EL SENDERO AT WESTLAKES

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

CITY OF SAN ANTONIO BEXAR COUNTY TEXAS

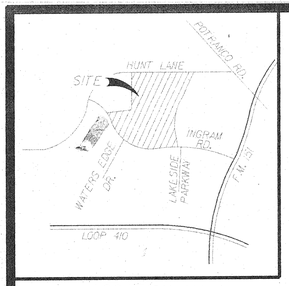
PROJECT SUMMARY

Total Acres: 84.74
Total Lots: 395 Lots At 50'x110'
Density: 4.66

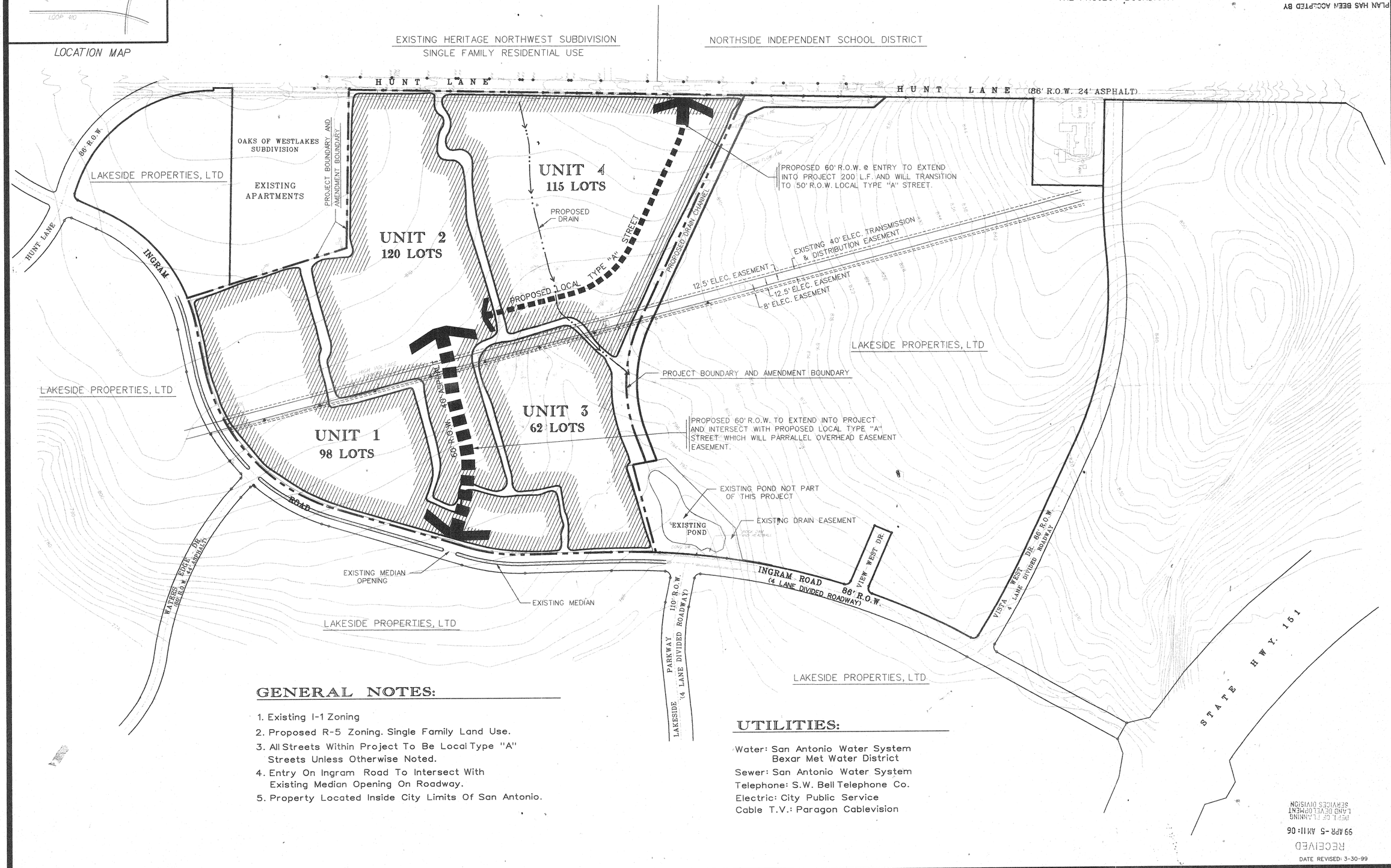
NOTE: THIS P.O.A.D.P. AMENDS A PORTION OF THE EXISTING WESTLAKES P.O.A.D.P. NO. 60.
A DEVELOPMENT RIGHTS PERMIT NO. 316 HAS BEEN ISSUED AND WILL EXPIRE SEPT. 1, 2007.

THIS AMENDMENT WILL EFFECT ONLY THAT PORTION OF THE EXISTING P.O.A.D.P. WHICH IS DELINEATED AS THE PROJECT BOUNDARY.

PLAN HAS BEEN ACCEPTED BY COSA June 4, 1999 (date) (number)
If no plats are filed, plan will expire on Dec 3, 2000
1st plat filed on _____



LOCATION MAP



GENERAL NOTES:

1. Existing I-1 Zoning
2. Proposed R-5 Zoning. Single Family Land Use.
3. All Streets Within Project To Be Local Type "A" Streets Unless Otherwise Noted.
4. Entry On Ingram Road To Intersect With Existing Median Opening On Roadway.
5. Property Located Inside City Limits Of San Antonio.

UTILITIES:

Water: San Antonio Water System
Bexar Met Water District
Sewer: San Antonio Water System
Telephone: S.W. Bell Telephone Co.
Electric: City Public Service
Cable T.V.: Paragon Cablevision

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LAND DEVELOPMENT
SERVICES DIVISION

DATE REVISED: 3-30-99

SCALE: 1"=200'
DATE: 2-26-99

KAUFMAN & BROAD
LAND PLANNING TEAM
HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 5280 (78201-0280)
San Antonio, TX 78201 (210) 349-111 FAX (210) 979-0072

#632

FILE: /rick/westlake/wlmstr.dgn

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: _____ Name of POADP: EL SENDERO AT WESTLAKES

Owners: KAUFMAN AND BROAD Consulting Firm: VICKERY AND ASSOC., INC.

Address: 4800 FREDRICKSBURG RD. SAN ANTONIO, TEXAS Address: 7334 BLANCO ROAD SUITE 109 SAN ANTONIO, TEXAS

Phone: 349-1111 Phone: 349-3271

Existing zoning: I-1 Proposed zoning: R-5

Site is over/within/includes:
- Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
- Projected # of Phases: 4 ☒ Yes ☐ No
- San Antonio City Limits? ☒ Yes ☐ No
- Council District: 6
- Ferguson map grid 613A4

Land area being platted:

	Lots	Acres
Single Family (SF)	395±	84.74
Multi-family (MF)		
Commercial and non-residential		

Is there a previous POADP for this Site? Name WESTLAKES No. 60

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

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

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: OSCAR DOMINGUEZ Signature: [signature]

Date: 3/10/99 Phone: 308-1321 Fax: 979-0072

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☒ 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;

☑ 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: _____ Signature: _____

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

June 4, 1999

Oscar Dominguez
Kaufman and Broad
4800 Fredricksburg Road
San Antonio, TX 78201

Re: El Sendero at Westlakes POADP # 632

Dear Mr. Dominguez:

The City Staff Development Review Committee has reviewed El Sendero at Westlakes Subdivision Preliminary Overall Area Development Plan # 632. 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.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Provisions should be made for future inter-connectivity for development to the north of this development, south of Vista West Drive.
- 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.
- All of the neighborhoods need to be connected to encourage pedestrian mobility internal to the community, as required by the City of San Antonio's Master Plan.
- 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

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Zoning Commission

FROM: Streets and Traffic Engineering Division

COPIES TO: Elizabeth Carol, Planning Department; File

SUBJECT: El Sendero at Westlakes, 84.74 Acres, N.C.B. 15849 Level I T.I.A.

Date: March 26, 1999

The Streets and Traffic Engineering Division has reviewed the Level-1 Traffic Impact Analysis for the 84.74 Acre POADP named El Sendero at Westlakes (NCB 15849). By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 432 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through two main access points, one on Hunt across from the Pease Middle School exit and one on Ingram. **Note**: Provisions should be made for future inter-connectivity for development to the north of this development, south of Vista West Dr.

Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

Approved by:

Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 99TIA0321

KAUFMAN BROAD

March 18, 1999

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

Reference: EL SENDERO at WESTLAKES P.O.A.D.P.

Dear Mr. Moncivais,

Submitted herewith, for your review is the proposed El Sendero at Westlakes P. O. A. D. P., which will amend a portion of Westlakes P.O.A.D.P. No. 60. A Development Rights Permit No. 316, has been issued on the existing P.O.A.D.P. and will expire September 1, 2007. The area being amending will change the land use for a portion of the property from R & D to Single Family Residential Use. The existing zoning classification is I-1 zoning. We will be submitting an application to change the zoning classification to R-5 zoning as soon as possible. The zoning process will be conducted at the same time that the platting process is taking place.

A T.I.A. was submitted to the Traffic Department on March 17, 1999, along with the Zoning Application.

If you have any further concerns on the above please feel free to contact me, by phone at 308-1321 or by fax at 979-0072.

Respectfully,

Oscar V. Dominguez
Land Planning Director

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LAND DEVELOPMENT
SERVICES DIVISION

KAUFMAN AND BROAD OF SAN ANTONIO 4800 FREDERICKSBURG P.O. BOX 5250 SAN ANTONIO, TX 78201 TEL. 210.349.1111 FAX. 210.979.0072

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

INVOICE
1491491

AMT ENCLOSED _____

AMOUNT DUE	250.00
INVOICE DATE	5/18/1999
DUE DATE	5/18/1999

50-04-5573
KAUFMAN BROAD
4800 FREDERICKSBURG ROAD
S.A. TX. 78229

PHONE: 000 - 0000

POADP
EL SENDERO @ WEST LAKE
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
5/18/1999	1491491	50-04-5573	5/18/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	250.00

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	05/17/1999		CK# 00044036	EL SENDERO
END	05/17/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	250.00	250.00	250.00

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

↓

KAUFMAN△BROAD

LAND PLANNING TEAM

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
San Antonio, Tx. 78201 (210) 349-1111 FAX (210) 979-0072

TRANSMITTAL LETTER

DATE: 4/5/99

PROJECT: EL SENDERO P.O.A.D.P.

Co.: City of SAN ANTONIO

ATTN: ELIZABETH CAROL

FROM: OSCAR DOMINGUEZ

REMARKS: SUBMITTED HEREWITH IS A P.O.A.D.P. FOR EL SENDERO SUBDIVISION.

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SERVICES DIVISION

reconfigure so that M.T. does not go thru neighbood area

El Sendero @ Westlake

- drainage - offsite runoff

- provide master drainage plan into open space

- are the street improved

· M.T. divide neighhood

· Do

4 lane road drops to two lanes

How are we going to accomodate traffic

- encourage traffic to Ingram away from School.

- Hunt into Vista West

1022

145.00

145.00

~~All connection~~

All of the neighboor hood need to be connneted to encourage pedestrian mobility interal to the community as required by the Master plan

PAYMENT RECORD

5/14/99

Varience Unit #3

SE I, LTD.

Antonio