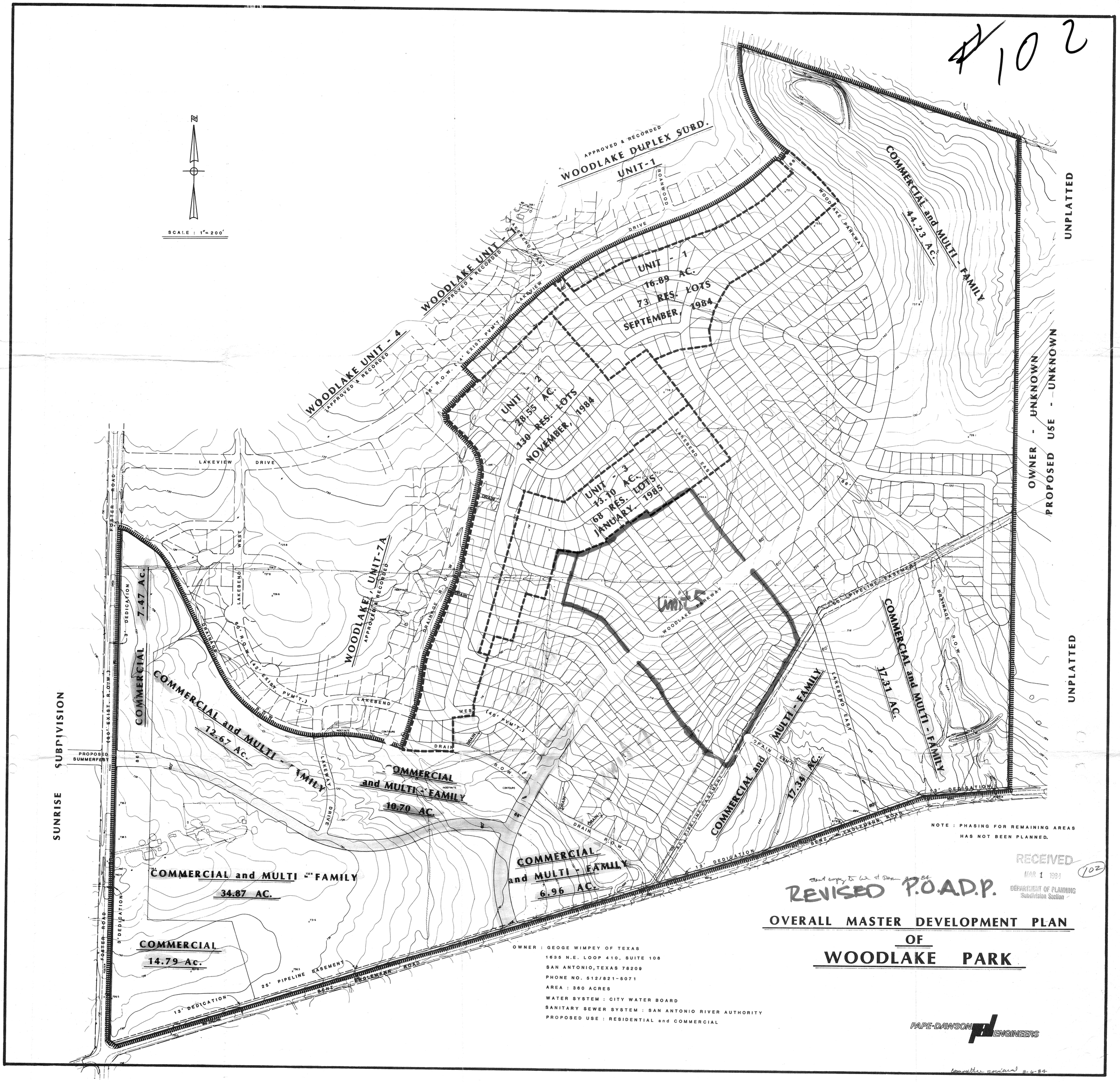
#102



OWNER : GEOGE WIMPEY OF TEXAS
1635 N.E. LOOP 410, SUITE 108
SAN ANTONIO, TEXAS 78209
PHONE NO. 512/821-5071
AREA : 360 ACRES
WATER SYSTEM : CITY WATER BOARD
SANITARY SEWER SYSTEM : SAN ANTONIO RIVER AUTHORITY
PROPOSED USE : RESIDENTIAL and COMMERCIAL

Sent copy to Lee & Dean 3-2-84

REVISED P.O.A.D.P.

RECEIVED
MAR 1 1984
DEPARTMENT OF PLANNING
Subdivision Section

(102)

OVERALL MASTER DEVELOPMENT PLAN OF WOODLAKE PARK

PAPE-DAWSON ENGINEERS

Committee reviewed 3-6-84

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 84.20.59-64
(To be assigned by the Planning Dept.)

WOODLAKE PARK.
P.O.A.D.P. NAME

GEORGE WIMPEY OF TEXAS — NAME OF DEVELOPER/SUBDIVIDER
1635 N.E. LOOP 410 SUITE 108 — ADDRESS
821-5071 — PHONE NO.

PAPE-DAWSON ENG. — NAME OF CONSULTANT
9310 BROADWAY 78217 — ADDRESS
824 9494 — PHONE NO.

GENERAL LOCATION OF SITE N.E. CORNER OF THE INTERSECTION OF FOSTER RD. & BENZ-ENGLEMANN RD.

EXISTING ZONING (If Applicable) O.C.L.

PROPOSED WATER SERVICE
(✓) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE
(✓) Single Family
( ) Duplex
( ) Multi-Family
(✓) Business
( ) Industrial

PROPOSED SEWER SERVICE
( ) City of San Antonio
(✓) Other System SAN ANTONIO RIVER AUTHORITY Name
( ) Septic Tank(s)

DATE FILED Jan. 18, 1984
DUE DATE OF RESPONSE Feb. 15, 1984
(within 20 working days of receipt)

REVISIONS FILED _____
(if applicable)
DATE OF RESPONSE _____
(within 15 working days of receipt)

June 1985
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use, shall include, at least the following information:

✓ (a) perimeter property lines;
✓ (b) name of the plan and the subdivisions;
✓ (c) scale;
✓ (d) proposed land use(s) by location and type;
✓ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (sidewalks, lanes, paths, etc.)
✓ (f) the proposed source and type of sewage disposal and water supply;
✓ (g) contour lines at no greater than ten (10) foot intervals;
✓ (h) projected sequence of phasing;
O.C.L. (i) existing and/or proposed zoning classification(s);
✓ (j) known ownership and proposed development of adjacent undeveloped land; and
✓ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

Spoke to Jesse P. 1-16-84 and requested additional info
(1) existing R.O.W. width for Foster, Benz Engelmann & Yale View.
(2) planned paving width for all 60' ROW
(3) Entry to Sunrise Hold. at Foster.
(4) provide expected completion date for project.
Reviewed with requested info 1-13-84 copy to Al & Dean 1-19-84
1-24-84 P.O.A.D.P. committee met to review Woodlake Park. Al, suggested that defer the review pending word from Gene Dawson regarding the possible realignment of Woodlake Parkway into Benz Engelmann. Al said we could expect some word by

CITY OF SAN ANTONIO

P.O. BOX 9066
SAN ANTONIO TEXAS 78285

Date: March 7, 1984

Applicant: Pape-Dawson Engineers
Mr. Jesse Pacheco
Address: 9310 Broadway
San Antonio, Texas 78217

Re: Woodlake Park
File #: 84-20-59-64

☐ Preliminary Plan
XX P.O.A.D.P.
(Revised)
3-1-84

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(X) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( ) _____

(X) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
( ) Stub streets
( ) Street jogs or intersections
( ) Dead-end streets
( ) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
( ) _____

( ) See annotations/comments on attached copy of your plan.

(X) Comments: This is to acknowledge receipt of the revised POADP. Said plan reflects the realignment of Woodlake Parkway and the downgrading of the 86' street section west of the new alignment as recommended by staff. In this regard, staff poses no objection to the amendment as submitted.

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 now 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.

By Rebecca Quintanilla Cedillo

AN EQUAL OPPORTUNITY

Edda

CITY OF SAN [illegible]

SAN ANTONIO, [illegible] 85

Date: February 6, 1984

Applicant: Pape-Dawson Engineers
Mr. Jesse Pacheco

Address: 9310 Broadway
San Antonio, Texas 78217

[illegible] Plan

Re: Woodlake Park X [illegible]

File #:84-20-59-64

The above has been reviewed by Planning and Traffic staff and it has been [illegible] that it:

(XX) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( )

(X) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout	( ) Low density lots fronting onto major thoroughfares
( ) Relation to adjoining street system	( ) 24' alley(s)
( ) Stub streets	( )
( ) Street jogs or intersections	
( ) Dead-end streets	
( ) Cul-de-sac streets in excess of 500'	

(X) See annotations/comments on attached copy of your plan.

(X) Comments: It is recommended that a portion of Woodlake Parkway be realigned. The street alignment depicted on the attached POADP will then be consistent with the proposed amendments to the Major Thoroughfare Plan. Additionally, the 86' street section west of the new alignment can be downgraded to a 60' collector.

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

By Rebecca Quintanilla Cedillo

[illegible]

Mco/Eddie
Key

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

April 8, 1988

RECEIVED
1988 APR 12 AM 11:20
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Mr. Mike O'Neal
Planning Department
City of San Antonio
P. O. Box 9066
San Antonio, Texas 78285

Re: POADP Applications Status
Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

MAP NUMBER	DESCRIPTION
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
35	Richland Hills
42	Blanco Woods

PLATTED OR PARTIALLY PLATTED (continued)

MAP NUMBER	DESCRIPTION
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
30 - 79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
20 - 102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
46 - 189	Eastwood Industrial Park

UNKNOWN

7 - 137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**

* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

** Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Dennis K. Hoyt, P.E.
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)

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

January 11, 1984

Mr. Edward Guzman
Department of Planning
City of San Antonio
P.O. Box 9066
San Antonio, Texas 78284

RE: Woodlake Park Subdivision
Preliminary Overall Area Development Plan

Dear Mr. Guzman:

Attached, please find three (3) prints and one (1) reproducible sepia of the Preliminary Overall Area Development Plan for the above referenced subdivision for your review. We are now in the process of engineering Unit-1 and Unit-2.

Should additional information be required, please call our office.

Sincerely,

PAPE-DAWSON CONSULTING ENGINEERS, INC.

Jesse F. Pacheco

Jesse F. Pacheco

RECEIVED
JAN 13 1984
DEPARTMENT OF PLANNING
Subdivision Section

PoUDP lacks info.

JFP/srh

Attachments

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

February 29,1984

Mr. Edward Guzman
Department of Planning
City of San Antonio
P.O. Box 9066
San Antonio, Texas 78284

Re: Woodlake Park P.O.A.D.P.

Dear Mr. Guzman:

Attached, please find three (3) prints and a reproducible sepia of the above referenced subdivision with revisions for your review.

Should additional information be required, please call our office.

Sincerely,

PAPE-DAWSON CONSULTING ENGINEERS, INC.

Jesse F. Pacheco

JFP/mj

Attachments

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date 2/14/83 | Job No.

Attention ROLAND LOZANO

Re: WOODLAKE INDUSTRIAL U-4

TO PLANNING

GENTLEMEN:

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

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
4			POADP

RECEIVED
FEB 15 1984
DEPARTMENT OF PLANNING
Subdivision Section

THESE ARE TRANSMITTED as checked below:

☒ For 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

MR. LOZANO
PLEASE FIND ATTACHED 4 COPIES OF THE POADP FOR THE ABOVE REFERENCED SUBD. IF YOU NEED ANY ADDITIONAL INFORMATION PLEASE LET US KNOW.

COPY TO _____

SIGNED Dave Dawson Jr.

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

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date 1/17/84	Job No.
Attention EDDIE GUZMAN	
Re: WOODLAKE PARK	

TO PLANNING DEPT.
CITY OF SAN ANTONIO

GENTLEMEN:

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

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
		4	PRINTS W/ REVISIONS AS REQUESTED

THESE ARE TRANSMITTED as checked below:

☐ For 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

RECEIVED
JAN 18 1984
DEPARTMENT OF PLANNING
Subdivision Section

REMARKS _____

COPY TO _____

SIGNED [signature]

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