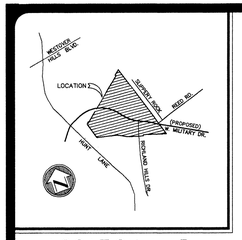
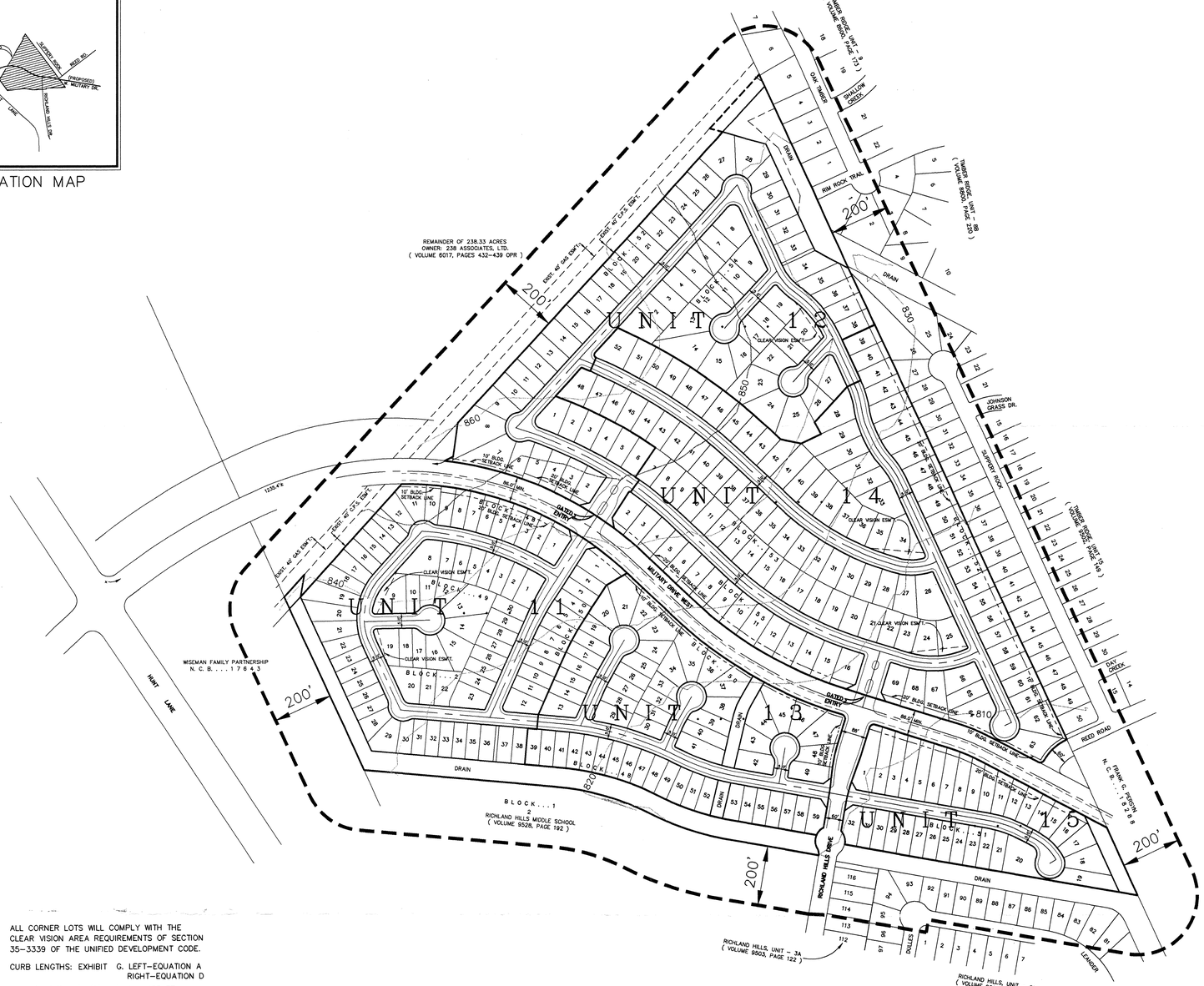
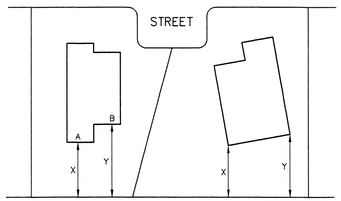


LOCATION MAP



REAR YARD SETBACK ON CUL-DE-SAC
OR OTHER UNUSUALLY SHAPED LOTS



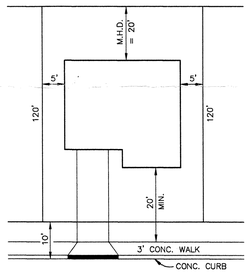
M.H.D. $\frac{(A)(X) + (B)(Y)}{A + B} = 15'$ M.H.D. $\frac{X + Y}{2} = 15'$

X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE

NOT TO SCALE

45' UNITS SOUTH OF MILITARY DRIVE WEST
60' UNITS NORTH OF MILITARY DRIVE WEST



TYPICAL LOT

NOT TO SCALE

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L=13\ (ISD)/(13+[W/2]+K_A)-4 = 108$ FT.

$R=0.65\ (ISD) - (W/2+K_D) = 178$ FT.

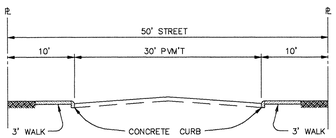
ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - I) R - I	
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE	
PROPOSED DENSITY	= 4.24 UNITS PER ACRE	
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%	
PROPOSED PERCENTAGE OF OPEN SPACE	= 69%	
TOTAL SPACE	= 83.240 ACRES	
OCCUPIED SPACE		
	9.93 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
	4.13 ACRES	DRIVEWAYS (17' X 30')
	11.99 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 1480 SF)
	26.05 ACRES	TOTAL

NET OPEN SPACE = 57.19 ACRES
+ 83.240 ACRES

OPEN SPACE RATIO = 0.69



TYPICAL STREET SECTION

NOT TO SCALE

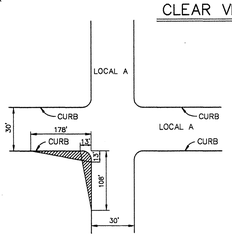
NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN UNITS 12 & 14 ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.
4. RESERVE AT WESTOVER HILLS UNITS 11, 13, & 15 WILL HAVE PUBLIC STREETS & HAVE NON-GATED ACCESS. RESERVE UNITS 12 & 14 WILL HAVE PRIVATE STREETS & GATED ACCESS.
5. MILITARY DRIVE WEST & REED ROAD ARE BEING CONSTRUCTED WITH APPROVED PLANS WITH THE RESERVE AT WESTOVER HILLS UNIT 6 SUBDIVISION PLAT, I.D. NUMBER 980152.

NOTE:

1. NO PORTION OF THE PROPERTY SHOWN IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS INDICATED ON FIRM PANEL NO. 48029C0408E, BEXAR COUNTY, TEXAS, DATED FEBRUARY 16, 1996.

CLEAR VISION AREA



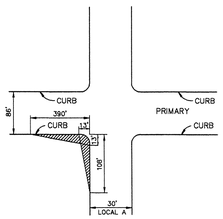
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L=13\ (ISD)/(13+[W/2]+K^A)-4 = 108$ FT.

$R=0.65\ (ISD) - (W/2+K^D) = 390$ FT.

ISD(1)=300 FT. W=30 FT. $K^A=7$ $K^D=2$
ISD(2)=625 FT.



- 353 RESIDENTIAL UNITS
- TOTAL ACREAGE 83.24 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

DEVELOPER:
CONTINENTAL HOMES OF TEXAS, INC.
14206 NORTHBROOK
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2660

RECEIVED
99 FEB 16 AM 9:11
CITY CLERK
SAN ANTONIO, TEXAS

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
Feb 18, 1999 / 622
(date) (number)
If no plats are filed, plan will
expire on Aug 18, 2000
1st plat filed on _____

"A PLANNED UNIT DEVELOPMENT"

P.O.A.D.P. & P.U.D. PLAN
for
THE RESERVE AT WESTOVER HILLS

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

REVISIONS:

JOB NO. 46625.00
FILE:
DATE: 11/18/98
DESIGN: G.W.P.
DRAWN: B.C./P.D.L.
CHECKED:
SHEET 1 OF 1

H:\DRAW\ASPEN\RESERVE\RES-PUD.dwg Fri Feb 05 14:20:19 1999 George Peck

622

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: 1/19/99 Name of POADP: RESERVE AT WESTOVER HILLS

Owners: CONTINENTAL HOMES OF TEXAS L.P. Consulting Firm: W.F. CASTELLA & ASSOC.

Address: 14206 NORTH BROOK Address: 1039 W. HILDEBRAND

SAN ANTONIO TX 78232 SAN ANTONIO TX 78201

Phone: 496 2668 Phone: 734 5351

Existing zoning: (PI) R1 Proposed zoning: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☑ No

Projected # of Phases: 5 ☑ Yes ☐ No

San Antonio City Limits? ☑ Yes ☐ No

Council District: 6

Ferguson map grid 579 A7

RECEIVED 99 JAN 20 PM 2:56 DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	± 354	83.24
Multi-family (MF)		
Commercial and non-residential		

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

Is there a corresponding PUD for this site? Name RESERVE AT WESTOVER HILLS No. _____

Plats associated with this POADP or site? Name RESERVE at Westover No. 980505

Name " " 11 12 No. 980564

Name " No. _____

Contact Person and authorized representative:

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

Date: 1/19/99 Phone: 734 5351 Fax: 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;

NA ☐ 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);

NA ☐ 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 W/ ZONING PACKAGE

☑ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☐ 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: TIMOTHY D. PRUSKI Signature: _____

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

CITY OF SAN ANTONIO

February 18, 1999

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

Re: Reserve at Westover Hills POADP # 622

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Reserve at Westover Hills Subdivision Preliminary Overall Area Development Plan # 622. Please find enclosed a signed copy for your files. Although the southern portion (area south of Military Drive West) of 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.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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., 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

January 29, 1999

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

Dear Mr. Hanan:

The documents submitted to the Planning Department for the Reserve of Westover Hills # 622 does not meet the requirements for acceptance for consideration of giving Preliminary Overall Area Development Plan (POADP) status.

- Section 35-4102 of the Unified Development Code (UDC) states that "Where necessary to the neighborhood pattern existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment therewith." By interpretation you will need to connect the sub-street that are located at Rim Rock Trail and Reed Road.

If you have any additional questions, comments or would like to meet with staff regarding this matter, please contact Ms. Elizabeth Carol. She may be reached at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., 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
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

COPIES TO: File

SUBJECT: The Reserve at Westover Hills, 84 Acres, N.C.B. 18820 Level I T.I.A.

Date: August 24, 1998

The Streets and Traffic Engineering Division has reviewed the Level-1 Traffic Impact Analysis for the Reserve at Westover Hills. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of residential P.U.D. lots. It is estimated to generate 281 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed equally through two access points, one on Richland Hills and one on Reed Rd.

Robert W. Opitz, P.E.
Plan Development Review Engineer

Approved by:

Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 980617

POADP to be submitted
(ID 980565)
~~PLAT ID~~

W.F. CASTELLA&ASSOCIATES, INC.
Engineers • Surveyors • Planners

February 10, 1999
Job No. 46537.00

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
99 FEB 11 PM 2:41

Mr. Emil Moncivais AIA, AICP
Director of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: The Reserve at Westover Hills
P.O.A.D.P. and P.U.D.

Dear Mr. Moncivais,

Continental Homes, purchased an 83 acre tract of land, that is a portion of the approved P.O.A.D.P. #418 "The Reserve at Westover Hills Planned Unit Development". This P.O.A.D.P. was approved on 8/26/94 and the Planned Unit Development Plan subsequently followed. Please find attached copies of the appropriate areas of concern on P.O.A.D.P. #418.

Continental submitted nonsubstantial amendments to the 83 acre portion of the P.U.D. plan to Planning on November 25, 1998. The primary amendment was to add a second ingress/egress to Military Drive West for the northern Unit 12 and Unit 14, which required internal street circulation changes.

On January 13, 1999, city staff required the owner to submit a P.O.A.D.P. of the property and the owner complied even though we were unclear that this was required by Code.

We were told verbally that the submitted P.O.A.D.P was denied due to not extending Rim Rock Trail into the proposed Unit 12. The owner is confused as Rim Rock Trail was not extended on the approved P.O.A.D.P. #418 and associated P.U.D. Plan. Extending Rim Rock through a gated community would not be conducive with the private streets. Reed Road appears to be the planned collector that ties Culebra Road and the soon to be completed Military Drive West.

The owner would like to meet with you immediately to discuss your review of the non-substantial modification so we can move forward on the approval of the P.U.D. Plan and the pending Unit 11

1039 W. Hildebrand • San Antonio, Texas 78201 • (210) 734-5351 • Fax (210) 462-4080

and Unit 12 plats. Please call me to schedule this meeting at the earliest possible date.

We appreciate your time in reviewing this matter.

Sincerely,

Paul W. Denham, P.E.
Project Manager

G:\WPWIN\DOC\46537PUD.LTR

St.PJ's
CHILDREN'S
HOME

Emil, you asked me to provide you with information about "Staff's" knowledge of the Westover Hills area. Based on the attatched application, Staff assumed that there were no references made to previous POADP's and PUD's. This POADP was submitted after our review of a currenlty working PUD plan showed phased development. (#99-006). A Computer-mapping database would prevent these types of issues.

Elizabeth

nission of a Preliminary Overall
ıply with the provisions of
ı Antonio Unified Development Code

RESERVE AT WESTOVER HIL
W.F. CASTELLA & ASSOC.
039 W. HILDEBRAND
AN ANTONIO TX 78201
734 5351

es ☑ No
es ☐ No
es ☐ No

RECEIVED
99 JAN 20 PM 2:56
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

,24

No. _____

No. _____

No. 980565

No. 980564

No. _____

"Helping Kids For More Than 100 Years"
St. Peter - St. Joseph Children's Home
919 Mission Road • San Antonio, Texas 78210
(210) 533-1203 FAX (210) 533-6177

Name _____

Contact Person and authorized representative:

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

Date: 1/19/99 Phone: 734 5351 Fax: 734 5363

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
1394021

AMT ENCLOSED _____

AMOUNT DUE	370.00
INVOICE DATE	2/02/1999
DUE DATE	2/02/1999

50-04-5573
CONTINENTAL HOMES INC.
14206 NORTH BROOK
S.A. TX. 78232

PHONE: 000 - 0000

POADP
RESERVE AT WESTOVER HILLS
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
2/02/1999	1394021	50-04-5573	2/02/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	02/01/1999		CK# 025277	RESERVE@WESTOVE
END	02/01/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

↓

2

TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
1039 W. Hildebrand • San Antonio, Texas 78201-4609
(210) 734-5351

RECEIVED
99 FEB 18 PM 3:10
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Date: 2/18/99

Project No. 46625.00 LC: 30 Z

TO: Planning

Re: RESERVE AT WESTOVER HILLS

Attn: Elizabeth

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items.

☑ Prints ☐ Sepias ☐ Films ☐ Plans ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

SETS	COPIES PER SET	DESCRIPTION
6	1	24x36 PRINTS

THESE ARE TRANSMITTED as checked below:

☑ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO: _____

REC. BY: _____

DATE: _____

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

SIGNED: Steve Wright

TRANSMITTAL LETTER

RECEIVED
99 JAN 20 PM 2:56

W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351 * FAX 734-5363

CITY OF SA PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Date: 1/20/99

To: PLANNING

ELIZABETH

Project No.: 46537.00 T/LC: 30

Re: RESERVE AT WESTOVER HILLS P.O.A.D.P.

WE ARE SENDING YOU ✔ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

☐ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications

☑ Copy of Letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
1	1 8½x11	COPY P.O.A.D.P. APP
8	1 24x36	PRINT
1	1	CHECK $ 370.00

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☑ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ For payment ☐ _____

☐ FOR BID DUE _____ 19 ___ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO: _____

REC. BY: _____

DATE: _____

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

SIGNED: _____

LOCATION MAP

THE RESERVE
AT
WESTOVER HILLS

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FOR
238.3 ACRES AT WESTOVER HILLS

IS
LAIN
CY
E RATE
UNITY

DEVELOPER: GREAT AMERICA COMPANIES
ONE FORUM,SUITE 700
8000 I.H.-10 WEST
SAN ANTONIO,TEXAS 78230-3898

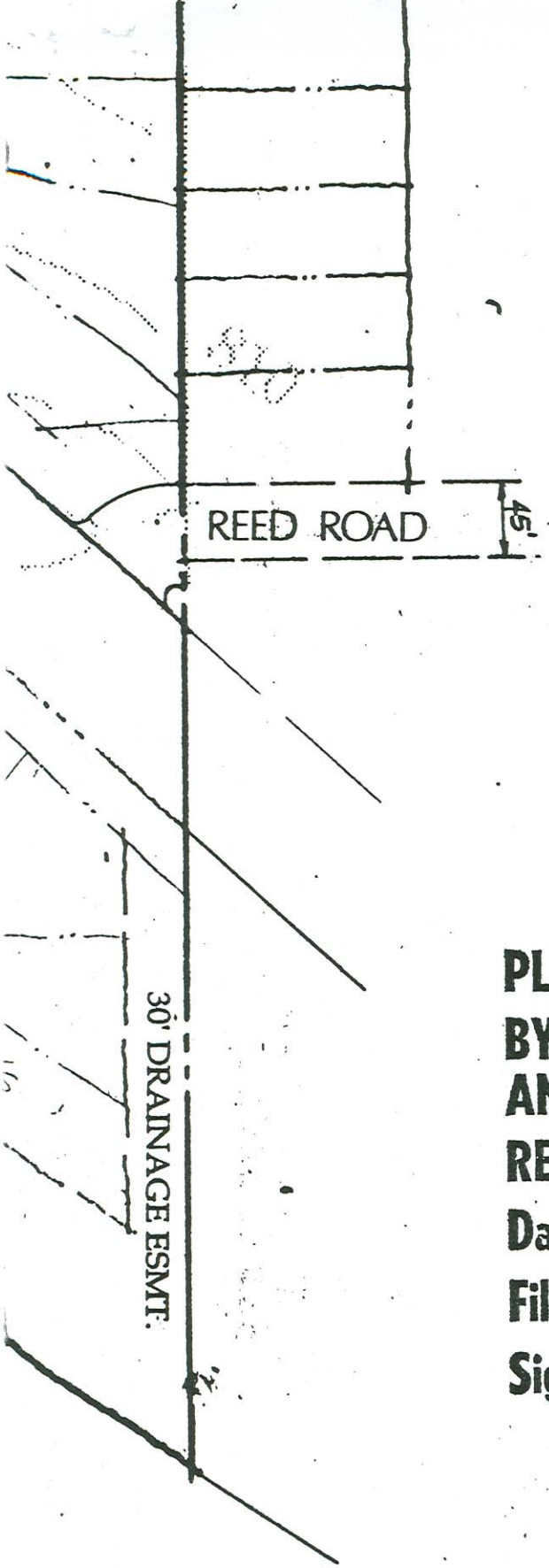
Prepared for:

Great America Companies

Prepared by:

SLA Studio Land Inc.

Planners/Landscape Architects



PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE

Date: August 26, 1994

File # 418

Signed: D. Poole

LOCATION MAP

THE RESERVE

AT
WESTOVER HILLS

PLANNED UNIT DEVELOPMENT

191.3 ACRES AT WESTOVER HILLS

ELOPER: GREAT AMERICA COMPANIES
ONE FORUM, SUITE 700
8000 I.H.-10 WEST
SAN ANTONIO, TEXAS 78230-3898

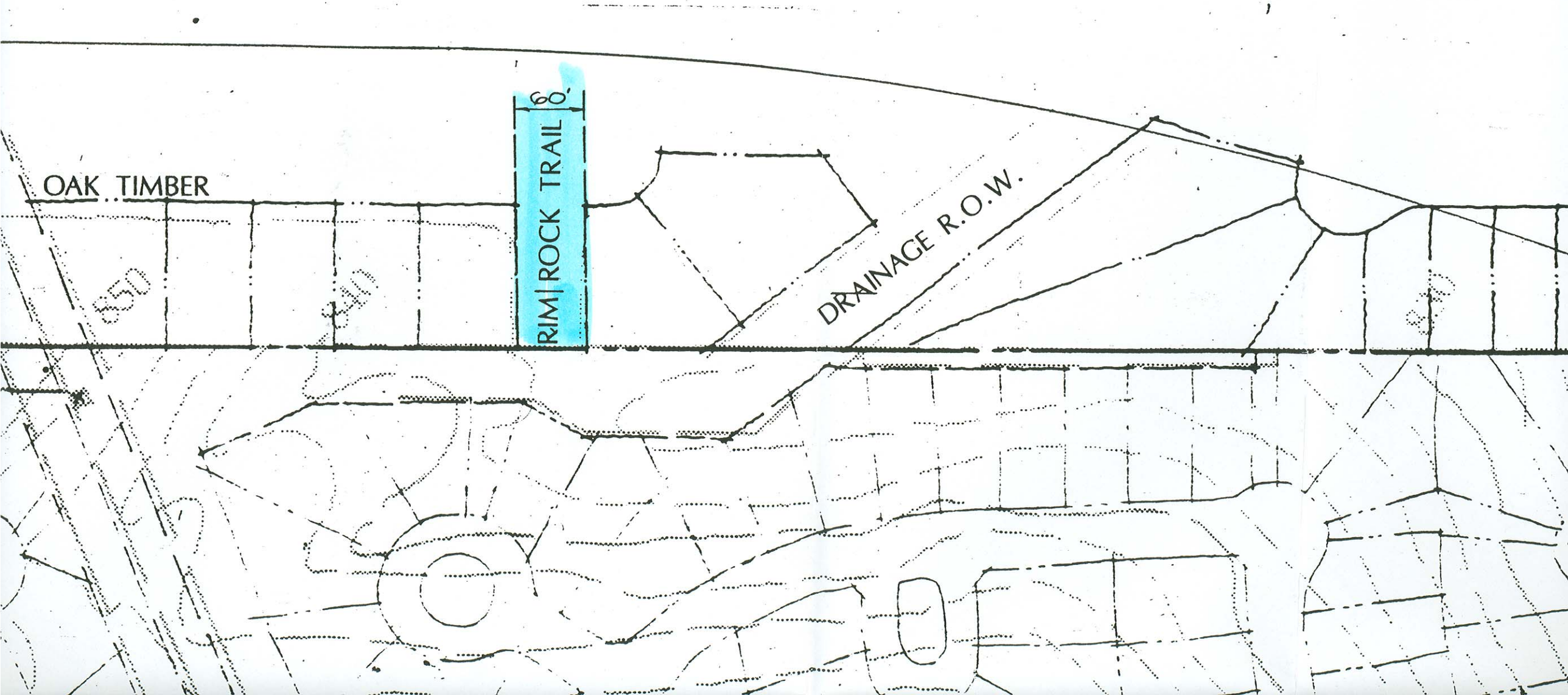
PUD PLAN

REVISED NOV. 1997 TO ADD TURNAROUND IN FRONT OF GATE OFF OF MILITARY DR.

REVISED JAN. 1998 TO CLARIFY LIMITS OF PUD, ADDED BLDG. SETBACK LINES, AROUND LIMITS OF PUD, ADDED LANE DESIGNATION ARROWS AT GATES.

RECEIVED
97 JUL -3 PM 3:30

JOB NO. 3408.00


OAK TIMBER
RIM ROCK TRAIL
60'
DRAINAGE R.O.W.
850
840
830

Reserve @ Westover Hills
@ Military and Richland Hills
Inside City w/ 5 phases
354 SF Lots on 83 acres

- areal photo
- connectivity

- call School district to confirm School location.

- deny based on connectivity to adjacent to sub community