LEGEND

- SINGLE - FAMILY DETACHED, SMALL LOT SUBDIVISION
- SINGLE - FAMILY DETACHED, 1 DU/ACRE
- SINGLE-FAMILY DETACHED, 4-5 DU/ACRE
- SINGLE-FAMILY DETACHED, 5-6 DU/ACRE
- DUPLEX, AVERAGE DENSITY: 15 DU/ACRE
- MULTIFAMILY, AVERAGE DENSITY: 25 DU/ACRE
- COMMERCIAL
- PUBLIC FACILITIES:
  - SCHOOLS, PARKS, RECREATION FACILITIES
- OPEN SPACE:
  - EASEMENTS, PEDESTRIAN TRAILS, COMMON AREAS OF FLOODPLAIN AND EXCESSIVE SLOPE, RESERVE
- STREETS

RESERVE AREAS PROPOSED TO BE DEVELOPED IN CONJUNCTION WITH ADJACENT PROPERTY.

1) Property lines are as shown.
2) Subdivision name: Villages of Westcreek
3) Scale: 1" = 400'
4) Land Use is as follows:

Single Family Small Lot Subdivision	-	406 acres
Single Family 1 D.U./Acre	-	26 acres
Single Family 4-5 D.U./Acre	-	109 acres
Single Family 5-6 D.U./Acre	-	81 acres
Duplex 15 D.U./Acre	-	44 acres
Multi-Family 25 D.U./Acre	-	134 acres
Commercial	-	175 acres
Public Facilities	-	39 acres

5) Military Drive and Groesenbacher Road are secondary arterials (86' R.O.W.) with two 22' paved sections divided by an 18' median. Westcreek Parkway and Medio Road are collector streets (60' R.O.W.) with an undivided 44' paved section. The proposed street sections are in accordance with the Subdivision Ordinance of the City of San Antonio. There is a pedestrian path connecting the community center area with one of the elementary schools.

6) The development's sanitary sewer service will be provided by Lackland City Water Company and the City Water Board will provide water service.

7) Contour interval is 2 feet

8) Phase 1 consists of the construction of Military Drive from Loop 1604 to its intersection with Westcreek Parkway and the construction of Westcreek Parkway from Loop 1604 to its intersection with Military Drive. All major utilities located within these R.O.W. will be constructed. Phase 1 is scheduled for construction to start in April, 1985 with completion in the fall of 1985. Lots will be developed on an as sold basis after completion of Phase 1.

9) The land is presently not zoned since it is outside the corporate limits of the City of San Antonio. Upon annexation the respective land uses would be zoned as follows:

R-1 : Single Family 1D.U./Acre
Single Family 4-5 D.U./Acre
Single Family 5-6 D.U./Acre
R-7 : Small Lot Subdivision
R-2 : Duplex
R-3 : Multi-Family
B-3 : Commercial

10) Ownership of surrounding tracts is as shown on the plan.

11) Existing perimeter streets are as shown on the plan.

12) The limits of the 100-year flood plain as delineated by the Flood Insurance Rate Maps published by the Federal Emergency Management Agency for Bexar County are as shown on the plan.

13) Location Map is shown on the plan.

14) Developer/Owner:

SAN ANTONIO SAVING ASSOCIATION
P. O. Box 1810
San Antonio, Texas 78296

Attn: Paul Holden

15) Total Tract Acreage = 1244.82 acres

C.B. 4361

TRACT	OWNER AND ADDRESS	ACREAGE
P-1	Hazel Arciel Miller 4355 Vespero S.A. Tx 78233	50.000
P-10	F.J. Corte & B.E. Johnson, Jr. 907 Stemmons Tower East, 2700 Stemmons Frwy Dallas, Texas	30.129
P-11	Derwood H. Williams 11615 Potranco Rd. S.A. Tx 78253	30.000
P-12	Derwood H. Williams 5627 Sherry S.A. Tx 78242	20.492
P-13	Damacio Delgado 602 N. Gen. McMullen S.A. Tx 78228	54.00
P-14	Same as P-13	
TR-1A	Hazel Arciel Miller 4355 Vespero S.A. Tx 78233	5.447
TR-1B	Virginia Zuercher Hickey 406 Dave Lane S.A. Tx 78209	5.44
TR-1C	Robert J. & Esperanza Ochoa 1118 Wild Persimmon S.A. Tx 78220	5.44
TR-1D	Jesse & Stella Castillo 1610 Texas Ave. S.A. Tx 78201	5.44
TR-E	Same as TR-1D	5.44
TR-F	Eleanor S. & Rose Chapa 645 W. F.M. 1604 N. S.A. Tx 78251	5.44

C.B. 4363-A

TRACT	OWNER AND ADDRESS	ACREAGE
A	Marie C. Wanderhider c/o Henry W. Cristopher, Jr. 7923 Stebbins San Antonio, Tx	25.419
B	Everett W. Davis 12275 Potranco Rd. S.A. Tx 78253	10.064
C	Frank J. & Dorothy P. Gunn 12227 Potranco Rd. Box 7 S.A. Tx 78253	10.000
D	Paul R. & Phyllis A. Overly 12189 F.M. 1957 S.A. Tx 78253	10.000
E	Marita Patrick 12157 F.M. 1957 S. A. Tx 78253	10.000
F	John R. & Loretta Vasquez 8406 Rim Line S.A. Tx 78251	8.000
F-2	Eusebio F. & Amelia Garcia 869 Lusterleaf Dr. Sunnyvale Calif 94086	2.000
F-3	Eleuterio & Mary C. Vasquez 939 Poplar Ave. Sunnyvale Calif 94086	2.000
F-4	Same As F-3	2.000
G	Samuel V. & Yolanda B. Galvan 12035 Potranco Rd. S.A.Tx 78253	18.008
H	Riley E. & Joy M. Patrick 110 Winnetka S.A. Tx 78229	10.000
I	Same as H	10.000
K	Robert E. Springer 11927 F.M. 1957 S.A. Tx 78253	18.084

C.B. 4364

TRACT	OWNER AND ADDRESS	ACREAGE
P-1	Harry Bongers 12443 Potranco Rd. S.A. Tx 78253	6.184
P-1A	Calvin A. Bongers 207 Sprada Houston, Tx 77037	10.090
P-1B	Harvey A. & Karen Bongers 7414 Dunway Houston, Tx 77072	10.090
P-1C	Robert & Mary E. Troyer 12443 Potranco Rd. S.A. Tx 78253	10.090

C.B. 4385

TRACT	OWNER AND ADDRESS	ACREAGE
P-2	Gilbert A. & Eloisa Barrera 7503 Buckboard Lane S.A. Tx 78227	7.958
P-2A	James D. & Marilyn Smith 1002 Sammy Place S.A. Tx 78228	13.000
P-2C	Same as P-2	4.415
P-3	Anna Marie Reicherser Box 298 La Coste Tx 78039	53.615

C.B. 4385-A

TRACT	OWNER AND ADDRESS
Blk 3 Lot 1	Mark J. McBryde 12959 Oak Pass S.A. Tx 78253
Blk 3 Lot 2	J.W. & Vivian Cade 12935 Oak Pass S.A. Tx 78253
Blk 4 Lot 1	Alven E. Wendt 12802 Dovetail Dr. S.A. Tx 78253
Blk 4 Lot 2	John D. Benham 12834 Dovetail S.A. Tx 78253
Blk 4 Lot 3	Jerry & Summane Schrieber Rt. 4, 391 S.A. Tx 78228
Blk 4 Lot 4	Same as Blk 4 Lot 3
Blk 4 Lot 5	James D. & Marilyn Smith 1002 Sammy Place S.A. Tx 78253
Blk 4 N.E. Pt. of Lot 6	Gary E. Comart 12936 Dovetail S.A. Tx 78253
Blk 4 S.W. Pt. at Lot 6	Everett D. Comart 12936 Dovetail S.A. Tx 78253
Blk 4 Lot 7	Gary E. Comart 12936 Dovetail S.A. Tx 78253
Blk 4 Lot 8	Everett D. Comart 12936 Dovetail S.A. Tx 78253
Blk 4 Lot 9	

C.B. 4387

TRACT	OWNER AND ADDRESS	ACREAGE
P-2	David Miller 2506 George, Suite #220 S.A. Tx 78205	182.740
P-2A	Anna Marie Reichersar Box 298 LaCoste, Tx 78039	141.48

C.B. 4390

TRACT	OWNER AND ADDRESS	ACREAGE
P-1	Andrew S. & Doretta Petro 11929 F.M. 1957 # 1 S.A. Tx 78257	2.036
P-1C	Arthur Schwartz 11929 F.M. 1957 #6 S.A. Tx 78253	3.112
P-1D	Henry T. Little 11929 #3 F.M. 1957 S.A. Tx 78253	0.044
1P-1E	Andrew S. & Doretta Petro 11929 F.M. 1957 #1 S.A. Tx 78253	0.696

C.B. 4391

TRACT	OWNER AND ADDRESS	ACREAGE
P-1	Andrew S. & Poretta Petro 11929 F.M. 1957 #1 S.A. Tx 78253	6.480
P-1B	Arthur Schwartz 11926 F.M. 1957 #6 S.A. Tx 78253	0.918
P-1C	Henry T. Little 11929 #3 F.M. 1957 S.A. Tx 78253	8.448
P-1D	Peter & Loretta Koch 11929 F.M. 1957 #9 S.A. Tx 78253	0.155
P-1E	Rudy & Sylvia Espinosa 11929 F.M. 1957 #9 S.A. Tx 78253	0.900
P-1F	Lloyd W. Jr. & Henrietta Potter 8218 Knute Rockne S.A. Tx 78240	
P-1G	Voight Donald D. & Donna K 604 W. Rondo Ave. Devine, Tx 78016	5.000
P-1H	Eckhardt, Clem E. 6378 Walzem S.A. Tx 78238	4.180
P-1J	Same as P-1H	7.419
P-4	Andrew S & Doretta Petro 11929 F.M. 1957 #1 S.A. Tx 78257	4.304

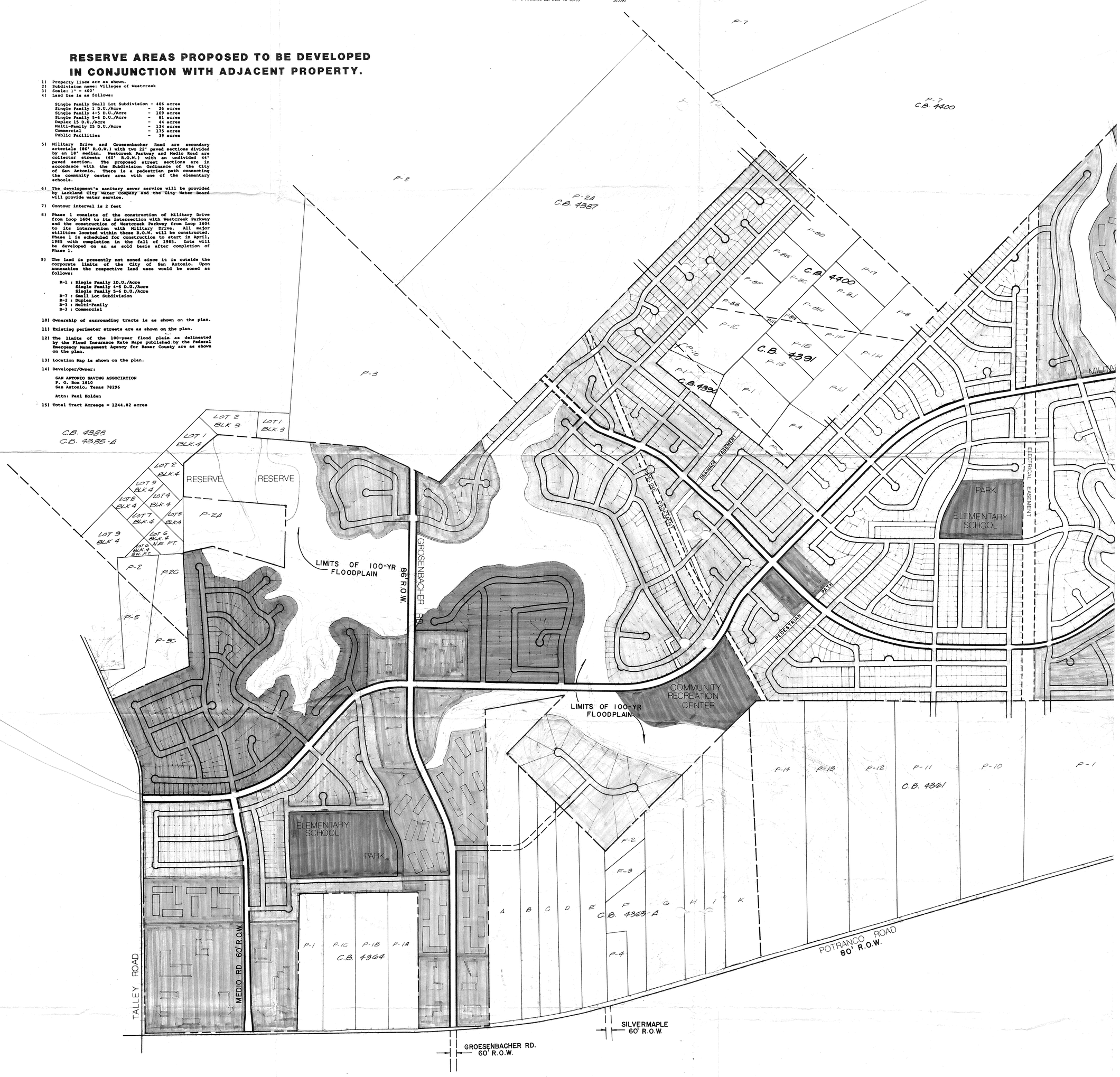
C.B. 4400

TRACT	OWNER AND ADDRESS	ACREAGE
P-5	Nathan G. Lanford 2995 W. Loop 1604 North S.A. Tx 78251	330.46
P-7	Anna Marie Reicherser Box 298 La Coste, Tx 78039	381.370
P-8	Eckhardt, Clem E. 6378 Walzem S.A. Tx 78239	5.820
P-8B	Henry T. Little 11929 #3 F.M. 1957 S.A. Tx 78253	1.508
P-8C	Peter & Loretta Koch 11929 #3 F.M. 1957 #5 S.A. Tx 78253	3.845

C.B. 4400

TRACT	OWNER AND ADDRESS	ACREAGE
P-8D	Grayson Little 11929 F.M. 1957 #4 S.A. Tx 78253	6.270
P-8E	Rodney Paul Koch 11929 F.M. 1957 #5 S.A. Tx 78253	3.000
P-8F	Michael A. & Rebecca Koch 11929 F.M. 1957 #7 S.A. Tx 78253	3.000
P-8G	Rudy & Sylvia Espinosa 11929 F.M. 1957 #9 S. A. Tx 78253	4.10
P-8H	Lloyd W. Potter, Jr. & Henrietta 8218 Knute Rockne S.A. Tx 78240	5.000
P-8J	Ponz, John & Irene 604 W. Rondo Ave Devine, Tx 78016	5.000
P-17	Walling, Jesse H. & Louise 604 W. Rondo Ave. Devine, Tx 78016	5.000

TRACT	OWNER AND ADDRESS
P-5	Gilbert A. & Eloisa B 7503 Buckboard Lane S
P-5C	Same as P-5



SAN ANTONIO SAVINGS

villages of WESTCREEK

URS Dallas Austin Houston San Antonio Temple New Orleans
Engineering • Architecture • Planning

Pfennig, W
& Associa
Consulting Eng
San Antonio, T

LEGEND

RESIDENTIAL

- SINGLE FAMILY DETACHED, 4-5 DU/ACRE
- SINGLE FAMILY DETACHED, 5-7 DU/ACRE
- SINGLE FAMILY DETACHED, 7-8 DU/ACRE
- DUPLEX, AVERAGE DENSITY: 15 DU/ACRE
- MULTIFAMILY, AVERAGE DENSITY: 25 DU/ACRE

COMMERCIAL

PUBLIC FACILITIES: SCHOOLS, PARKS, RECREATION FACILITIES

OPEN SPACE: EASEMENTS, PEDESTRIAN TRAILS, COMMON AREAS OF FLOODPLAIN AND EXCESSIVE SLOPE, RESERVE

STREETS

RESERVE AREAS PROPOSED TO BE DEVELOPED IN CONJUNCTION WITH ADJACENT PROPERTY

SUMMARY OF SUBDIVISION AREAS

THE OAKS OF WESTCREEK

	GROSS	RESIDENTIAL	SCHOOL	COMMERCIAL	EASEMENTS
UNIT 1	54.465	40.993	10.602	0	2.547
UNIT 2	47.608	43.218	0	3.062	1.328
TOTAL	102.073	84.211	10.602	3.062	3.875

ROYAL OAKS OF WESTCREEK

UNIT 1	34.229	31.555	0	0	2.674
UNIT 2	19.663	19.663	0	0	0
TOTAL	53.892	51.218	0	0	2.674

DEVELOPER

WESTCREEK UTILITY COMPANY
P.O. BOX 1810
SAN ANTONIO, TEXAS 78296

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

FOR

THE OAKS OF WESTCREEK-UNITS I & II AND ROYAL OAKS OF WESTCREEK-UNITS I & II

DECEMBER, 1985

167 B

SAN ANTONIO SAVINGS

villages of WESTCREEK

URS Dallas Austin Houston San Antonio Temple New Orleans
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Consulting Engineers
San Antonio, Texas

SCALE IN FEET
0 200 400 800 1600

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Revised 8/13/86

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AUG 13 1986
DEPARTMENT OF PLANNING
Subdivision Section

#167

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO P.O.A.D.P. COMMITTEE
Date: 8-25-86
Signed: M Cowal

The Oaks of Westcreek
&
The Royal Oaks of Westcreek #86-08-58-62

LEGEND

RESIDENTIAL

- SINGLE FAMILY DETACHED, 4-5 DU/ACRE
- SINGLE FAMILY DETACHED, 5-7 DU/ACRE
- SINGLE FAMILY DETACHED, 7-8 DU/ACRE
- DUPLEX, AVERAGE DENSITY: 15 DU/ACRE
- MULTIFAMILY, AVERAGE DENSITY: 25 DU/ACRE

COMMERCIAL

PUBLIC FACILITIES: SCHOOLS, PARKS, RECREATION FACILITIES

OPEN SPACE: EASEMENTS, PEDESTRIAN TRAILS, COMMON AREAS OF FLOODPLAIN AND EXCESSIVE SLOPE, RESERVE

STREETS

RESERVE AREAS PROPOSED TO BE DEVELOPED IN CONJUNCTION WITH ADJACENT PROPERTY

THIS POADP ILLUSTRATES THE ROW FOR MILITARY DRIVE AND GROSSENBACHER ROAD AS SHOWN ON THE CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN. DEVELOPER RESERVES THE RIGHT TO REQUEST MODIFICATION TO THE MAJOR THOROUGHFARE PLAN AS DETERMINED BY TRAFFIC IMPACT ANALYSES. TRAFFIC IMPACT ANALYSES DO NOT INDICATE THE NEED FOR PAVEMENT SECTIONS REQUIRED FOR THE DESIGNATED THOROUGHFARES.

SUMMARY OF SUBDIVISION AREAS

THE OAKS OF WESTCREEK

	GROSS	RESIDENTIAL	SCHOOL	COMMERCIAL	EASEMENTS
UNIT 1	54.465	40.993	10.602	0	2.547
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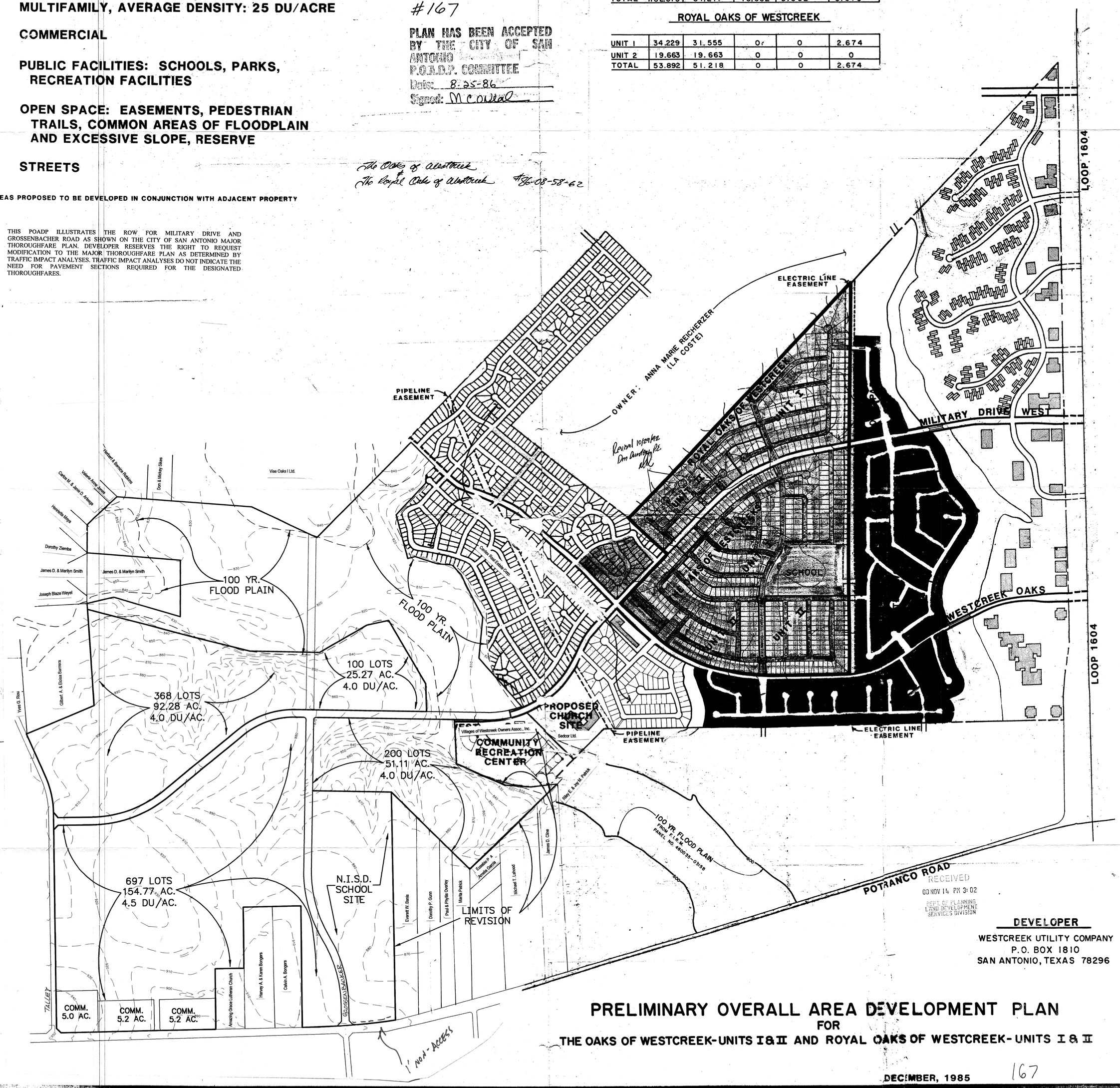

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DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

DEVELOPER
WESTCREEK UTILITY COMPANY
P.O. BOX 1810
SAN ANTONIO, TEXAS 78296

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FOR
THE OAKS OF WESTCREEK-UNITS I & II AND ROYAL OAKS OF WESTCREEK-UNITS I & II

DECEMBER, 1985

167

villages of WESTCREEK

URS Dallas Austin Houston San Antonio Tempie New Orleans
Engineering • Architecture • Planning

Pfeuig, Weyman & Associates, Inc.
Consulting Engineers
San Antonio, Texas

SCALE IN FEET
0 200 400 800

PHASING

LEGEND

RESIDENTIAL
- SINGLE-FAMILY DETACHED, 4-5 DU/ACRE
- SINGLE-FAMILY DETACHED, 5-6 DU/ACRE
- DUPLEX, AVERAGE DENSITY: 8 DU/ACRE
- MULTIFAMILY, AVERAGE DENSITY: 12 DU/ACRE

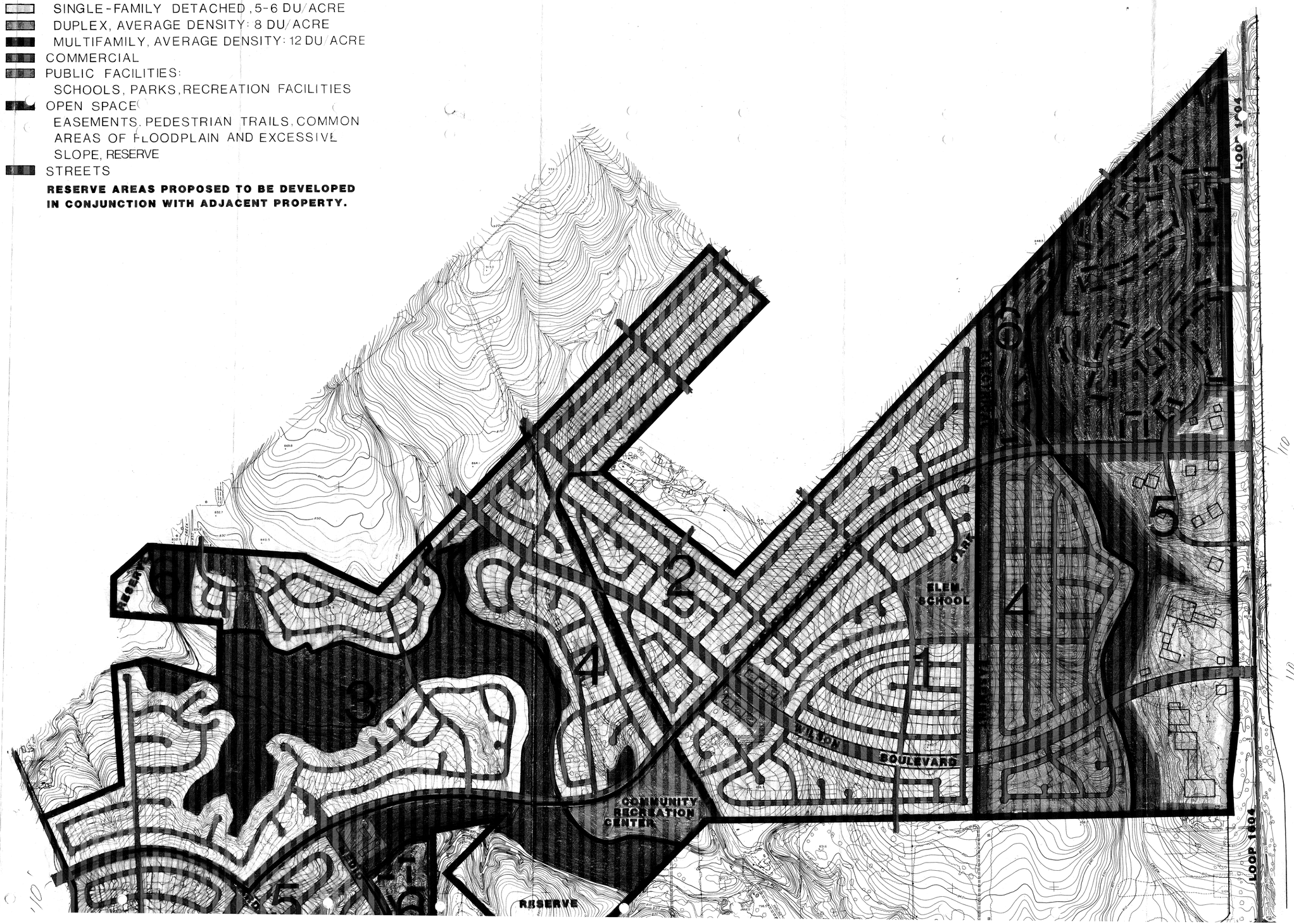
COMMERCIAL

PUBLIC FACILITIES:
SCHOOLS, PARKS, RECREATION FACILITIES

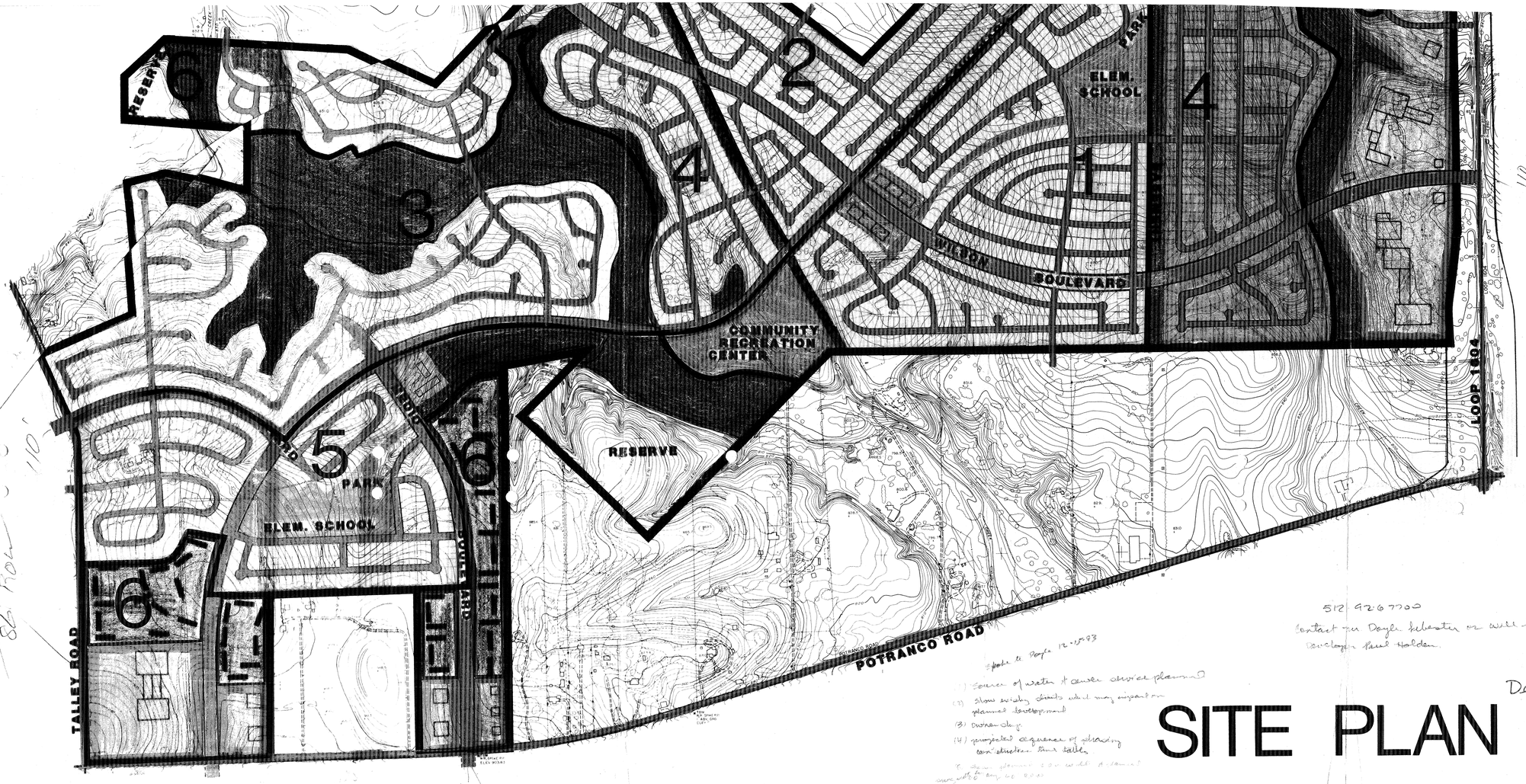
OPEN SPACE
EASEMENTS, PEDESTRIAN TRAILS, COMMON AREAS OF FLOODPLAIN AND EXCESSIVE SLOPE, RESERVE

STREETS

RESERVE AREAS PROPOSED TO BE DEVELOPED IN CONJUNCTION WITH ADJACENT PROPERTY.



Shows relationship of Oak creek N.W. existing streets.



512 92 67700
Contact Mr. Doyle Webster or Will Smith
Developer Paul Holden

Spoke to Doyle 12-15-83

(1) Source of water & sewer service planned
(2) Show existing streets which may impact on planned development
(3) Owner shop
(4) projected sequence of phasing construction time table

Dec 83

SITE PLAN

167

SAN ANTONIO SAVINGS

WESTCREEK

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San Antonio, Texas

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0 200 400 800 1600

F WATER-ON-SITE WELLS
ON-SITE 2.25 MGD WWTP
TCREEK UTILITY CO. INC.

C.B. 4390

Tract	Property Owner and Address	Acreage
P-1	Andrew S. & Doretta Petro 11929 F.M. 1957, #1, San Antonio, TX 78257	2.036
P-1C	Arthur Schwartz 11929 F.M. 1957, #6, San Antonio, TX 78257	3.112
P-1D	Henry T. Little 11929 F.M. 1957, #3, San Antonio, TX 78257	0.044
P-1E	Andrew S. & Doretta Petro 11929 F.M. 1957, #1, San Antonio, TX 78257	0.696

C.B. 4387

P-2	David Miller 2426 CEEGEE, Suite 220, San Antonio, TX 78205	182.740
P-2A	Anna Marie Reicherzer Box 298, La Coste, TX 78039	141.48

C.B. 4391

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P-1C	Henry T. Little 11929 F.M. 1957, #3, San Antonio, TX 78257	8.448
P-1D	Peter & Loretta Koch 11929 F.M. 1957, #5, San Antonio, TX 78257	0.155
P-1E	Rudy & Sylvia Espinoza 11929 F.M. 1957, #9, San Antonio, TX 78257	0.900
P-1F	Lloyd W., Jr. & Henrietta Potter 8218 Knute Rockne, San Antonio, TX 78240	Included in C.B. 4400, P-8H
P-1G	Donald D. & Danna K. Voight 6021 W. Hondo Avenue, Devine, TX 78016	5.000
P-1H	Clem E. Eckhardt 6378 Walzem Road, San Antonio, TX 78238	4.180
P-1J	Clem E. Eckhardt 6378 Walzem Road, San Antonio, TX 78238	7.419
P-4	Andrew S. & Doretta Petro 11929 F.M. 1957, #1, San Antonio, TX 78257	4.304

C.B. 4400

Tract	Property Owner and Address	Acreage
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P-8	Clem E. Eckhardt 6378 Walzem Road, San Antonio, TX 78239	5.820
P-8B	Henry T. Little 11929 F.M. 1957, #3, San Antonio, TX 78253	1.508
P-8C	Peter & Loretta Koch 11929 F.M. 1957, #5, San Antonio, TX 78253	3.845
P-8D	Grayson Little 11929 F.M. 1957, #4, San Antonio, TX 78253	6.270
P-8E	Rodney Paul Koch 11929 F.M. 1957, #5, San Antonio, TX 78253	3.000
P-8F	Michael A. & Rebecca Koch 11929 F.M. 1957, #7, San Antonio, TX 78253	3.000
P-8G	Rudy & Sylvia Espinoza 11929 F.M. 1957, #9, San Antonio, TX 78253	4.10
P-8H	Lloyd W. Potter, Jr. & Henrietta Potter 8218 Knute Rockne, San Antonio, TX 78240	5.000
P-8J	John & Irene Posz 604 W. Hondo Avenue, Devine, TX 78016	5.000
P-17	Jesse H. & Louise Walling 604 W. Hondo Avenue, Devine, TX 78016	5.000

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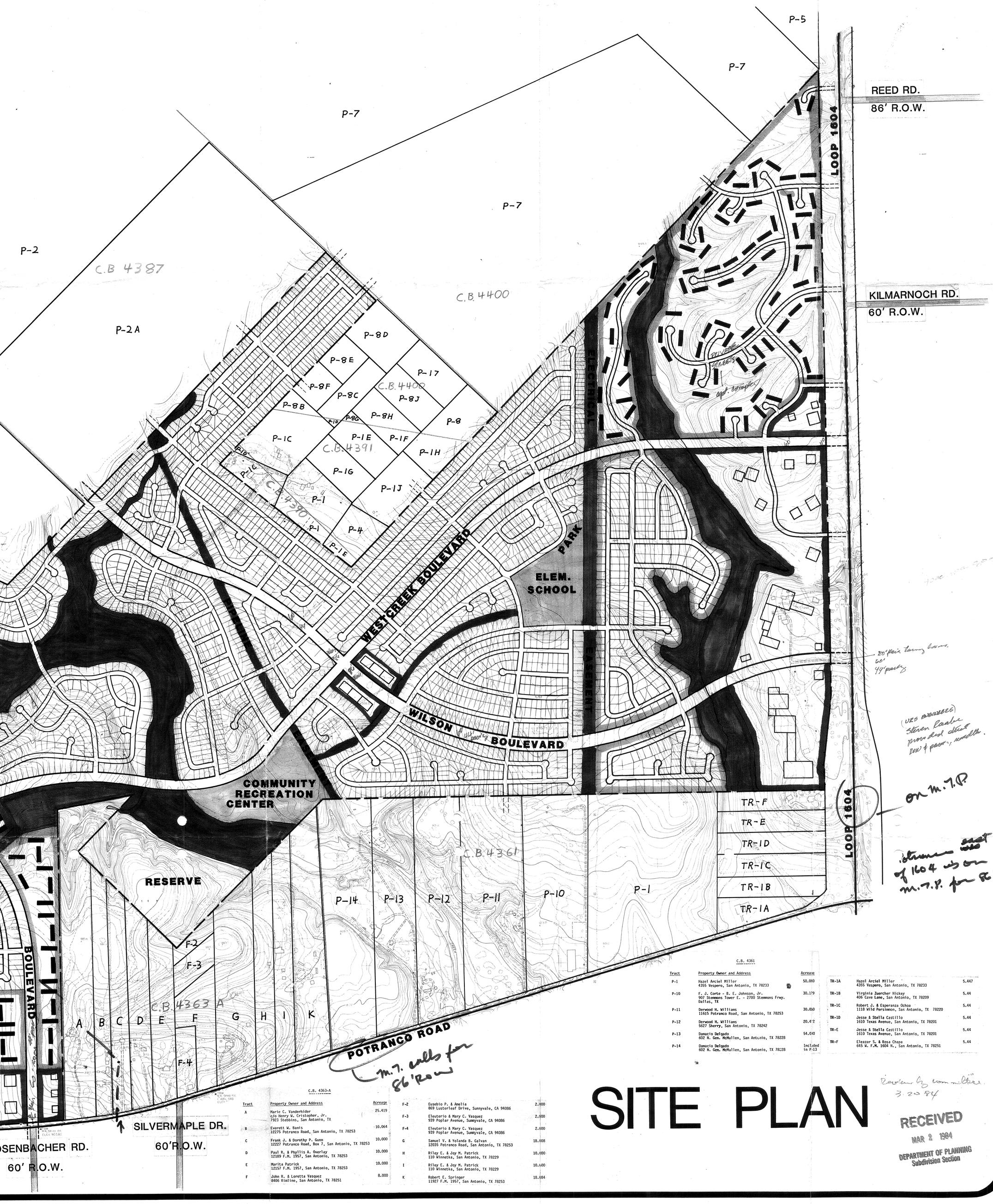
Subdivision Section



C.B. 4361

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P-11	Derwood H. Williams 11615 Potranco Road, San Antonio, TX 78253	30.060
P-12	Derwood H. Williams 5627 Sherry, San Antonio, TX 78242	20.472
P-13	Damacio Delgado 602 N. Gem. McMullen, San Antonio, TX 78228	54.010
P-14	Damacio Delgado 602 N. Gem. McMullen, San Antonio, TX 78228	Included in P-13
TR-1A	Hazel Arciel Miller 4355 Vespero, San Antonio, TX 78233	5.447
TR-1B	Virginia Zuercher Hickey 406 Cave Lane, San Antonio, TX 78209	5.44
TR-1C	Robert J. & Esperanza Ochoa 1118 Wild Persimmon, San Antonio, TX 78220	5.44
TR-1D	Jesse & Stella Castillo 1610 Texas Avenue, San Antonio, TX 78201	5.44
TR-E	Jesse & Stella Castillo 1610 Texas Avenue, San Antonio, TX 78201	5.44
TR-F	Eleazar S. & Rosa Chapa 645 W. F.M. 1604 N., San Antonio, TX 78251	5.44

C.B. 4363-A

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F-3	Eleuterio & Mary C. Vasquez 939 Poplar Avenue, Sunnyvale, CA 94086	2.000
F-4	Eleuterio & Mary C. Vasquez 939 Poplar Avenue, Sunnyvale, CA 94086	2.000
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K	Robert E. Springer 11927 F.M. 1957, San Antonio, TX 78253	18.084

SITE PLAN

Review by committee 3.20.84

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Subdivision Section

167

TCREEK

URS Dallas Austin Houston San Antonio Temple New Orleans
Engineering • Architecture • Planning

Pfennig, Weyman & Associates, Inc.
Consulting Engineers
San Antonio, Texas

SCALE IN FEET
0 200 400 800 1600

SOURCE OF WATER-ON-SITE WELLS

SEWER- ON-SITE 2.25 MGD WWTP

MUD- WESTCREEK UTILITY CO. INC.

LEGEND

RESIDENTIAL
- SINGLE-FAMILY DETACHED, 4-5 DU/ACRE
- SINGLE-FAMILY DETACHED, 5-6 DU/ACRE
- DUPLEX, AVERAGE DENSITY: 8 DU/ACRE
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P-1	Andrew S. & Doretta Petro 11929 F.M. 1957, #1, San Antonio, TX 78257	2.036
P-1C	Arthur Schwartz 11929 F.M. 1957, #6, San Antonio, TX 78257	3.112
P-1D	Henry T. Little 11929 F.M. 1957, #3, San Antonio, TX 78257	0.044
P-1E	Andrew S. & Doretta Petro 11929 F.M. 1957, #1, San Antonio, TX 78257	0.696

C.B. 4387

P-2	David Miller 2426 CEEGEE, Suite 220, San Antonio, TX 78205	182.740
P-2A	Anna Marie Reicherzer Box 298, La Coste, TX 78039	141.48

C.B. 43

P-1	Andrew S. & Doretta Petro 11929 F.M. 1957, #1, San A
P-1B	Arthur Schwartz 11929 F.M. 1957, #6, San A
P-1C	Henry T. Little 11929 F.M. 1957, #3, San A
P-1D	Peter & Loretta Koch 11929 F.M. 1957, #5, San A
P-1E	Rudy & Sylvia Espinoza 11929 F.M. 1957, #9, San A
P-1F	Lloyd W., Jr. & Henrietta 8218 Knute Rockne, San Ant
P-1G	Donald D. & Danna K. Voight 6021 W. Mondo Avenue, Devi
P-1H	Clem E. Eckhardt 6378 Walzem Road, San Anto
P-1J	Clem E. Eckhardt 6378 Walzem Road, San Anto
P-4	Andrew S. & Doretta Petro 11929 F.M. 1957, #1, San A

C.B. 4385

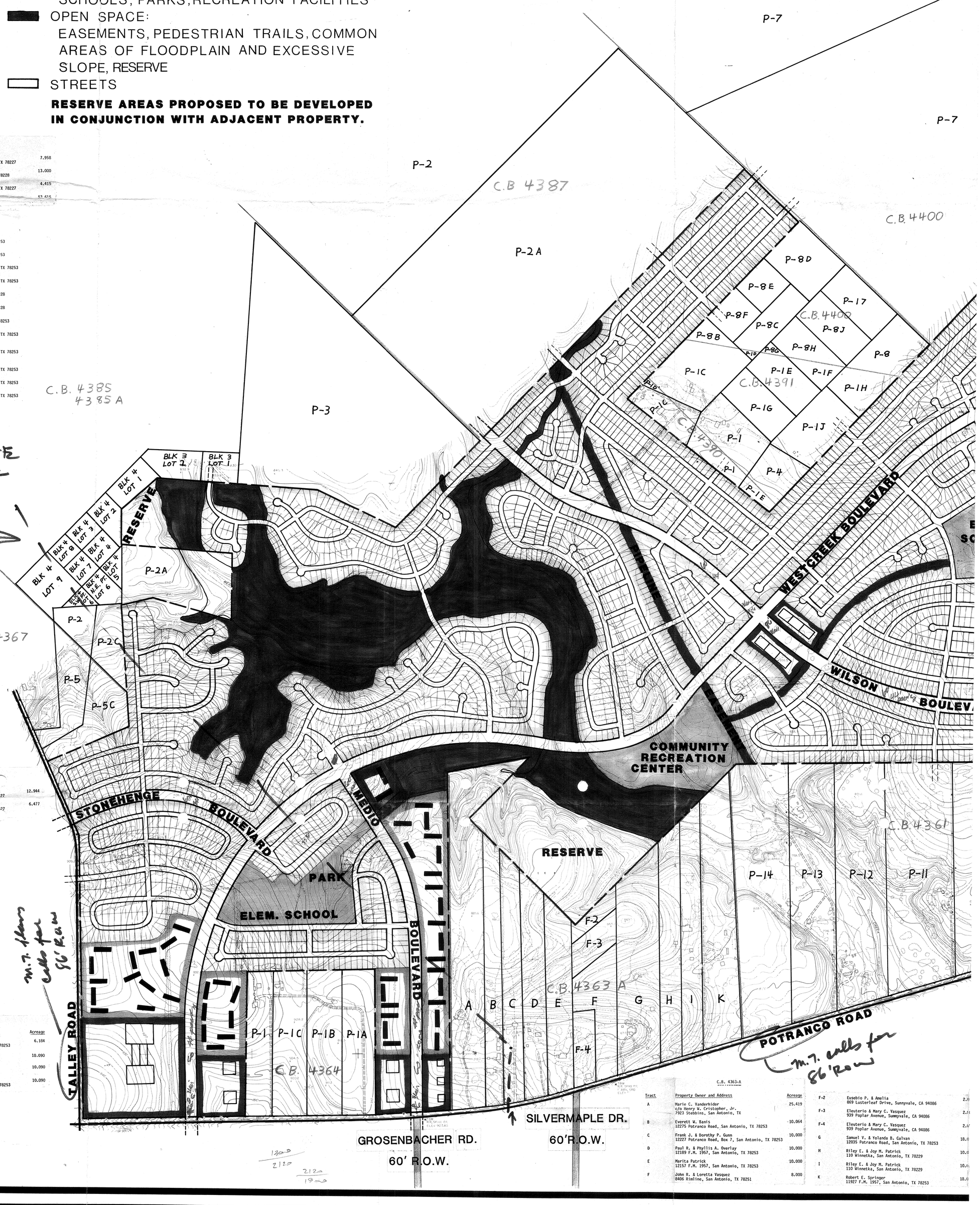
P-2	Gilbert A. & Eloisa Barrera 7503 Buckboard Lane, San Antonio, TX 78227	7.958
P-2A	James D. & Marilyn Smith 1002 Sammy Place, San Antonio, TX 78228	13.000
P-2C	Gilbert A. & Eloisa Barrera 7503 Buckboard Lane, San Antonio, TX 78227	4.415
P-3	Anna Marie Reicherzer Box 298, La Coste, TX 78039	53.615

C.B. 4385-A

Tract	Property Owner and Address
Blk 3 Lot 1	Mark J. McBryde 12959 Oak Pass, San Antonio, TX 78253
Blk 3 Lot 2	J.W. & Vivian Cade 12935 Oak Pass, San Antonio, TX 78253
Blk 4 Lot 1	Alvin H. Wendt 12802 Dovetail Drive, San Antonio, TX 78253
Blk 4 Lot 2	John D. Benham 12834 Dovetail Drive, San Antonio, TX 78253
Blk 4 Lot 3	Jerry & Suzanne Schrieber Rt. 4, Box 391, San Antonio, TX 78228
Blk 4 Lot 4	Jerry & Suzanne Schrieber Rt. 4, Box 391, San Antonio, TX 78228
Blk 4 Lot 5	James D. & Marilyn Smith 1002 Sammy Place, San Antonio, TX 78253
Blk 4 N.E. Pt. of Lot 6	Gary E. Cozart 12936 Dovetail Drive, San Antonio, TX 78253
Blk 4 S.W. Pt. of Lot 6	Everett D. Cozart 12936 Dovetail Drive, San Antonio, TX 78253
Blk 4 Lot 7	Gary E. Cozart 12936 Dovetail Drive, San Antonio, TX 78253
Blk 4 Lot 8	Gary E. Cozart 12936 Dovetail Drive, San Antonio, TX 78253
Blk 4 Lot 9	Everett D. Cozart 12936 Dovetail Drive, San Antonio, TX 78253

C.B. 4385
4385 A

APPROXIMATE LOCATION OF E.T.J.



C.B. 4367

P-5	Gilbert A. & Eloisa Barrera 7503 Buckboard Lane, San Antonio, TX 78227	12.944
P-5C	Gilbert A. & Eloisa Barrera 7503 Buckboard Lane, San Antonio, TX 78227	6.477

C.B. 4364

Tract	Property Owner and Address	Acreage
P-1	Harry Bongers 12443 Potranco Road, San Antonio, TX 78253	6.184
P-1A	Calvin A. Bongers 227 Sprads, Houston, TX 77037	10.090
P-1B	Harvey A & Karen Bongers 7414 Baneway, Houston, TX 77072	10.090
P-1C	Robert & Mary E. Troyer 12443 Potranco Road, San Antonio, TX 78253	10.090

C.B. 4363-A

Tract	Property Owner and Address	Acreage
A	Marie C. Vanderhider c/o Henry W. Cristopher, Jr. 7923 Stebbins, San Antonio, TX	25.419
B	Everett W. Banis 12275 Potranco Road, San Antonio, TX 78253	10.064
C	Frank J. & Dorothy P. Gunn 12227 Potranco Road, Box 7, San Antonio, TX 78253	10.000
D	Paul R. & Phyllis A. Overlay 12189 F.M. 1957, San Antonio, TX 78253	10.000
E	Marita Patrick 12157 F.M. 1957, San Antonio, TX 78253	10.000
F	John R. & Loretta Vasquez 8406 Rimline, San Antonio, TX 78251	8.000

F-2	Eusebio P. & Amelia 869 Lusterleaf Drive, Sunnyvale, CA 94086	2.0
F-3	Eleuterio & Mary C. Vasquez 939 Poplar Avenue, Sunnyvale, CA 94086	2.0
F-4	Eleuterio & Mary C. Vasquez 939 Poplar Avenue, Sunnyvale, CA 94086	2.0
G	Samuel V. & Yolanda B. Galvan 12035 Potranco Road, San Antonio, TX 78253	18.0
H	Riley E. & Joy M. Patrick 110 Winnetka, San Antonio, TX 78229	10.0
I	Riley E. & Joy M. Patrick 110 Winnetka, San Antonio, TX 78229	10.0
K	Robert E. Springer 11927 F.M. 1957, San Antonio, TX 78253	18.0

SAN ANTONIO SAVINGS

WESTCREEK

URS
Engineering • Architecture •

LEGEND

RESIDENTIAL

- SINGLE FAMILY DETACHED, 4-5 DU/ACRE
- SINGLE FAMILY DETACHED, 5-7 DU/ACRE
- SINGLE FAMILY DETACHED, 7-8 DU/ACRE
- DUPLEX, AVERAGE DENSITY: 15 DU/ACRE
- MULTIFAMILY, AVERAGE DENSITY: 25 DU/ACRE

COMMERCIAL

PUBLIC FACILITIES: SCHOOLS, PARKS, RECREATION FACILITIES

OPEN SPACE: EASEMENTS, PEDESTRIAN TRAILS, COMMON AREAS OF FLOODPLAIN AND EXCESSIVE SLOPE, RESERVE

STREETS

RESERVE AREAS PROPOSED TO BE DEVELOPED IN CONJUNCTION WITH ADJACENT PROPERTY

File Copy
Revised 8/13/86

RECEIVED
AUG 13 1986
DEPARTMENT OF PLANNING
Subdivision Section

#167

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO
P.O.A.D.P. COMMITTEE
Date: 8-25-86
Signed: M Conlal

The Oaks of Westcreek
The Royal Oaks of Westcreek #86-08-58-62

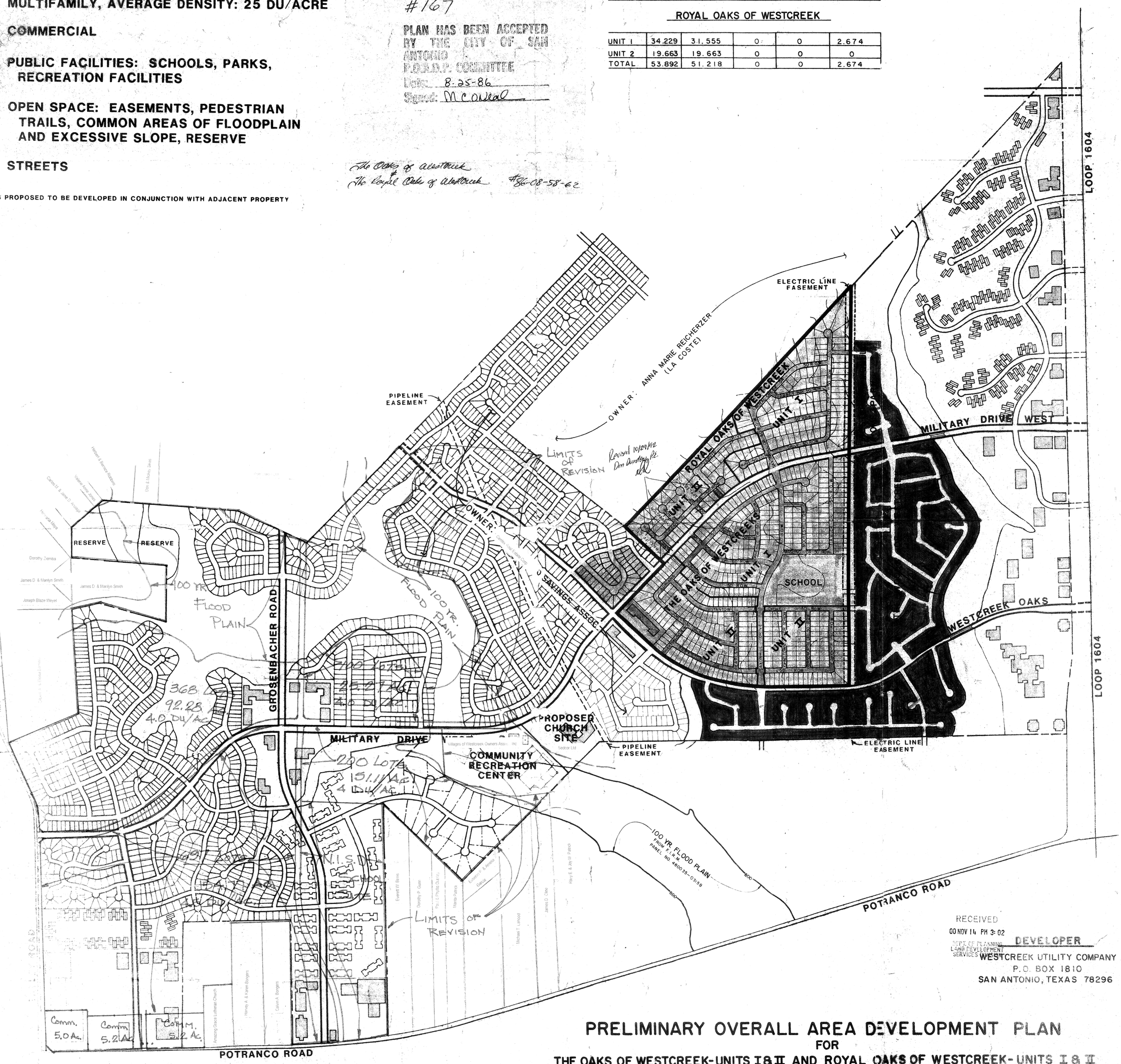
SUMMARY OF SUBDIVISION AREAS

THE OAKS OF WESTCREEK

	GROSS	RESIDENTIAL	SCHOOL	COMMERCIAL	EASEMENTS
UNIT 1	54.465	40.993	10.602	0	2.547
UNIT 2	47.608	43.218	0	3.062	1.328
TOTAL	102.073	84.211	10.602	3.062	3.875

ROYAL OAKS OF WESTCREEK

UNIT 1	34.229	31.555	0	0	2.674
UNIT 2	19.663	19.663	0	0	0
TOTAL	53.892	51.218	0	0	2.674



RECEIVED
00 NOV 14 PM 3:02
DEPT. OF PLANNING LAND DEVELOPMENT SERVICES

DEVELOPER
WESTCREEK UTILITY COMPANY
P.O. BOX 1810
SAN ANTONIO, TEXAS 78296

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FOR
THE OAKS OF WESTCREEK-UNITS I & II AND ROYAL OAKS OF WESTCREEK-UNITS I & II

DECEMBER, 1985

167

villages of WESTCREEK

URS Dallas Austin Houston San Antonio Temple New Orleans
Engineering • Architecture • Planning

Pfennig, Weyman & Associates, Inc.
Consulting Engineers
San Antonio, Texas

SCALE IN FEET
0 200 400 800 1600

SMALL LOT SUBDIVISION
I DU/ACRE
, 4-5 DU/ACRE
, 5-6 DU/ACRE
:15 DU/ACRE
NSITY: 25 DU/ACRE

TION FACILITIES

TRAILS, COMMON
ND EXCESSIVE

BE DEVELOPED
T PROPERTY.

C.B. 4361

TRACT	OWNER AND ADDRESS	ACREAGE
P-1	Hazel Arciel Miller 4355 Vespero S.A. Tx 78233	50.000
P-10	F.J. Corte & B.E. Johnson, Jr. 907 Stemmons Tower East, 2700 Stemmons Fwy Dallas, Texas	30.129
P-11	Derwood K. Williams 11615 Potranco Rd. S.A. Tx 78253	30.000
P-12	Derwood K. Williams 5627 Sherry S.A. Tx 78242	20.492
P-13	Gamecio Delgado 602 N. Gen. McMullen S.A. Tx 78228	54.00
P-14	Same as P-13	
TR-1A	Hazel Arciel Miller 4355 Vespero S.A. Tx 78233	5.447
TR-1B	Virginia Zuercher Hickey 406 Cave lane S.A. Tx 78209	5.44
TR-1C	Robert J. & Esperanza Ochoa 1118 Wild Persimmon S.A. Tx 78220	5.44
TR-1D	Jesse & Stella Castillo 1610 Texas Ave. S.A. Tx 78201	5.44
TR-E	Same as TR-1D	5.44
TR-F	Elsamar S. & Rose Chapa 645 W. F.M. 1604 N. S.A. Tx 78251	5.44

C.B. 4363-A

TRACT	OWNER AND ADDRESS	ACREAGE
A	Marie C. Vandershider c/o Henry W. Cristopher, Jr. 7923 Stebbins San Antonio, Tx	25.419
B	Everit W. Banis 12275 Potranco Rd. S.A. Tx 78253	10.064
C	Frank J. & Dorothy F. Gunn 12227 Potranco Rd. Box 7 S.A. Tx 78253	10.000
D	Paul R. & Phyllis A. Overly 12189 F.M. 1957 S.A. Tx 78253	10.000
E	Marita Patrick 12157 F.M. 1957 S. A. Tx 78253	10.000
F	John R. & Loretta Vasquez 8406 Rim Line S.A. Tx 78251	8.000
F-2	Eusebio P. & Amelia Garcia 869 Lusterleaf Dr. Sunnyvale Calif 94086	2.000
F-3	Eleuterio & Mary C. Vasquez 939 Poplar Ave. Sunnyvale Calif 94086	2.000
F-4	Same As F-3	2.000
G	Samuel V. & Yolanda B. Galvan 12035 Potranco Rd. S.A.Tx 78253	18.008
H	Riley E. & Joy M. Patrick 110 Winnetka S.A. Tx 78209	10.000
I	Same as H	10.000
K	Robert E. Springer 11927 F.M. 1957 S.A. Tx 78253	18.084

C.B. 4364

TRACT	OWNER AND ADDRESS	ACREAGE
P-1	Harry Bongers 12443 Potranco Rd. S.A. Tx 78253	6.184
P-1A	Calvin A. Bongers 227 Sprude Houston, Tx 77037	10.090
P-1B	Harvey A. & Karen Bongers 7414 Bonemay Houston, Tx 77072	10.090
P-1C	Robert & Mary E. Troyer 12443 Potranco Rd. S.A. Tx 78253	10.090

C.B. 4385

TRACT	OWNER AND ADDRESS	ACREAGE
P-2	Gilbert A. & Eloisa Barrera 7503 Buckboard Lane S.A. Tx 78227	7.958
P-2A	James D. & Marilyn Smith 1002 Sammy Place S.A. Tx 78228	13.000
P-2C	Same as P-2	4.415
P-3	Anna Marie Reicherser Box 298 La Coste Tx 78039	53.615

C.B. 4385-A

TRACT	OWNER AND ADDRESS
Blk 3 Lot 1 Blk 3 Lot 2 Blk 4 Lot 1 Blk 4 Lot 2 Blk 4 Lot 3 Blk 4 Lot 4 Blk 4 Lot 5 Blk 4 N.E. Pt. of Lot 6 S.W. Pt. at Lot 6 Blk 4 Lot 7 Blk 4 Lot 8 Blk 4 Lot 9	Mark J. McHryde 12959 Oak Pass S.A. Tx 78253 J.W. & Vivian Cade 12915 Oak Pass S.A. Tx 78253 Alvea B. Wendt 12802 Dovetail Dr. S.A. Tx 78253 John D. Bendman 12834 Dovetail S.A. Tx 78253 Jerry & Susanne Schrieber Rt. 4, Box 391 S.A. Tx 78228 Same as Blk 4 Lot 3 James D. & Marilyn Smith 1002 Sammy Place S.A. Tx 78253 Gary E. Comart 12936 Dovetail S.A. Tx 78253 Everett D. Comart 12936 Dovetail S.A. Tx 78253 Gary E. Comart 12936 Dovetail S.A. Tx 78253 Same as Blk 4 Lot 7 Everett D. Comart 12936 Dovetail S.A. Tx 78253

C.B. 4387

TRACT	OWNER AND ADDRESS	ACREAGE
P-2	David Miller 2936 Cresgee, Suite #220 S.A. Tx 78205	182.740
P-2A	Anna Marie Reicherser Box 298 LaCoste, Tx 78039	141.48

C.B. 4390

TRACT	OWNER AND ADDRESS	ACREAGE
P-1	Andrew S. & Doretta Petro 11929 F.M. 1957 # 1 S.A. Tx 78257	2.036
P-1C	Arthur Schwartz 11929 F.M. 1957 #6 S.A. Tx 78253	3.112
P-1D	Henry T. Little 11929 #3 F.M. 1957 S.A. Tx 78253	0.044
1P-1E	Andrew S. & Doretta Petro 11929 F.M. 1957 #1 S.A. Tx 78253	0.696

C.B. 4391

TRACT	OWNER AND ADDRESS	ACREAGE
P-1	Andrew S. & Doretta Petro 11929 F.M. 1957 #1 S.A. Tx 78253	6.480
P-1B	Arthur Schwartz 11926 F.M. 1957 #6 S.A. Tx 78253	0.918
P-1C	Henry T. Little 11929 #3 F.M. 1957 S.A. Tx 78253	8.448
P-1D	Peter & Loretta Koch 11929 F.M. 1957 #9 S.A. Tx 78253	0.155
P-1E	Rudy & Sylvia Espinosa 11929 F.M. 1957 #9 S.A. Tx 78253	0.900
P-1F	Lloyd W. Jr. & Henrietta Potter 8218 Knute Rockne S.A. Tx 78240	
P-1G	Voight Donald D. & Donna K 604 W. Hondo Ave. Devine, Tx 78016	5.000
P-1H	Eckhardt, Clem E. 6378 Walzem S.A. Tx 78238	4.180 7.419
P-1J	Same as P-1H	
P-4	Andrew S & Doretta Petro 11929 F.M. 1957 #1 S.A. Tx 78257	4.304

C.B. 4400

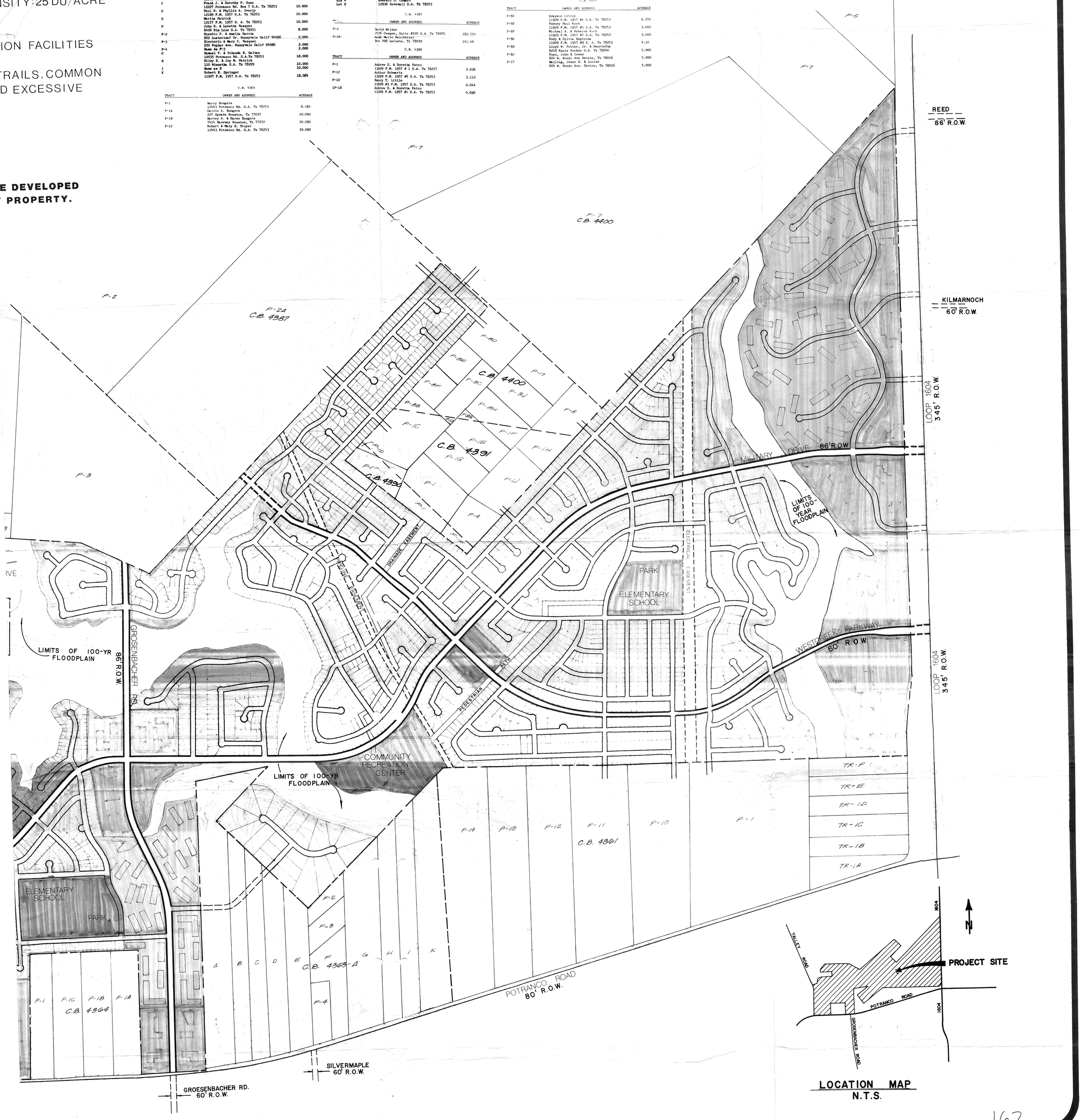
TRACT	OWNER AND ADDRESS	ACREAGE
P-5	Nathan G. Lanford 2950 W. Loop 1604 North S.A. Tx 78251	330.46
P-7	Anna Marie Reicherser Box 298 La Coste, Tx 78039	381.370
P-8	Eckhardt, Clem E. 6378 Walzem S.A. Tx 78239	5.820
P-8B	Henry T. Little 11929 #3 F.M. 1957 S.A. Tx 78253	1.508
P-8C	Peter & Loretta Koch 11929 #3 F.M. 1957 #5 S.A. Tx 78253	3.845

C.B. 4400

TRACT	OWNER AND ADDRESS	ACREAGE
P-8D	Grayson Little 11929 F.M. 1957 #4 S.A. Tx 78253	6.270
P-8E	Rodney Paul Koch 11929 F.M. 1957 #5 S.A. Tx 78253	3.000
P-8F	Michael A. & Rebecca Koch 11929 F.M. 1957 #7 S.A. Tx 78253	3.000
P-8G	Rudy & Sylvia Espinosa 11929 F.M. 1957 #9 S. A. Tx 78253	4.10
P-8H	Lloyd W. Potter, Jr. & Henrietta 8218 Knute Rockne S.A. Tx 78240	5.000
P-8J	Post, John & Irene 604 W. Hondo Ave Devine, Tx 78016	5.000
P-1T	Welling, Jesse N. & Louise 604 W. Hondo Ave. Devine, Tx 78016	5.000

C.B. 4367

TRACT	OWNER AND ADDRESS	ACREAGE
P-5	Gilbert A. & Eloisa Barrera 7503 Buckboard Lane S.A. Tx 78227	12.944
P-5C	Same as P-5	6.477



167

villages of
WESTCREEK

URS
Dallas
Austin
Houston
San Antonio
Temple
New Orleans
Engineering • Architecture • Planning

Pfennig, Weyman & Associates, Inc.
Consulting Engineers
San Antonio, Texas

SCALE IN FEET
0 200 400 800 1600

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

FILE NO. 83-08-58-62
(To be assigned by the Planning Dept.)

WESTCREEK DEVELOPMENT
P.O.A.D.P. NAME

SAN ANTONIO SAVINGS
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

PFENNIG, WEYMAN & ASSOC. INC. 3607 MANOR RD. AUSTIN, TEX 512-926-7700
NAME OF CONSULTANT ADDRESS PHONE NO.

GENERAL LOCATION OF SITE N.W. CORNER OF THE INTERSECTION OF F.M. 1604 & POTRANCO RD.

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

PROPOSED WATER SERVICE

( ) City Water Board
( ) Other District POSSIBLE MUD
Name WESTCREEK UTILITY CO. INC.
( ) Water Wells

PROPOSED LAND USE

(✓) Single Family
(✓) Duplex
(✓) Multi-Family
(✓) Business
( ) Industrial

PROPOSED SEWER SERVICE

( ) City of San Antonio
(✓) Other System MUD WESTCREEK UTILITY CO. INC.
Name
( ) Septic Tank(s)

DATE FILED Mar 9, 1984

DUE DATE OF RESPONSE April 6, 1984
(within 20 working days of receipt)

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

(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;
✓ (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.

3-20-84 Consen was staff rec. that that we meet with the developer & his eng. to discuss the M.U.D application & the need for major thoroughfare with this proposed development. Need to set up meeting with developer after Al Eisenmenger meets with other developers that plan development in the area.
need to call Steven Raabe when Al informs me that meeting with other developers has taken place.
3-29-84 meeting was held to discuss relationship of N.W. Freeway & this P.O.A.D.P

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

May 6, 1985

Applicant: URS Engineering
Attn: Steven J. Raabe
Address: 4243 Piedras Dr.
San Antonio, Texas 78228

Re: Westcreek
File #: 84-08-58-62

☐ Preliminary Plan
XX P.O.A.D.P.
revised May 1, 1985 plan dated

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

(XX) 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.

(XX) Comments: The P.O.A.D.P. committee has accepted your latest plan as submitted. Your subdivision plats may be 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.

MCONeal

Michael C. O'Neal
Chief, Current Planning

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

April 2, 1985

Applicant: URS Engineers
Mr. Steven J. Raabe
Address: 4243 Piedras Drive
San Antonio, Texas 78228

Re: Westcreek
File #: 84-08-58-62

☐ Preliminary Plan
☒ P.O.A.D.P.

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

( ) is in general compliance with the Subdivision Regulations

(X) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
(XX) 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)
(x) 60' collectors

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

(X) Comments: See 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.

Attachment
Westcreek

The POADP Committee has reviewed your proposed plan as submitted. Your overall plan indicates a well planned, organized street system with collectors and major arterials. However, the committee has raised a concern regarding stub streets projected as local type streets (50' R.O.Ws). Staff's policy, with Traffic's concurrence, is that stub streets should be projected as 60' collectors and not as local type streets. Staff would recommend that you limit the number of stub streets and project them as 60' collectors. In addition, the committee anticipates the probability of a possible collector being created along the west side of the elementary school. Your plan shows this as a local type 50' street. Staff feels that the traffic to be generated by this street would definitely warrant the need for a collector to possibly link up to Potranco Road. We ask that you consider our proposals and we look forward to working with you. Overall, this is a fine design and we thank you for your cooperation.

MCONeal

Michael C. O'Neal
Planning Administrator
Current Planning Division
sm

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: April 4, 1984

URS Engineers
Applicant: Mr. Steven J. Raabe
Address: 4243 Piedras Drive
San Antonio, Texas 78228

Re: Westcreek
File #: 84-08-58-62

☐ Preliminary Plan
XX P.O.A.D.P.

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

( ) 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)	( ) _____

( ) 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: See attached comments regarding revisions to your POADP.

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 Carillo

"AN EQUAL OPPORTUNITY EMPLOYER"

Reference is made to your meeting with staff regarding the relationship of the planned Westcreek development and its relationship to the proposed Westside Freeway. We appreciate the interest and cooperation that has been demonstrated in an effort to develop a viable north-south and east-west arterial street network within the Westcreek Plan. As discussed in our meeting of March 29, 1984, it is our understanding that the POADP (Westcreek), in coordination with representatives of the Oakcreek Development, will be amended to accommodate an east-west thoroughfare. Further the new subdivision design will provide for a north-south arterial street system allowing a potential linkage with the planned freeway. Most importantly, the designed street R.O.W. dedication should be in keeping with the proposed amendment to the Major Thoroughfare Plan. Upon completion of the new design, it will be necessary to submit the revised conceptual plan for City staff review.

In regard to the Municipal Utility District (MUD), requests should be made to CWB for water service and to the Wastewater Division of Public Works for sewer service. We understand such request has not yet been made.

URS
AN INTERNATIONAL PROFESSIONAL SERVICES ORGANIZATION

URS ENGINEERS
3607 MANOR ROAD
AUSTIN, TEXAS 78723-5887
TEL: (512) 926-7700

Dallas
Denver
Kansas City
New York
San Francisco
Seattle
Anchorage
Austin
Berkeley

Boston
Buffalo
Houston
Las Vegas
Montvale
New Orleans
Philadelphia
Washington, D.C.
Puerto Rico
Jeddah

March 1, 1984

Mr. Edward Guzman
Planning Department
City of San Antonio
P. O. Box 9066
San Antonio, TX 78205

RE: Westcreek Development
URS # 555-02-81-50

Dear Mr. Guzman:

You will find attached the information necessary to satisfy your comments offered during our December meeting.

The 1" = 400' master plan map addresses:

- Source of water and sewer
- Land ownership of adjacent properties
- Names and Right-of-Ways of all major roads perpendicular to Westcreek

The map indicates Phases 1-6. With each phase requiring one year, the project should be complete in a total of six years. The first phase will begin in 1985.

I trust you and other members of the staff will find this information useful as we begin the platting phase of Westcreek.

Sincerely,

URS ENGINEERS

Doyle W. Sebesta

DWS:ld

Enclosure

(called local office)
Requested from Steve Raabe additional copies of P.O.U.D.P.
for mass distribution
3-2-84

DOCUMENT TRANSMITTAL

URS ENGINEERS
800 Isom Road, Suite 102
San Antonio, Texas 78216
512-377-3103

To: Eddie Guzman
Dept. of Planning
City of San Antonio
San Antonio, Texas

Date 3-11 19 85
Project No. 555-02-80

Project Name Villages of Westcreek POADP

Gentlemen:

We are ☒ Forwarding ☐ Returning
☒ Herewith ☐ Under separate cover

the following:

☒ Prints ☐ Samples ☐ Copies
☐ Estimates ☐ Specifications ☐ Other
☐ Bulletin ☐ Tracings
☐ Shop Drawings ☐ Sketches

RECEIVED
1985 MAR 12 AM 11:38
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

By ☐ Mail ☒ Other Hand Deliver

Description 5-copies of revised PReliminary Overall Development Plan reflecting realignment of major roads to reflect the amended City of San Antonio Major Thoroughfare Plan.

☐ For your information and comments
☐ As per your request
☐ For coordination purposes
☐ For your files
☐ For field use

☒ For your action
☐ Please give this matter your immediate attention
☐ For your approval or correction
☐ Returned for correction

Remarks

If enclosures received are not as listed above, please notify us.

URS ENGINEERS

Copies to: Files

By Steven J. Raabe
Steven J. Raabe, P.E.

Thank you for meeting with the staff to discuss the relationship of the planned ~~captioned~~ westcreek development & the proposed N.W. Free Expressway of which included other related proposed developments in the immediate area. We appreciate the interest & cooperation that has been demonstrated in an effort to develop a viable north-south, east west arterial street network within the West creek plan. As discussed in our meeting of 3.29.84, it is our understanding that the P.O.A. P.P. (west creek, in coordination with representatives of the Oakcreek development, will be amended to accommodate an the east-west thoroughfare. Further the new subd design will provide for a north-south arterial street system allowing potential need linkage with the planned freeway. Most importantly the designed street alignments should be ~~engineered~~ in keeping with the proposed amendments to the major Thoroughfare.

Upon completion of the new design, it will be necessary to submit the revised conceptual plan for City staff review.

In regard to the M.U.D. Municipal Utility District

WEST CREEK DEVELOPMENT PLAN

QUANTITATIVE SUMMARY

	PHASE 1			PHASE 2			PHASE 3			PHASE 4			PHASE 5			PHASE 6		
	Acres	Units	Population	Acres	Units	Population	Acres	Units	Population	Acres	Units	Population	Acres	Units	Population	Acres	Units	Population
RESIDENTIAL																		
Single-Family Detached 4-5 DU/Acre Assume 3.0 People/DU	---	---	---	---	---	---	102	464	1392	---	---	---	---	---	---	---	---	---
Single-family Detached 5-6 DU/Acre Assume 3.0 People/DU	119	700	2100	124	654	1962	---	---	---	111	587	1761	71	502	1506	36	217	6
Duplex, Average Density 8 DU/Acre Assume 2.8 People/DU	---	---	---	---	---	---	---	---	---	85	680	1904	---	---	---	---	---	---
Multi-family, Average Density 12 DU/ Acre Assume 2.8 People/DU	---	---	---	---	---	---	---	---	---	---	---	---	99	1188	3326	67	804	22
COMMERCIAL	5	---	---	---	---	---	---	---	---	---	---	---	109	---	---	---	---	---
PUBLIC FACILITIES																		
Schools, Parks and Recreation Facilities (Not Including Major Streets)	25	---	---	---	---	---	---	---	---	---	---	---	14	---	---	---	---	---
OPEN SPACE																		
Pedestrian Trails, Common Areas of Floodplain, Excessive Slope and Reserves (Not Including Easements)	4	---	---	---	---	---	75	---	---	10	---	---	81*	---	---	12**	---	
SUBTOTAL BY PHASE	153	700	2100	124	654	1962	177	464	1392	206	1267	3665	374	1690	4832	115	1021	2
EXISTING EASEMENTS																		
PROPOSED MAJOR STREET RIGHT-OF-WAY																		