F 27438

85-11-57-08

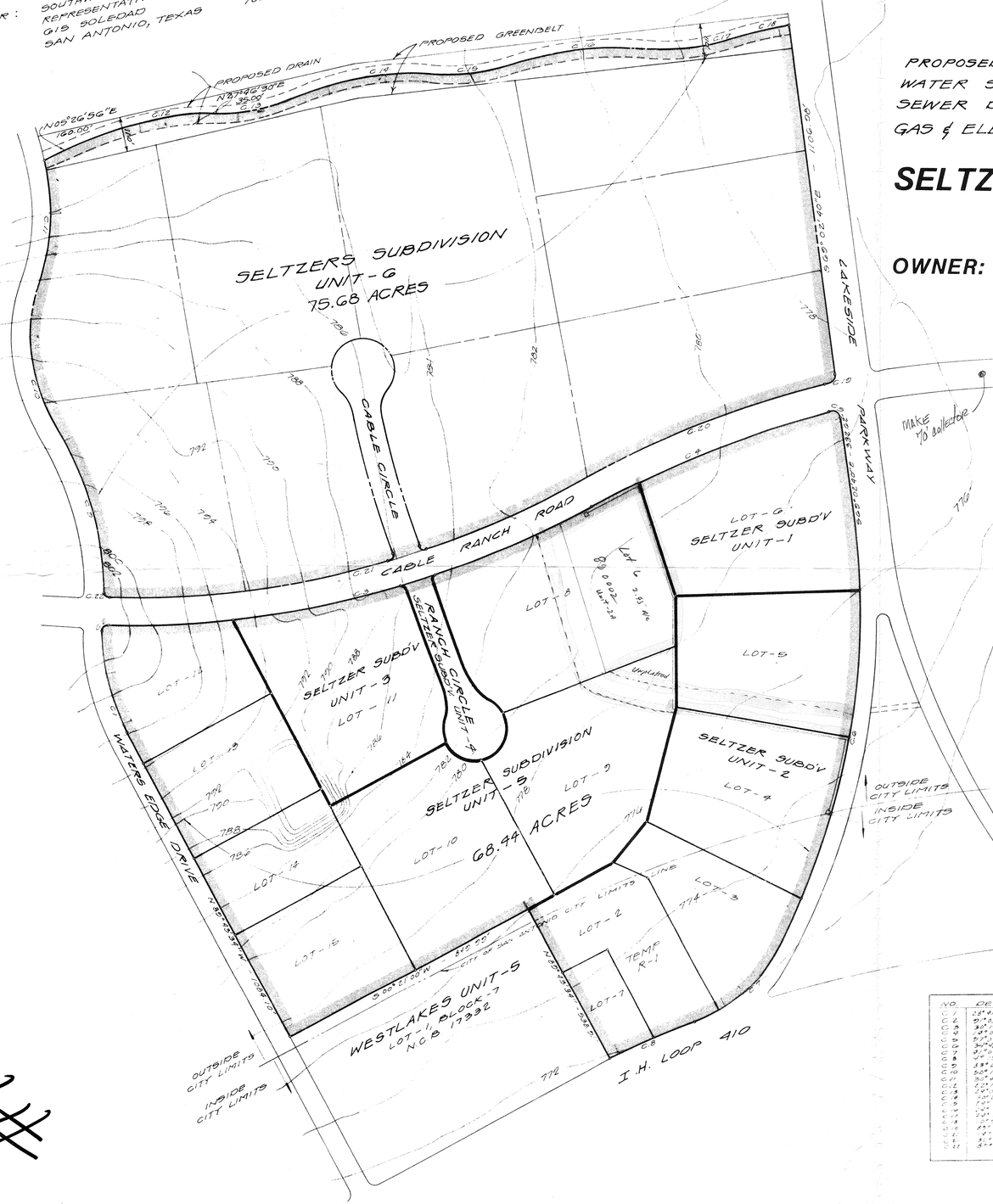
#162

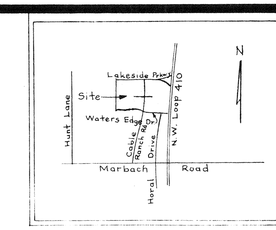
OWNER: C.B. 4021
SOUTHWEST RANCH LTD.
REPRESENTATIVE: LAURA ANTHONY
615 SOLEDAD
SAN ANTONIO, TEXAS 78292

SCALE: 1" = 200'

PROPOSED USE - COMMERCIAL OFFICE
WATER SUPPLY - CITY WATER BOARD
SEWER DISPOSAL - CITY OF SAN ANTONIO
GAS & ELECTRIC - CITY PUBLIC SERVICE

# SELTZERS SUBDIVISION
## 145 ACRES
### OWNER: CONSOLIDATED EQUITY CAPITAL VENTURE




Location Map

PHASING:
THE PROJECTED SEQUENCE OF PHASING SHALL FOLLOW THE NUMBERING OF THE UNITS SHOWN.

CURVE DATA

| NO. | DELTA | RADIUS | LENGTH | TAN. |
|---|---|---|---|---|
| C1 | 28°41'38" | 670.00' | 335.50 | 171.37 |
| C2 | 5°43'05" | 15.00' | 3.00 | 15.08' |
| C3 | 30°27'03" | 1055.96' | 1560.66' | 803.20' |
| C4 | 18°02'55" | 2200.00' | 692.97 | 349.82' |
| C5 | 51°17'00" | 25.00' | 22.38 | 12.12' |
| C6 | 34°48'00" | 2250.00' | 1367.02' | 703.34' |
| C7 | 4°14'01" | 1500.00' | 110.87 | 55.45' |
| C8 | 14°15'11" | 1500.00' | 373.25 | 187.58' |
| C9 | 33°08'13" | 530.00' | 307.00' | 158.13' |
| C10 | 50°18'18" | 502.26' | 440.77' | 234.67' |
| C11 | 30°41'13" | 390.00' | 209.07' | 107.06' |
| C12 | 7°11'35" | 362.82' | 45.58' | 22.80' |
| C13 | 12°13'02" | 587.58' | 125.32' | 63.00' |
| C14 | 30°25'38" | 823.91' | 437.55' | 223.94' |
| C15 | 19°14'34" | 377.95' | 127.00' | 64.00' |
| C16 | 19°18'18" | 240.37' | 81.00' | 40.91' |
| C17 | 19°18'18" | 377.95' | 127.00' | 64.00' |
| C18 | 19°18'18" | 240.37' | 81.00' | 40.91' |
| C19 | 5°17'13" | 1390.37' | 128.86' | 64.53' |
| C20 | 45°00'00" | 25.00' | 19.63' | 10.28' |
| C21 | 5°23'04" | 1530.00' | 144.00' | 72.07' |
| C22 | 33°13'01" | 1500.00' | 1300.00' | 670.84' |
| C23 | 5°17'12" | 15.00' | 13.99' | 7.53' |

REVISIONS:

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

SELTZER SUBDIVISION
PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN

JOB NO. 2192.00
DATE 1/8/85
DRAWN
SHEET 1 OF 1

#162

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

FILE NO. 85-11-57-08
(To be assigned by the Planning Dept.

SELTZER POADP
P.O.A.D.P. NAME

CONSOLIDATED EQUITY CAPITOL VENTURE
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

PAPE & DAWSON ENG. CO.
NAME OF CONSULTANT

9310 BROADWAY
ADDRESS

824-9494
PHONE NO.

GENERAL LOCATION OF SITE Southwest corner of the intersection of I.H. Loop 410 and Lakeside Parkway

EXISTING ZONING (If Applicable) Temp. "R-1" & 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 _____ Name
( ) Septic Tank(s)

DATE FILED Feb. 22, 1985

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Mar. 1, 1985
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

REVIEWED BY STAFF ON _____

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

COMMENTS: _____

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;
_____ (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.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____

# CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

March 1, 1985

Applicant: Gene Dawson
Address: 9310 Broadway
San Antonio, Tex. 7⁰217

☐ Preliminary Plan
Re: Seltzers ☒ P.O.A.D.P.
File #: 85-11-57-08

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

(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.

( ) Comments: _____

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.

Michael C. O'Neal
Chief, Current Planning
Dept. of Planning

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 |
| 40 - 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

# LETTER OF TRANSMITTAL

Date 2/14/85 | Job No. 2192.03.14

Attention Willie Van

Re: Seltzer Sub'd. #5

TO Planning Dept.

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 |
|---|---|---|---|
| 3 | | | PO ADP |
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| | | | |
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1985 FEB 14 PM 3:21
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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

Please review and comment.

COPY TO _____

SIGNED Roger H. Luna

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

Tony, Hand delivered to Mr. Van

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

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

# LETTER OF TRANSMITTAL

Date 2/~~15~~ 22/85
Job No. 2192.03.
Attention Willie Van
Re: Seltzer Sub'd. #5

TO Planning

GENTLEMEN:

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

☐ Shop drawings ☑ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

| COPIES | DATE | NO. | DESCRIPTION |
|---|---|---|---|
| 2 | | | POADP |
| | | | |
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☑ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

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

REMARKS

I previously sent you three copies on 2/14,