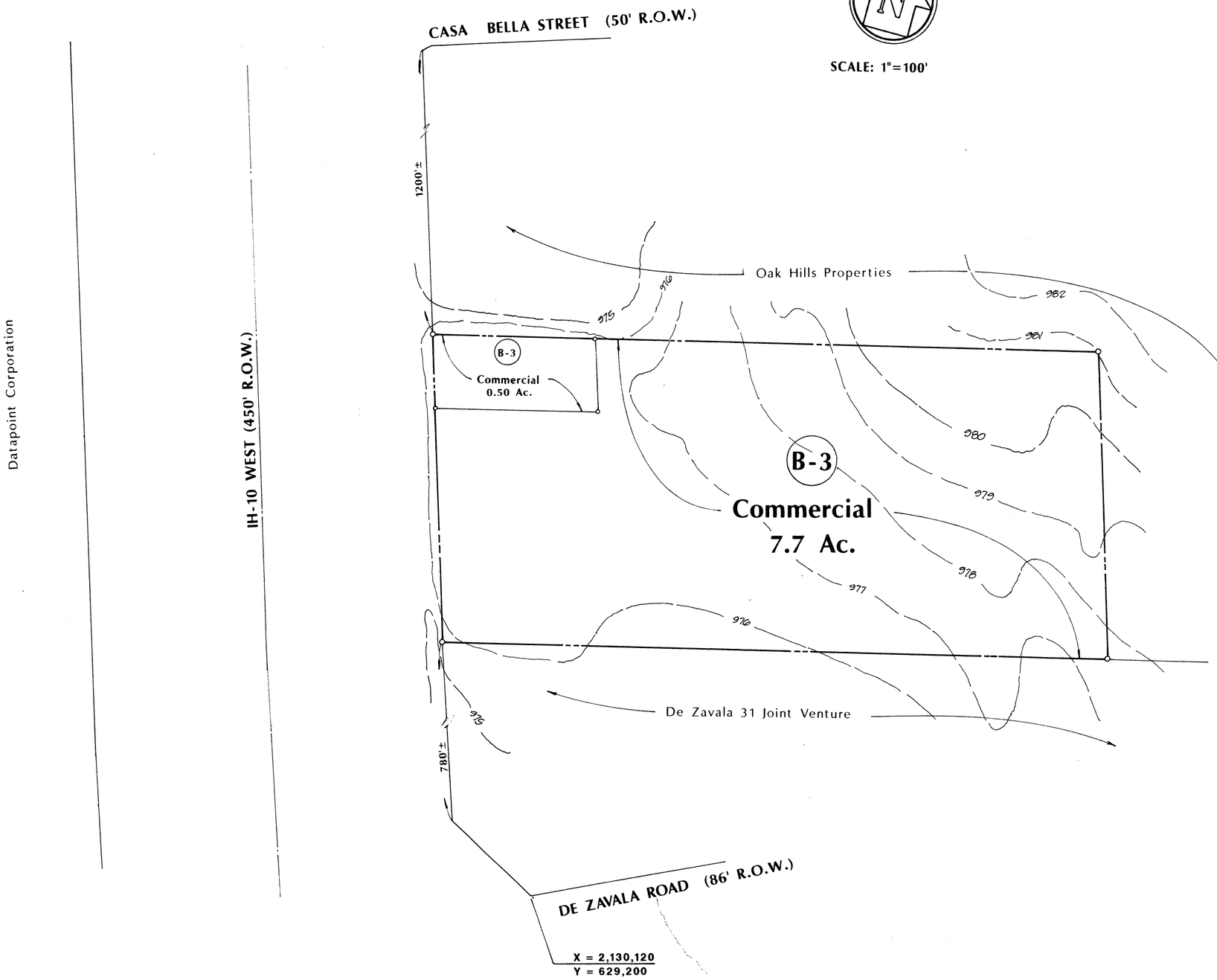

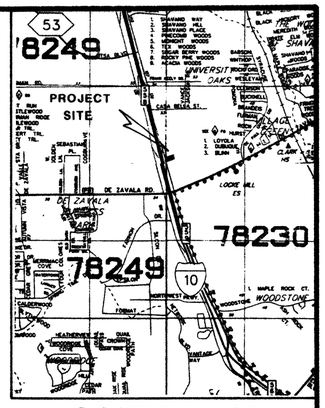

LOCATION MAP

PLAN HAS BEEN ACCEPTED BY
COSA Rebecca Waldman
Feb 14, 1997 (date) 445-B (number)
If no plats are filed, plan will
expire on Aug 16, 1998
1st plat filed on _____

RECEIVED
97 JAN -6 PM 3:32
DEVELOPMENT SERVICES DIVISION

DEVELOPER:

Royal Oaks Veterinary Corp.
13141 IH-10 West
San Antonio, Texas 78249

PAPE-DAWSON ENGINEERS

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
for
ROYAL OAKS

NOTE: THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL 480045-0007C DATED JANUARY 5, 1989

Job No. 3547.00 December 19, 1994

City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 1-6-97 Name of POADP: ROYAL OAKS

Owner/Agent: ROYAL OAKS VETERINARY CORP. Engineer/Surveyor: PAPE-DAWSON

Address: 13141 IH-10 WEST SAN ANTONIO, TEX 78249 Phone: _____

Address: 9310 BROADWAY, BLD'G. II SAN ANTONIO TEX 78217 Phone: 8249494

Existing zoning: B-3 Proposed zoning: B-3

Texas State Plane Coordinates: X: 2130,120 Y: 629,200
(at major street entrance/main entrance)

445-B

Site is over/within/includes: San Antonio City limits? ☑ Yes ☐ No
Edwards Aquifer Recharge Zone? ☑ Yes ☐ No

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DEPT. OF PLANNING
DEVELOPMENT
SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	—	—
Non-Single Family (NSF)	—	—
Commercial & Other	2	8.2
TOTAL:	2	8.2

Contact Person:
Print Name: RUBEN CERVANTES Signature: [signature] P.E.

Date: 1-6-97 Tele: 824-9494 Fax: 824-3491

Is there a previous POADP for this site? Name ROYAL OAKS No. 445

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

Are there any plats associated with this POADP or site? Name NO No. _____

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
Planning Department
Subdivision Section

POADP CHECKLIST

According to the UDC POADP's (new & updates) shall include the following:

- Perimeter property lines;
- name of the plan and the subdivision;
- scale of the map;
- proposed land use by location, type, and acreage;
- existing and proposed circulation system of collectors, arterial, and local type B streets;
- contour lines at intervals no greater than ten (10) feet;
- ownership from title and or city or count records for adjacent properties and, if known, proposed development of such land;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits and;
- location map indicating location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares.

PLEASE NOTE:

- All POADP'S must include a complete application;
- the maps need to be folded, and;
- if the POADP abuts a State Highway facility, please forward an additional POADP map to the Texas Department of Transportation (TXDOT), for their review. At TXDOT you can contact Judy Friesenhahen at 615-5814.

If you have any question about POADP's please call Elizabeth Carol 207-7900.

CITY OF SAN ANTONIO

February 14, 1997

Mr. Ruben Cervantes
Pape Dawson Engineers
9310 Broadway, Building 11
San Antonio, TX 78217

Re: Royal Oaks Veterinary Corp. POADP # 445 - B

Dear Mr. Cervantes:

The City Staff Development Review Committee has reviewed Royal Oaks Veterinary Corp. Subdivision Preliminary Overall Area Development Plan # 445 - B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- 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.

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

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

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio **Date** 1-15-97

FROM: Eli

ITEM NAME: Royal Oak **FILE #** 445-B

RE: POA DP

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**

☑ **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 MAYBE REQUIRE AND WILL BE ADDRESS DURING THE ~~PAT~~ PLATTING PROCESS

Burt Rubio — Sr. Eng. Tech — 1-21-97

Signature **Title** **Date**

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Amer Date 1.15.97

FROM: Eli

ITEM NAME: Royal Oak FILE # 445.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.

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- ☐ **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: T/A worksheet needs to be submitted, so that Traffic Division can determine whether T/A report is reqd. or not

Signature	Title	Date
[signature]	Eng. Associate	1/29/97

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

LETTER OF TRANSMITTAL

9310 BROADWAY, BLDG. II, SAN ANTONIO , TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

Date: 1/7/97 Job No.: 3547-00

Attention: ELIZABETH CARROL

RE: ROYAL OAKS

TO CITY OF SAN ANTONIO PLANNING DEPT.

MAIN PLAZA

FILE:
- ☐ 1.0 Correspondence
- ☐ 2.0 Design
- ☐ 4.0 Construction

445-B

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

- ☐ Specifications
- ☐ Prints
- ☐ Change Order
- ☐ Shop Drawings
- ☐ Plans
- ☐ _____
- ☐ Copy of Letter
- ☐ Samples

RECEIVED 97 JAN -7 PM 2:59 CITY PLANNING DEVELOPMENT SERVICES DIVISION

COPIES	DATE	DESCRIPTION
2		ROYAL OAKS POADP

THESE ARE TRANSMITTED as checked below:

- ☐ For approval
- ☐ For your use
- ☑ As requested
- ☐ For review and comment
- ☐ Approved as submitted
- ☐ Returned for corrections
- ☐ Approved as noted
- ☐ _____
- ☐ Resubmit _____ copies for approval
- ☐ Submit _____ copies for distribution
- ☐ Return _____ corrected prints
- ☐ FOR BIDS DUE _____
- ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS ELIZABETH,
HERE ARE THE TWO ADDITIONAL COPIES OF THE ROYAL OAKS POADP

THANKS
Ruby Franks

COPY TO _____ SIGNED Ruby Franks

If enclosures are not as noted, kindly notify us at once.

4

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

LETTER OF TRANSMITTAL

9310 BROADWAY, BLDG. II, SAN ANTONIO , TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

Date: 1/6/97 Job No.: 3547-01

Attention: MR. EDDIE GUZMAN

RE: ROYAL OAKS DEV

TO CITY OF SAN ANTONIO PLANNING
MAIN PLAZA

FILE:
- ☐ 1.0 Correspondence
- ☐ 2.0 Design
- ☐ 4.0 Construction

445B

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

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- ☐ Shop Drawings
- ☐ Plans
- ☐ _____
- ☐ Copy of Letter
- ☐ Samples

COPIES	DATE	DESCRIPTION
4		ROYAL OAKS POADP
1		POADP APPLICATION

RECEIVED
97 JAN -6 PM 3:32
DEPT. OF PLANNING
UNIT DEVELOPMENT
SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- ☑ For approval
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- ☐ As requested
- ☐ For review and comment
- ☐ Approved as submitted
- ☐ Returned for corrections
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- ☐ Resubmit _____ copies for approval
- ☐ Submit _____ copies for distribution
- ☐ Return _____ corrected prints
- ☐ FOR BIDS DUE _____
- ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS EDDIE, PLEASE PROCESS FOR APPROVAL.

COPY TO _____ SIGNED [signature]

If enclosures are not as noted, kindly notify us at once.

1996 TEXAS APA CONFERENCE

445.B

Royal Oaks

IH 10 just north of
DeZavala

over the Aquifer
Inside city
Zoned B-3
2 lots on
8 acres

---

possibly grandfather

Highway O.K.
Aquifer

Global Challenges, Local Solutions