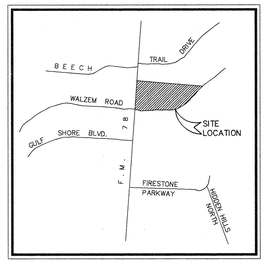
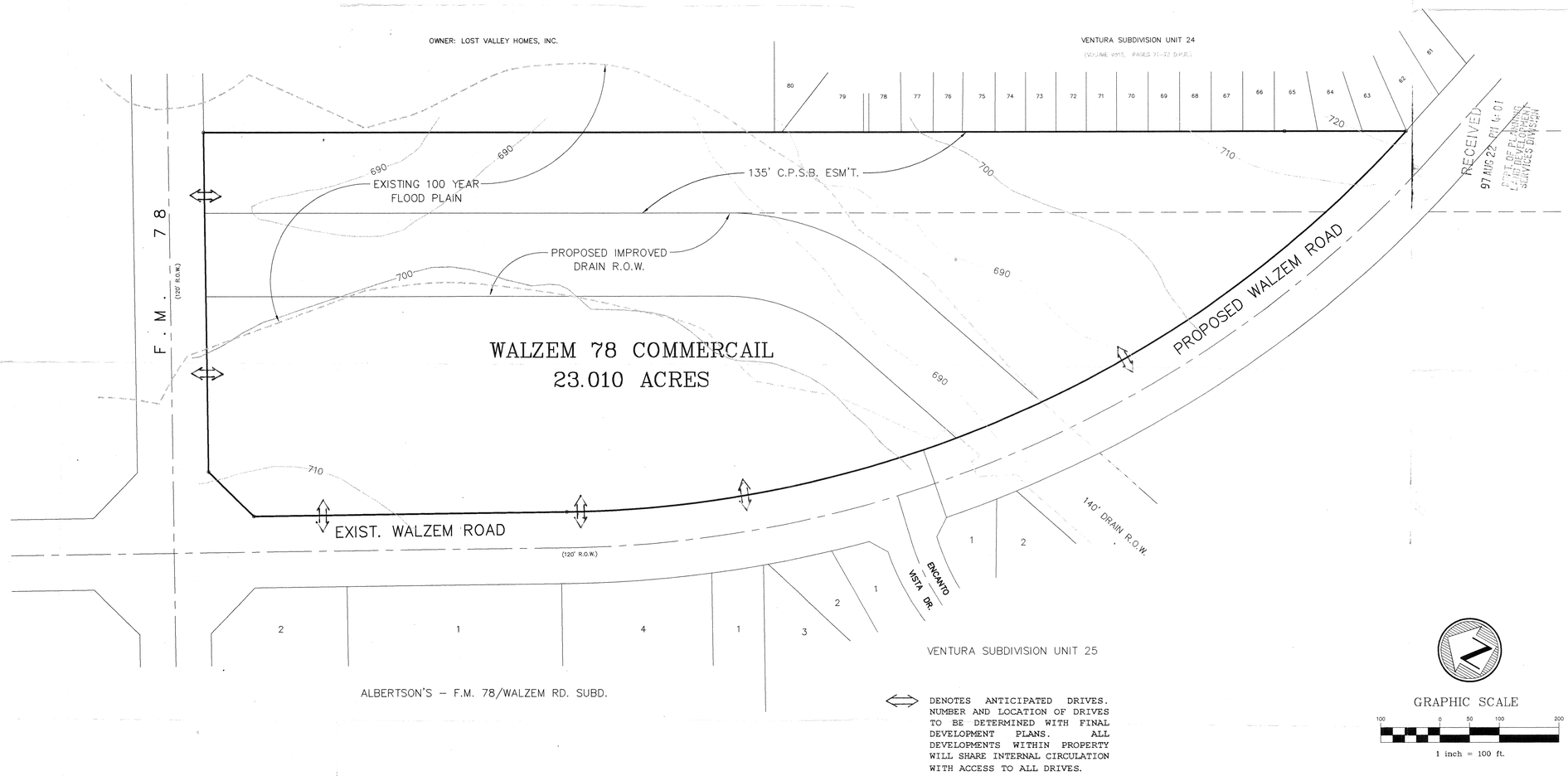
PLAN HAS BEEN ACCEPTED BY
COSA [signature]
Oct 10, 1997 (date) 586 (number)
If no plats are filed, plan will expire on April 18, 1999
1st plat filed on _____

P.O.A.D.P. PLAN for WALZEM 78 COMMERCIAL



LOCATION MAP



DENOTES ANTICIPATED DRIVES. NUMBER AND LOCATION OF DRIVES TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS. ALL DEVELOPMENTS WITHIN PROPERTY WILL SHARE INTERNAL CIRCULATION WITH ACCESS TO ALL DRIVES.

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE; S.W. BELL TELEPHONE CO.

DEVELOPER:
LOST VALLEY HOMES
14502 THOUSAND OAKS
SAN ANTONIO, TEXAS 78232
PHONE: (210) 402–0866

#586

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS: 8/8/97

JOB NO. 44551.04
FILE: ~
DATE: 07/15/97
DESIGN:
DRAWN:
CHECKED:
SHEET 1 OF 1

t:\DRAW\POADP\44551-04 Tue Aug 12 11:03:44 1997 BERT CANTU

CITY OF SAN ANTONIO

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: 8/13/97

Name of POADP: WALZEM 78 Commercial

Owners: Lost Valley Homes

Consulting Firm: W.F. Castella and Associates, Inc.

Address: 14502 Thousand Oaks
S.A, Tx. 78232

Address: 1039 W. Hildebrand
San Antonio, Texas 78201

Phone: (210) 402-0866

Phone: (210) 734-5351

RECEIVED
97 AUG 22 PM 4:01
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Existing zoning: ——

Proposed zoning: _____

Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes:

San Antonio City Limits?	☐ Yes	☑ No
Edwards Aquifer Recharge Zone:	☐ Yes	☑ No
Projected # of Phases: ±3	☑ Yes	☐ No

Land area being platted:

	Lots	Acres
Single Family (SF)		
Multi-family (MF)		
Commercial and non-residential	±5	23.010

Is there a previous POADP for this Site? Name NO No. _____

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

Plats associated with this POADP or site? Name NO No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Steven E. Hanan

Signature: Steven E. Hanan

Date: 8/13/97

Phone: (210) 734-5351

Fax: (210-734-5363

✓ 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;

✓ 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;

RECEIVED
97 AUG 22 PM 4:01
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

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: Steven E. Hanan Signature: Steven E. Hanan

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

CITY OF SAN ANTONIO

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: 7-16-97 Name of POADP: Walzem 78 Commercial

Owners: Lost Valley Homes Inc Consulting Firm: W.F. Castella and Associates, Inc.

Address: 14502 Thousand Oaks Address: 1039 W. Hildebrand

San Antonio, Tx 78232 San Antonio, Texas 78201

Phone: 402-0866 Phone: (210) 734-5351

Existing zoning: — Proposed zoning: —

Texas State Plane Coordinates: X: — Y: —

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

Projected # of Phases: ? ☐ Yes ☐ No

RECEIVED 97 JUL 16 PM 3:47 DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)		
Multi-family (MF)		
Commercial and non-residential	1	23.010

Is there a previous POADP for this Site? Name — No. —

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

Plats associated with this POADP or site? Name undeveloped No. —

Name — No. —

Name — No. —

Contact Person and authorized representative:

Print Name: Steven E. Hanan Signature: Steven E. Hanan

Date: 7-16-97 Phone: (210) 734-5351 Fax: (210-734-5363

✓ name of the POADP and the subdivision;

✓ indication of development phases on the POADP; Unknown at this time

✓ 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;

✓ 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: Steven E. Hanan Signature: Steven E. Hanan

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

CITY OF SAN ANTONIO

October 17, 1997

Steven E. Hanan
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Walzem 78 Commerical POADP # 586

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Walzem 78 Commerical Subdivision Preliminary Overall Area Development Plan # 586. 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.
- 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.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

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. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais 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 Date 8.28

FROM: Elizabeth A. Carol; Planner II

ITEM NAME: Welzem 78 Comm FILE # NONE

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____

RECEIVED
97 SEP -4 AM 8:19
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- ☐ 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: Flood plain requirements and drainage easements will be required and will be address during the platting process.

Burt Weber [signature] Sr. En. Tech 9-1-97

Signature Title Date

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio **Date** 7/21/97

FROM: Cate

ITEM NAME: Walzem 78 Commercial **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
97 JUL 24 AM 9:18
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Please Return By: _____, 19____

- [x] Proposed plat-30 days
- [ ] Variance-15 days
- [x] POADP's-10 days
- [ ] Plat deferral-30 days
- [ ] Plan / legal doc-15 days
- [ ] Other-15 days

- [x] **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: Flood plain requirements and drainage easements will be required and ~~at~~ will be address during the platting process.

Burt Rubio NR — Sr. Eng. Tech. — July 21, 1997

Signature **Title** **Date**

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Amer **Date** 7/21/97

FROM: Cate

ITEM NAME: Walzem 78 Commercial **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.

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: TIA Report

Signature	Title	Date
	Eng. Tec.	7/21/97

Post-it® Fax Note 7671 Date 7/23/97 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

July 23, 1997

P.O.A.D.P REVIEW
Walzem 78 Commercial
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	None.
Access Limits/Restrictions	This development is eligible for a maximum combined total of two(3) 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

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer