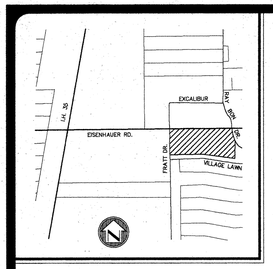


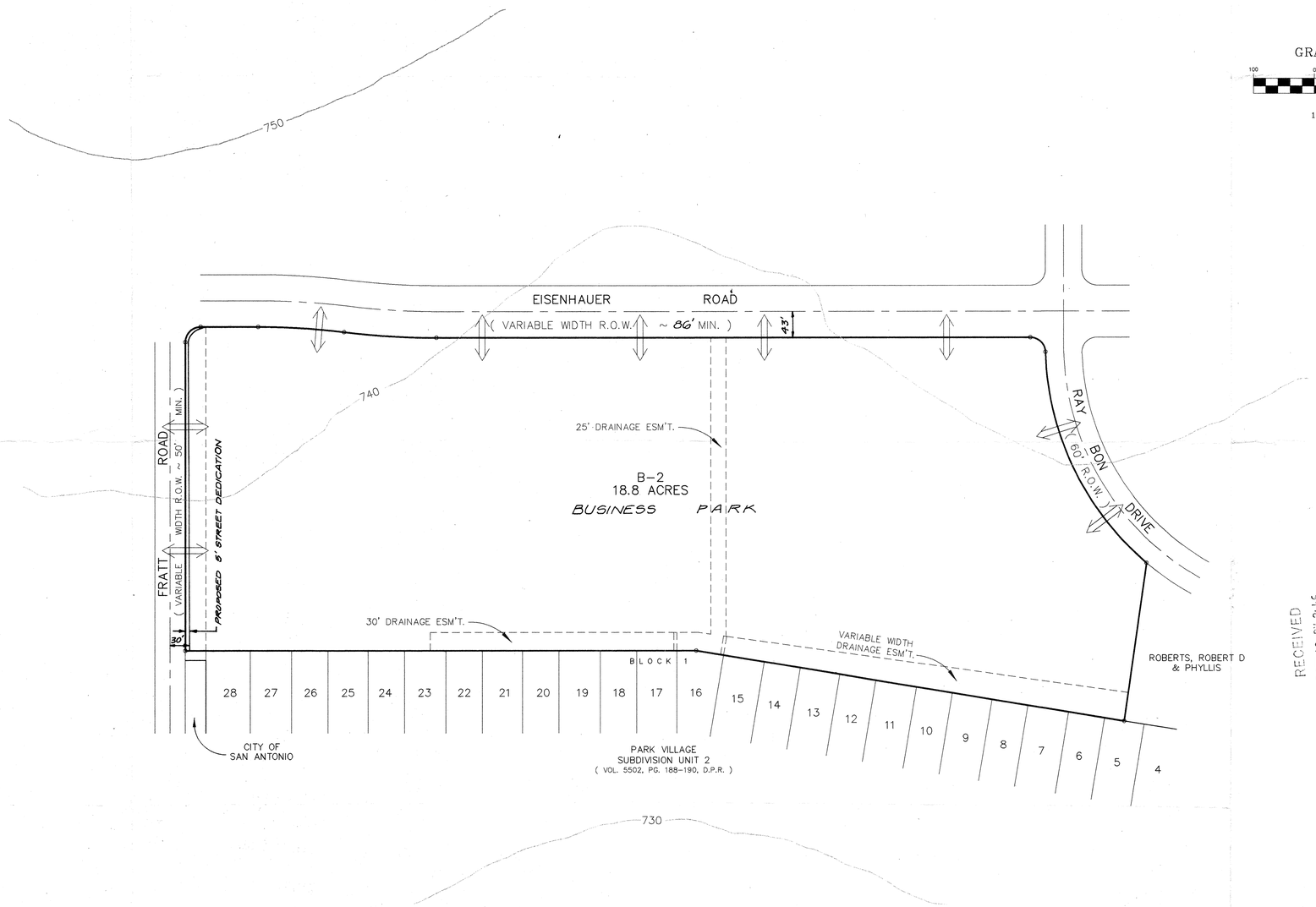
LOCATION MAP

PLAN HAS BEEN ACCEPTED BY COSA
July 9, 1999 640
(date) (number)
If no plats are filed, plan will expire on Jan 7, 2001
1st plat filed on _____

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



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97 SEP 10 PM 3:46
CITY PLANNING DEVELOPMENT SERVICES DIVISION

UTILITIES

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

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.

DEVELOPER:
STERLING PACIFIC MANAGEMENT SERVICES
6001 N. 24th STREET, SUITE A
PHOENIX, ARIZONA 85016
(602) 468-1090

P.O.A.D.P. PLAN for EISENHAUER / FRATT 19

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

REVISIONS:

JOB NO. 39307.03
FILE: ~
DATE: 08/27/97
DESIGN:
DRAWN: B.H.
CHECKED:
SHEET 1 OF 1

H:\DRAW\POADP\39307-03 Mon Sep 08 09:04:12 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: 8/27/97 Name of POADP: EISENHAUER/FRATT 19

Owners: STERLING PACIFIC MANAGE Consulting Firm: W.F. Castella and Associates, Inc.

Address: 6001 N. 24th STREET STE. A Address: 1039 W. Hildebrand

PHOENIX AZ 85016 San Antonio, Texas 78201

Phone: (602) 468 1090 Phone: (210) 734-5351

Existing zoning: B-2 Proposed zoning: B-2

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

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Land area being platted:	Lots	Acres
Single Family (SF)		
Multi-family (MF)		
Commercial and non-residential	≠ 6	18.8

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: 8/26/97 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;

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. HANNA Signature: Steven E. Hanna

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

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LAND DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO

July 9, 1999

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

Re: Eisenhauer – Fratt 19 Subdivision POADP # 640

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Eisenhauer – Fratt 19 Subdivision Preliminary Overall Area Development Plan # 640. 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.
- According to the Major Thoroughfare Plan the Right of Way requirements for Fratt Road is 60', and Eisenhauer Road requires a minimum of 86'.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access along Eisenhauer Road, Ray Bon Drive and Fratt Road will be limited to two driveways each, with the understanding that the development would include shared access and internal circulation. Please note that fewer driveways on Ray Bon and on Fratt Road may be required at the time of Platting.
- 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

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works **Date** Sept 19

FROM: **Elizabeth Carol, Planner II; Planning Department**

ITEM NAME: Eisenhauer / Fratt 19 **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_____

- ☐ **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 will be address during the platting process

Signature	Title	Date
Burt Rubio	Sr. Eng. Tech.	9-22-97

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works **Date** 9.1.97

FROM: **Elizabeth Carol, Planner II; Planning Department**

ITEM NAME: Eisenhauer Fratt 19 **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.

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LAND DEVELOPMENT
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 ~~on~~ will be required and will be address during the platting process.

Burt Rubio | Sr. Eng Tech | 9-2-97

Signature **Title** **Date**

A memo from the

CITY of SAN ANTONIO

Planning Department

Subdivision Office

TO: Fred Kaiser, Planner II **DATE:** August 14, 2000

FROM: Michael O. Herrera, Planner II

COPIES TO: File

SUBJECT: Z 20186 **Name:** Eizenhauer 35 Business Park

The plat or plan referenced above was reviewed as per Section 35-3203 Performance Standards, Paragraph (d) and was found to be:

- ☑ In Conformance with POADP: # 640
- ☐ Not in Conformance

The following action was taken:

- ☑ APPROVED
- ☐ DISAPPROVED

If you have nay questions please contact Michael O. Herrera @ 207-7900.

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Eisenhauer / Fratt 19 POADP Level II T.I.A.

Date: June 30, 1999

The Engineering and Traffic Division has reviewed the Level-2 Traffic Impact Analysis for the Eisenhauer / Fratt 19 POADP located on the south side of Eisenhauer Road between Fratt Road and Ray Bon Drive. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Proposed to consist of various commercial lots, this property is estimated to generate up to 974 peak hour trips for a shopping center based on the 6th edition of the ITE Trip Generation Manual. With the intent of shared driveways and common access, these trips will be distributed through two access points on Eisenhauer, two located on Ray Bon Drive, and two located on Fratt Road.

Fewer driveways on Ray Bon and on Fratt Road may be required.

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

Approved by:

Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 97TIA0921

TRANSMITTAL LETTER

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

Date: 9/10/97

To: PLANNING

Project No.: 33307.03 T/LC: 10

Re: Eisenhauer / Pratt 19

Elizabeth Carroll

Revised "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
6	1·24x36	Print

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PLANNING AND DEVELOPMENT SERVICES DIVISION

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: [signature]