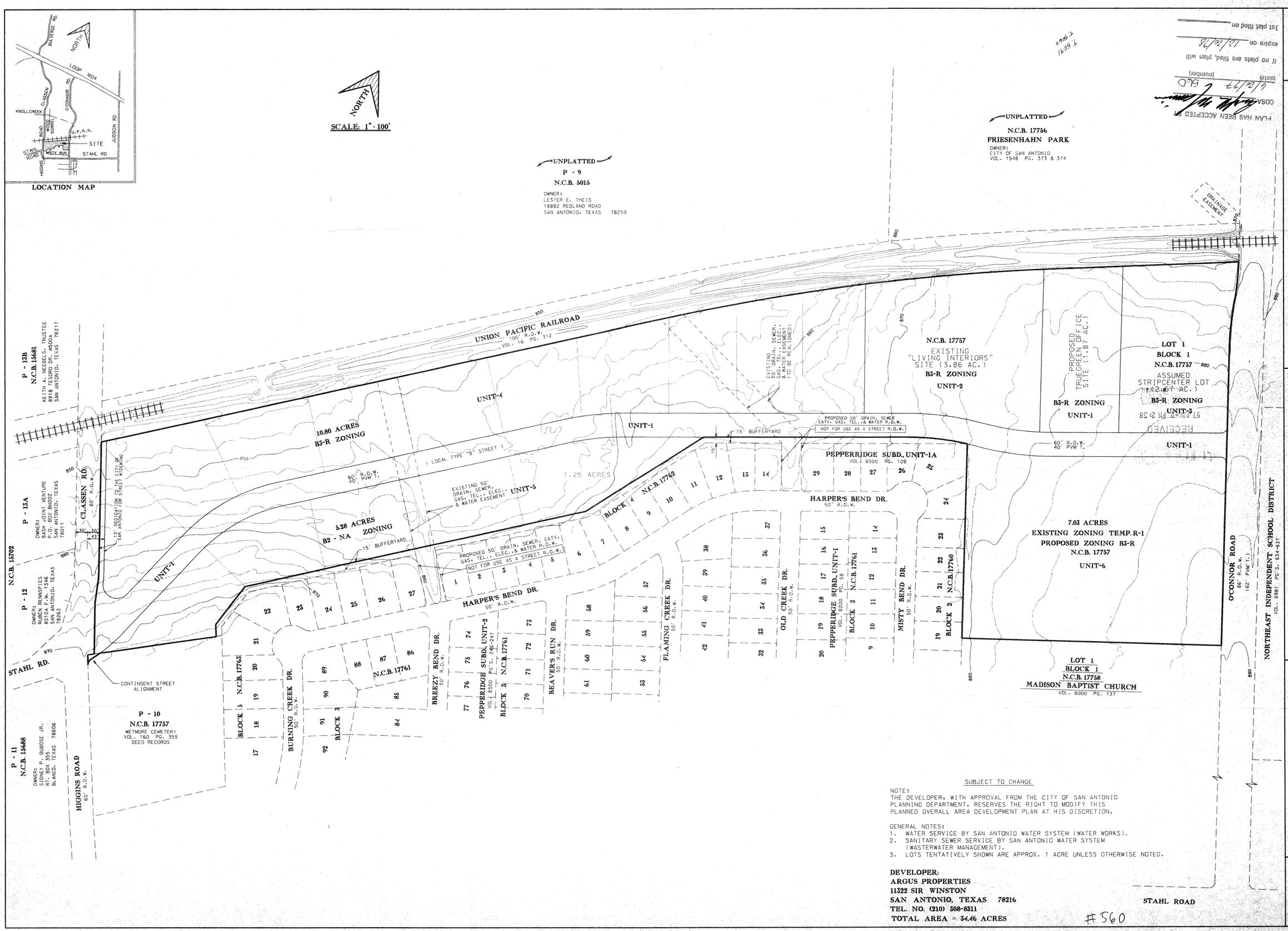

SUBJECT TO CHANGE

NOTE:
THE DEVELOPER, WITH APPROVAL FROM THE CITY OF SAN ANTONIO PLANNING DEPARTMENT, RESERVES THE RIGHT TO MODIFY THIS PLANNED OVERALL AREA DEVELOPMENT PLAN AT HIS DISCRETION.

GENERAL NOTES:
1. WATER SERVICE BY SAN ANTONIO WATER SYSTEM (WATER WORKS).
2. SANITARY SEWER SERVICE BY SAN ANTONIO WATER SYSTEM (WASTERWATER MANAGEMENT).
3. LOTS TENTATIVELY SHOWN ARE APPROX. 1 ACRE UNLESS OTHERWISE NOTED.

DEVELOPER:
ARGUS PROPERTIES
11322 SIR WINSTON
SAN ANTONIO, TEXAS 78216
TEL. NO. (210) 308-8311
TOTAL AREA = 34.46 ACRES

#560

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151

mbc ENGINEERS

CLASSEN - O'CONNOR ROAD BUSINESS PARK

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

NO.

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN RAL
DRAWN JJR
CHECKED
DATE APRIL 11, 1997
JOB NO. 1-6899
SHT. 1 of 1

City of San Antonio
Planning Department
Subdivision Section

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: May 27, 1997

Name of POADP: CLASSEN-O'CONNOR RD. BUSINESS PARK

Owners: Argus Properties

Consulting Firm: MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

Address: 11322 Sir Winston
San Antonio, Texas 78216

Address: 415 Breesport Drive
San Antonio, Texas 78216

Phone: (210) 308-8311

Phone: (210) 349-0151

Existing zoning: B3-R & Temp R-1

Proposed zoning: B3-R & B2-NA

Texas State Plane Coordinates: X: 2,160,696.2 Y: 13,760,587.3

Site is over/within/includes:

San Antonio City Limits?	☒ Yes	☐ No
Edwards Aquifer Recharge Zone:	☐ Yes	☒ No
Projected # of Phases:	☒ Yes	☐ No

Land area being platted:

	Lots	Acres
Single Family (SF)	N/A	0
Multi-family (MF)	N/A	0
Commercial and non-residential	19	34.46

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97 JUN -9 PM 2:37
CITY OF SA PLANNING DEPARTMENT SERVICES DIVISION

Is there a previous POADP for this Site? Name N/A No. _____

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

Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Paul De Leon Signature: Paul DeLeon

Date: May 27, 1997 Phone: (210) 349-0151 Fax: (210) 349-9302

O.K.

☒ name of the POADP and the subdivision;

☒ indication of development phases on the POADP;

☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

☒ north arrow and scale of the map;

☒ proposed land use by location, type and acreage;

☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

☒ contour lines at intervals no greater than ten (10) feet;

☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;

☒ existing adjacent or perimeter streets;

☒ one hundred year flood plain limits; N/A

☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);

N/A POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076; Submitted with Zoning Application – Classen – O'Connor Road Business Park O.K.

☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: PAUL DE LEON Signature: Paul De Leon

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97 JUN -9 PM 2:38
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED MARCH 17, 1997

CITY OF SAN ANTONIO

June 20, 1997

Mr. Paul De Leon
Macina Bose Copeland & Assoc., Inc.
415 Breesport Drive
San Antonio, TX 78216

Re: Classen-O'Connor Rd. Business Park POADP # 560

Dear Mr. De Leon:

The City Staff Development Review Committee has reviewed Classen-O'Connor Rd. Business Park Subdivision Preliminary Overall Area Development Plan # 560. 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.

- If the proposed development is not platted in phases or units this POADP will not be valid.

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,

Emil Moncivais
Director of Planning

EM/EAC

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

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

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Amer Date 6.19.97

FROM: Elizabeth

ITEM NAME: Classen O'Connor FILE #

RE: P.O.A.D.P.

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:

Signature	Title	Date
AG	Eng. Associ	6/19/97

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt R Date 6·19·97

FROM: Elizabeth

ITEM NAME: Classen O'Connor FILE #

RE: POADP.

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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: Drainage Easements ~~and~~ will be require and address during the plating process.

Signature	Title	Date
Burt Muller [signature]	Sre Eng. Tech	6-19-97

City Public Service
P.O. Box 1771
San Antonio, TX 78296-1771
(210) 978-2302

Classen-O'Connor

b/t Classen + O'Connor
@ Stahl

19 lots on 34
commercial acres

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ready for approval