Name: RUTH HAMPTON Signature: Ruth Hampton
Date: 1/23/97 Tele: 349-3271 Fax: 349-2561

Is there a previous POADP for this site? Name Fiesta Northwest Crossing No. 441

Is there a corresponding PUD for this site? Name N/A No. _____

Are there any plats associated with this POADP or site? Name Fiesta Northwest Crossing Subd. No. 940765

Name _____ No. _____

Name _____ No. _____

ALL PRINTS MUST BE FOLDED.

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

CITY OF SAN ANTONIO

February 24, 1997

Ms. Ruth Hampton
Vickrey & Assoc.
7334 Blanco Road, Suite 109
San Antonio, TX 78216

Re: Fiesta Northwest Crossing POADP # 441 - B

Dear Ms. Hampton:

The City Staff Development Review Committee has reviewed Fiesta Northwest Crossing Subdivision Preliminary Overall Area Development Plan # 441 - B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

Rebecca Waldman

Rebecca Waldman
Acting Director of Planning

RW/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer

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

Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

441-B

January 27, 1997

P.O.A.D.P REVIEW

Fiesta Northwest Crossing Subdivision
Located on IH 10 at Loop 1604

P.O.A.D.P. Reviewed for:	Comments
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	50' ROW flares will be required at the intersection of the proposed type "A" street with the IH 10 frontage road.
Access Limits/Restrictions	Maximum of 5 access points on IH 10 frontage at "U-3", combined maximum of 9 access points on IH 10 frontage for "U-2 & U-1", maximum of 5 access points on LP 1604 frontage at "U-1". Locations will be as directed by "Regulations For Access Driveways to State Highways".
WPAP Requirements	A complete copy of the approved WPAP will be required at the time of platting.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt **Date** 1/24/97

FROM: Eli

ITEM NAME: Fiesta M.H. Crossing **FILE #** 441-B

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By:_____, 19_____

- ☐ **Proposed plat-30 days**
- ☐ **Variance-15 days**
- ☐ **POADP's-10 days**
- ☐ **Plat deferral-30 days**
- ☐ **Plan / legal doc-15 days**
- ☐ **Other-15 days**

RECEIVED 97 JAN 30 AM 8:3

☑ **I recommend approval** ☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #** _____

Comments: Drainage Easement will be require and Address during the platting Process Pecan Springs will meet minimum width requirements

Burt [illegible] Sr. Eng. Tech 1-29-97

Signature **Title** **Date**

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Amer Date 1/24/97

FROM: Eli

ITEM NAME: Fiesta N.W. Crossing FILE # 441-B

RE: POADP

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- ☐ **Plan / legal doc-15 days**
- ☐ **Other-15 days**

☐ **I recommend approval** ☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #**_____

Comments: Level-3 TIA Reqd.

A Silaw Eng. Associate 1/29/97

Signature **Title** **Date**

VICKREY & ASSOCIATES, INC.

Consulting Engineers

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216 • (210) 349-3271 • Fax (210) 349-2561

TO: Subdivision Section Representative
Planning Dept
Municipal Plaza Bldg 4th floor
114 W. Commerce

DATE: 1/23/97

PROJECT: Fiesta NW Crossing

JOB NO: 0547-037-036

We are sending you:

- X Herewith
- ___ Under Separate Cover
- ___ By Mail ___
- X By Messenger
- ___ By ___

- ___ Tracings ___
- X Blue Line Prints
- ___ Xerox Copies
- X Other ___
- ___ Other ___

- ___ Plans
- ___ Specifications
- ___ Contracts
- ___ Estimate No. ___
- ___ Other ___

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
6	1	1/23/97	POADP
	1		Application

441-B

These are sent:

- ___ As per your request
- ___ By request of ___
- ___ For your information
- ___ For your signature
- ___ For construction
- ___ Other ___

RECEIVED
97 JAN 23 PM 4:22
DEPT OF PLANNING
DEVELOPMENT
SERVICES DIVISION

Remarks: Please reprocess for reapproval

Copies of: ___

TO: ___

Received By: Paul C. Date: 1/23/97 Submitted By: Ruth Hampton

1996 TEXAS APA CONFERENCE

441 Fiesta Mkt. Crossing

1604 + IH10

Inside City + Over Aquifer

Zoned B3 I1

3 lots on

441-B 159 acres

TXDOT

Aquifer