ECKHERT ROAD

HUEBNER ROAD

EXIST. 24" WATER

TRACT III
7.627 ACRES
B-1
(EXISTING ZONING: R-3)
8.751 ACRES TOTAL

OUT TRACT

BRITTANIA SQUARE SUBDIVISION

TRACT II
11.479 ACRES
B-2
(EXISTING ZONING: R-3)

ECKHERT BLVD.

TRACT I
22.428 ACRES
B-3
(EXISTING ZONING: R-3)

(EXISTING ZONING: B-2)

LOCATION MAP

EXIST. 10' SEWER ESM'T

EXIST. 20' SEWER ESM'T

DRAINAGE EASEMENT

3.138 ACRES TOTAL

1.043 ACRES

7.063 ACRES
DRAINAGE EASEMENT
TRACT I & IV

54.747 ACRES TOTAL
B-3

(EXIST. ZONING: B-2)

TRACT VII
(EXIST. ZONING: R-3)
1.886 ACRES
B-2

DRAINAGE & SAN. SEW. ESM'T

TRACT VIII
R-3
(EXISTING ZONING: R-3)

TRACT XV
5.133 ACRES
R-3

UNPLATTED ACREAGE

SCALE 1" = 100'

60' R.O.W.

EXISTING B-2
0.680 AC.

EXISTING B-2
1.891 ACRES

LOT 1
BLK 1

TRACT IX
12.309 ACRES
R-3

TRACT VI
B-2
(EXISTING ZONING: R-3)
NCB 17252
6.064 ACRES

TRACT IV
23.823 ACRES
B-3

UNPLATTED

TRACT X
21.592 ACRES
R-3
(EXISTING ZONING: R-3)

TRACT XIV
9.200 ACRES
R-3

TRACT XIII
9.200 ACRES
R-3

1.433 ACRES

WAY

BABCOCK ROAD

TRACT V
25.824 ACRES
B-3
27.094 ACRES TOTAL
(EXISTING ZONING: R-3)

THIS 27.094 ACRES was sold out of this tract to the Campbell Co. by McCowan

6.280 ACRES
(EXISTING ZONING: R-3)
(PROPOSED ZONING: B-2)

(EXISTING: R-3 PROP.: B-3) 1.580 ACRES

TRACT XII
18.995 ACRES TOTAL
B-2

EXISTING B-2
12.715 ACRES

B-3
TRACT XI
4.321 ACRES TOTAL

EXISTING B-3
2.741 AC.

OAKDELL

EXIST. B-3
1.270 ACRES

EXIST. 24" WATER

HAMILTON-WOLFE ROAD

50' C.P.S.B. ESM'T

12' ELECTRIC ESM'T

REVISED P.O.A.D.P. REFLECTS STREET CONNECTION TO THE WEST AS PER CITY COUNCIL REQUEST.

RECEIVED
JUN 30 1983
DEPARTMENT OF PLANNING
Subdivision Section

#27 6-20-83

NOTE:
1) City Water Board will supply water
2) City of San Antonio will provide wastewater service
3) First phase shall be all proposed streets and necessary easement and Lot 1, Block 1. Future phases will be determined by market conditions.

NORTHGATE SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
9310 BROADWAY 512-824-9494

REVISIONS
MARCH 30, 1983
TRACT II

accepted 6-20-
#27

CITY OF SAN ANTONIO
P. O BOX 9066
SAN ANTONIO TEXAS 78285

June 20, 1983

Pape-Dawson Engineers
Attn: Mr. Michale Kyrish
9310 Broadway
San Antonio, Texas 78217

Re: Northgate Subdivision

Dear Mr. Kyrish:

Reference is made to the Preliminary Overall Area Development Plan (POADP) for Northgate Subdivision (File #83-12-61-60) submitted for staff review and comment. Said POADP was jointly reviewed by Traffic Engineering and Planning staff.

Analysis of the overall concept is that it is in general compliance with Chapter 36 of the City Code. However, it is noted that the proposed plan does not provide for a stub-street as required by Sec. 36-10(C). Given this, it will be necessary to plan a stub-street to the southwestern perimeter of the overall layout. This will permit a needed connection with the adjacent property as set forth in the Subdivision Regulations.

It has been brought to our attention that the parcel of land (Huebner Road property) to the southwest of the Northgate area is now being planned for development. In the rezoning action of the Northgate property, the City Council discussed the needed connection between the two developments. At its meeting, the Council was presented with an alternate scheme by Mr. Ralph Bender. Said plan called for the street shown on the POADP which adjoins tracts VIII and VII and intersects with Eckert Blvd. to continue to the southwestern boundary of the overall layout. Pursuant to this, the Council's concensus was to make the necessary provisions for the mentioned linkage as presented. In view of this action, it will be necessary for you to change the Northgate proposal as agreed upon by the Council. Inasmuch as the mentioned areas are at a planning stage, we recommend that you coordinate the linkage between the two developments with the adjacent property owners (Huebner Road Property).

Babcock Road is classified as a secondary arterial type "A" street (86' R.O.W.) on the current Major Thoroughfare Plan. Any platting activity occurring along Babcock Road will require dedication for future street widening in accordance with the aforementioned thoroughfare plan.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

Roland A. Lozano
Director of Planning

RAL/EG/sm
cc: Dean Chadwick, Traffic Engineering