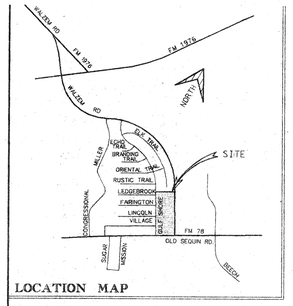
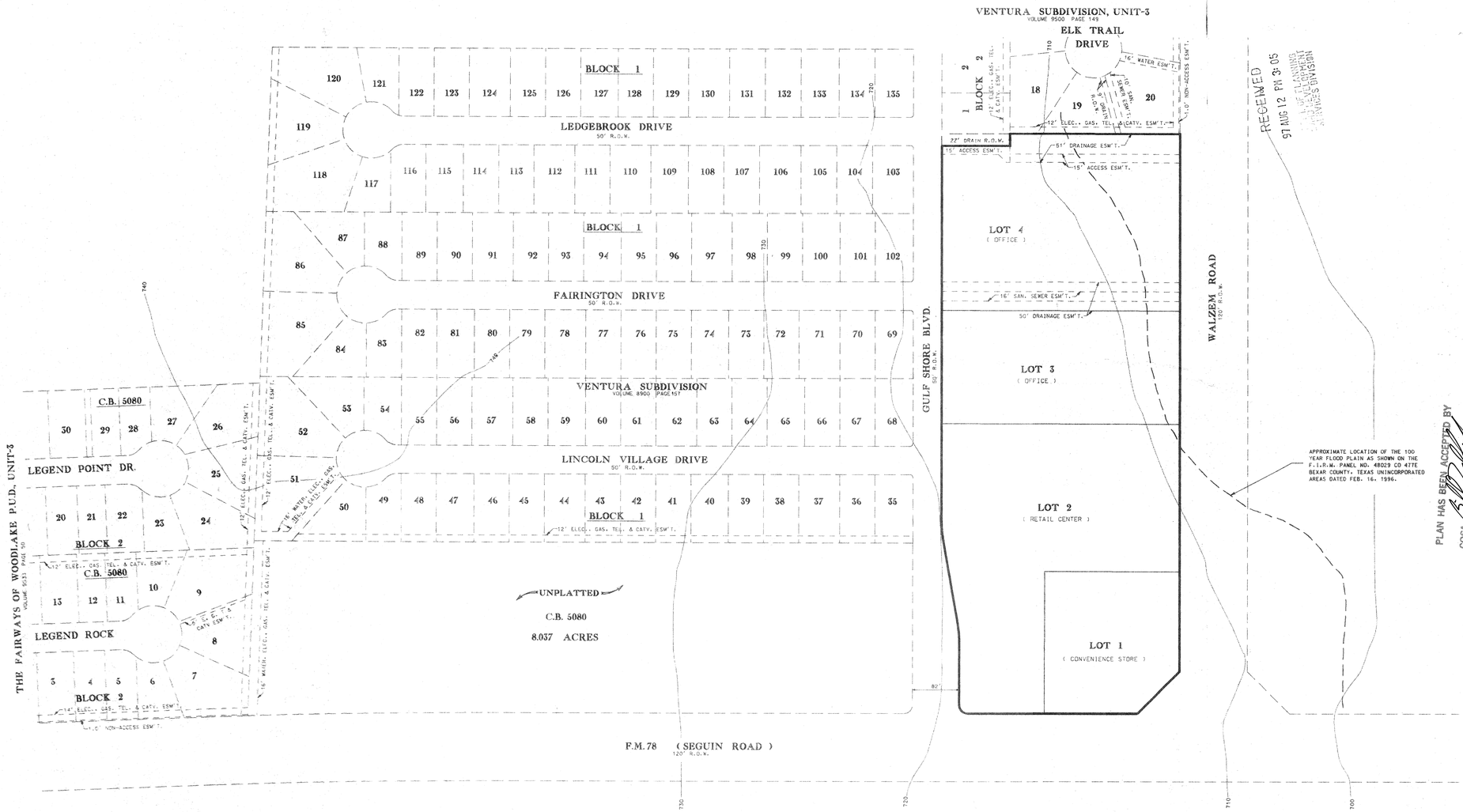


LOCATION MAP

NORTH

SCALE: 1" = 100'



PLAN HAS BEEN ACCEPTED BY COSA Aug 22, 1997 569 (date) (number)

If no plats are filed, plan will expire on Feb 22, 1999

1st plat filed on _____

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SUBDIVISION DIVISION

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 RIVER AUTHORITY.

DEVELOPER:
WALZEM PARTNERS, LTD.
216 WINDING WAY
SAN ANTONIO, TEXAS 78232
TEL. NO. (210) 496-1499
TOTAL AREA = 9.549 ACRES

569

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

WALZEM PARTNERS BUSINESS PARK
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R.A.L.
DRAWN J.J.R.
CHECKED
DATE
JOB NO. 1-6932
SHT.

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: August 12, 1997

Name of POADP: WALZEM PARTNERS BUSINESS PARK

Owners: Walzem Partners, Ltd.

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

Address: 216 Winding Way
San Antonio, Texas 78232

Address: 415 Breesport Drive
San Antonio, Texas 78216

Phone: (210) 496-1499

Phone: (210) 349-0151

Existing zoning: N/A

Proposed zoning: N/A

Texas State Plane Coordinates: X: 211,430 Y: 603,200

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AND DEVELOPMENT
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Site is over/within/includes:

San Antonio City Limits?	☐ Yes	☒ No
Edwards Aquifer Recharge Zone:	☐ Yes	☒ No
Projected # of Phases: 4	☒ Yes	☐ No

Land area being platted:

	Lots	Acres
Single Family (SF)	N/A	N/A
Multi-family (MF)	N/A	N/A
Commercial and non-residential	4	9.549

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: August 11, 1997 Phone: (210) 349-0151 Fax: (210) 349-9302

☒ 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;

☒ 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);

☒ 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

☒ 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: _____

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

APPLICATION REVISED MARCH 17, 1997

CITY OF SAN ANTONIO

August 22, 1997

Paul De Leon
MBC & Assoc., Inc.
415 Breesport Drive
San Antonio, TX 78216

Re: Walzem Partners Business Park POADP # 569

Dear Mr. De Leon:

The City Staff Development Review Committee has reviewed Walzem Partners Business Park Subdivision Preliminary Overall Area Development Plan # 569. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- If the proposed development is not platted in phases or units this POADP will not be valid.
- Access and R.O.W. 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.
- This development may need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.
- A 1" non vehicle access easement will need to be provided along Golf Shore Boulevard.

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 Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Monolvais AIA, AICP
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: Burt Rubio **Date** 8-12-97

FROM: Elizabeth

ITEM NAME: Walzem Partners **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.

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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 will be required and address during the platting process.
Will require Flood Study

Burt Rubio RA — Sr. Eng. Tech. — 8-14-97

Signature **Title** **Date**

Post-it® Fax Note 7671	Date 8/14/97 # of pages ▶ 1
To Elizabeth Carol	From Jesse Hayes
Co./Dept. CSA Planning	Co. TX DOT
Phone # 207 7893	Phone # 615 5860
Fax # 207 4441	Fax #

Texas Department

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

August 14, 1997

P.O.A.D.P REVIEW

Walzem Partners Business Park
Located on FM 78 at Walzem Road

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	A 50' R.O.W. flare is required at the intersection of Gulf Shore Boulevard and FM 78.
Access Limits/Restrictions	This development is eligible for a maximum combined total of two(2) access points along the overall FM 78 frontage. Locations will be as directed by "Regulations For Access Driveways to State Highways".
WPAP Requirements	None

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.
Advance Project
Development Engineer

Walzem Partners Business Park

@ Seguin + Walzem

4 comm lots on 9.5 acres w/4 phases

OS CL

- phasing
- curb cuts
- tree notes
- non access on Golf Shore