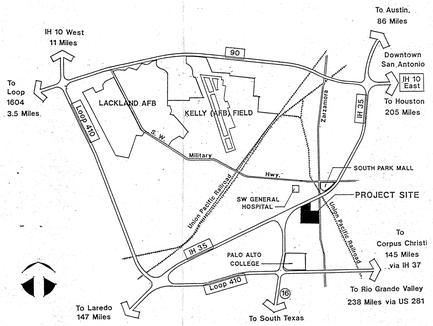
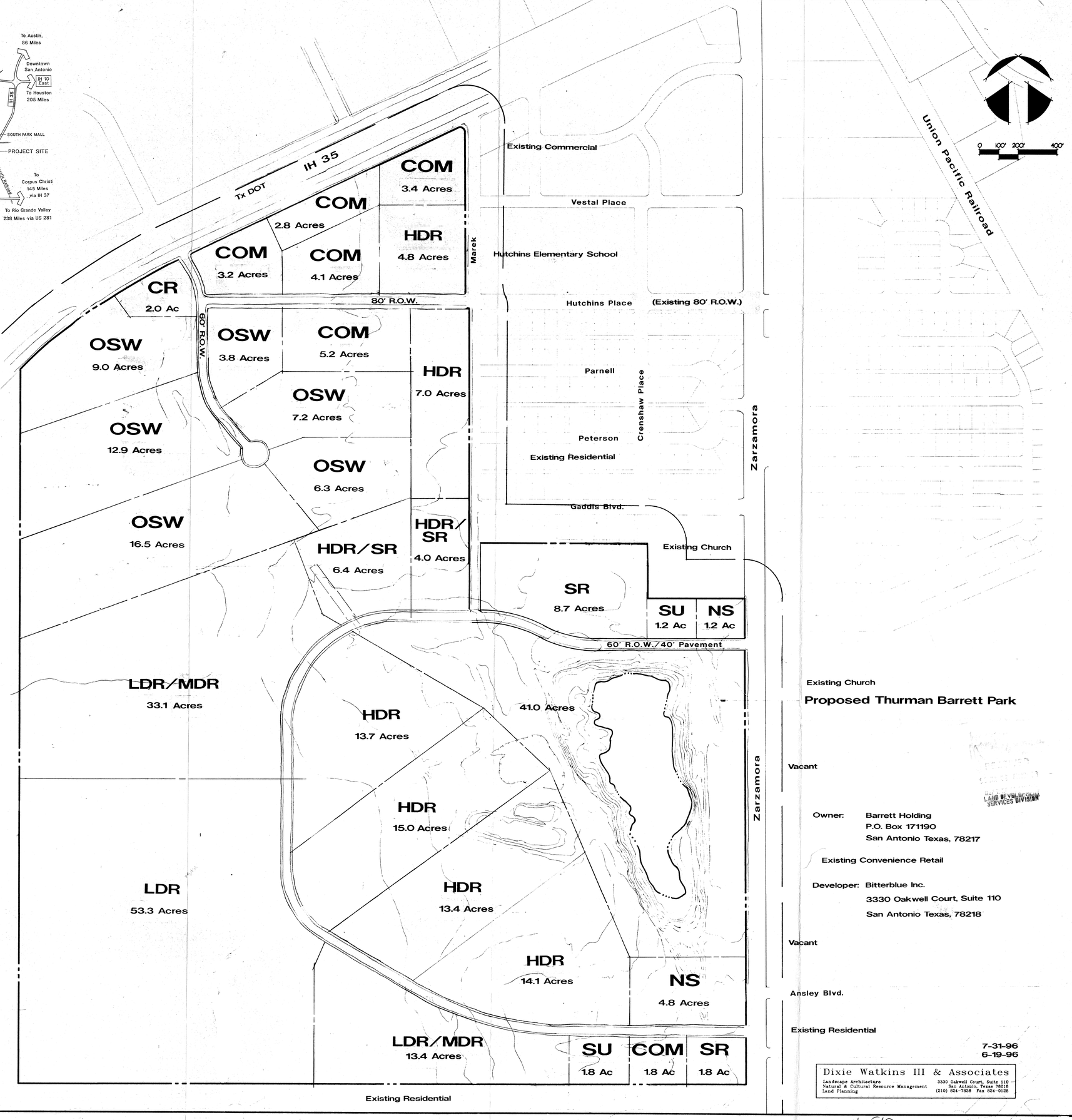
Barrett Tract, South

Preliminary Overall Area Development Plan





Land Use Legend

OSW	Office-Service-Warehouse
CR	Convenience Retail
COM	Commercial
NS	Neighborhood Service
SU	Special Use
SR	Specialty Residential
HDR	High Density Residential
MDR	Medium Density Residential
LDR	Low Density Residential

Owner: Barrett Holding
P.O. Box 171190
San Antonio Texas, 78217

Developer: Bitterblue Inc.
3330 Oakwell Court, Suite 110
San Antonio Texas, 78218

Note: Original POADP Submitted 6-19-96 and Approved as # 509 on 7-12-96

7-31-96
6-19-96

Dixie Watkins III & Associates
Landscape Architecture
Natural & Cultural Resource Management
Land Planning
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218
(210) 824-7838 Fax 824-0128

LAND DEVELOPMENT SERVICES DIVISION

519

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: August 1, 1996

Name of POADP: Barrett Tract South

Owner/Agent: Lloyd A. Deltoil Jr. Phone: 828-6131

Address: 3330 Oakwell Ct. Ste. 110 Zip code: 78218

Engineer/Surveyor: Dixie Watkins III & Associates Phone: 824-7836

Address: 3330 Oakwell Ct. Ste. 110 Zip code: 78218

Existing zoning: B, H, MF Proposed zoning: Multiple

Texas State Plane Coordinates: X 973647 Y 105172
(at major street entrance/main entrance)

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)		99.5
Non-Single Family (NSF)		88.9
Commercial & other		128.2
TOTAL =		316.6

Print Name: Dixie Watkins Signature:

Date: 8/1/96 Tel: 824-7836 Fax: 824-0128

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff will contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

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

CITY OF SAN ANTONIO

August 26, 1996

Dixie Watkins
3330 Oakwell Ct. Suite 110
San Antonio, TX 78218

Re: Barrett Tract South POADP # 519

Dear Mr. Watkins:

The City Staff Development Review Committee has reviewed Barrett Tract South Subdivision Preliminary Overall Area Development Plan # 519. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- 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. In addition, Drainage easements will be required at the time of platting.

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 additional questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

D. Pasley

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

DWP/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 Aug 9

FROM: Elizabeth A. Carol; Planner II

ITEM NAME: Barrett tract South FILE #

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.

RECEIVED
96 AUG 9 AM 11:27
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

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 easements required and drainage ~~the~~ areas concern will be address during platting process.

Burt Rubio [signature] Sr. Eng. Tech 8-9-96

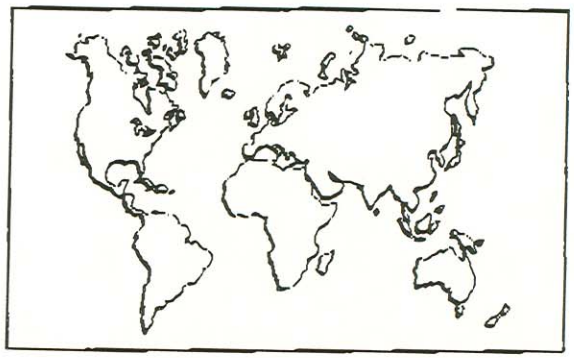
Signature **Title** **Date**

Dixie Watkins III & Associates

Landscape Architecture Natural & Cultural Resource Management Land Planning

DATE: 8-21-96 PAGES: 2

TO: ELIZABETH CARROL
CITY PLANNING



RE: ROGERS RANCH PDAOP revision* APPLICATION

* Sorry for the rushed (sloppy) nature of this; but as I just found out this mid p.m. Please acknowledge your receipt of both this application and the prints x 8, which should be arriving via Nat'l. Blueprint very shortly.

thanks!
Dixie

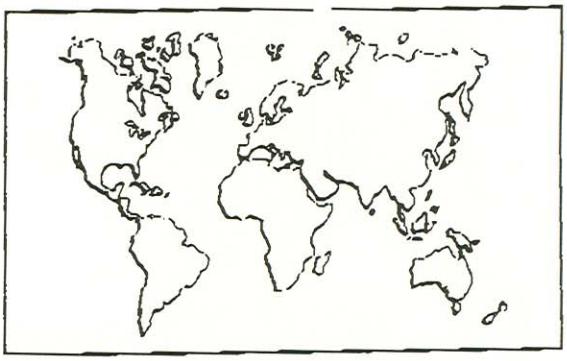
3330 Oakwell Court, Suite 110 San Antonio, Texas 78218 (210) 824-7836 FAX (210) 824 0128

Dixie Watkins III & Associates

Landscape Architecture Natural & Cultural Resource Management Land Planning

DATE: 8-1-96 PAGES: 2

TO: ELIZABETH



RE: BARRETT SO, REVISED POADP AP.

enclosed for your review...

thanks!

DIXIE

3330 Oakwell Court, Suite 110 San Antonio, Texas 78218 (210) 824-7836 FAX (210) 824-0128

ELIZABETH CAROL

POADP shows
residential
(high + low density)

platting a school

Will be re-submitting
their POADP.
ASAP.

Changing #383 to show
~~Sch~~ School

Eli, begin to create memo to file
when in staff's opinion the proposed
change to a previous accepted plan is
not worthy of assigning a new # or
reprocessing. Go per David

ELIZABETH CAROL

Barrett Tract

SW portion of town
along I-H-35 + Zarzamora

property zoned
MM - manufacturing dist
B - single Family + duplex

313.9 acres

phases

Zarzamora R.O.W.

zarzamora
86 feet

recommended approval
Aprored July 12

PLANNING - SUBDIVISIONS

Barrett
South side
near Zarzamora
and I-35

- modified to show
different street
patterns.

- flood plain study
+ TXDOT issues