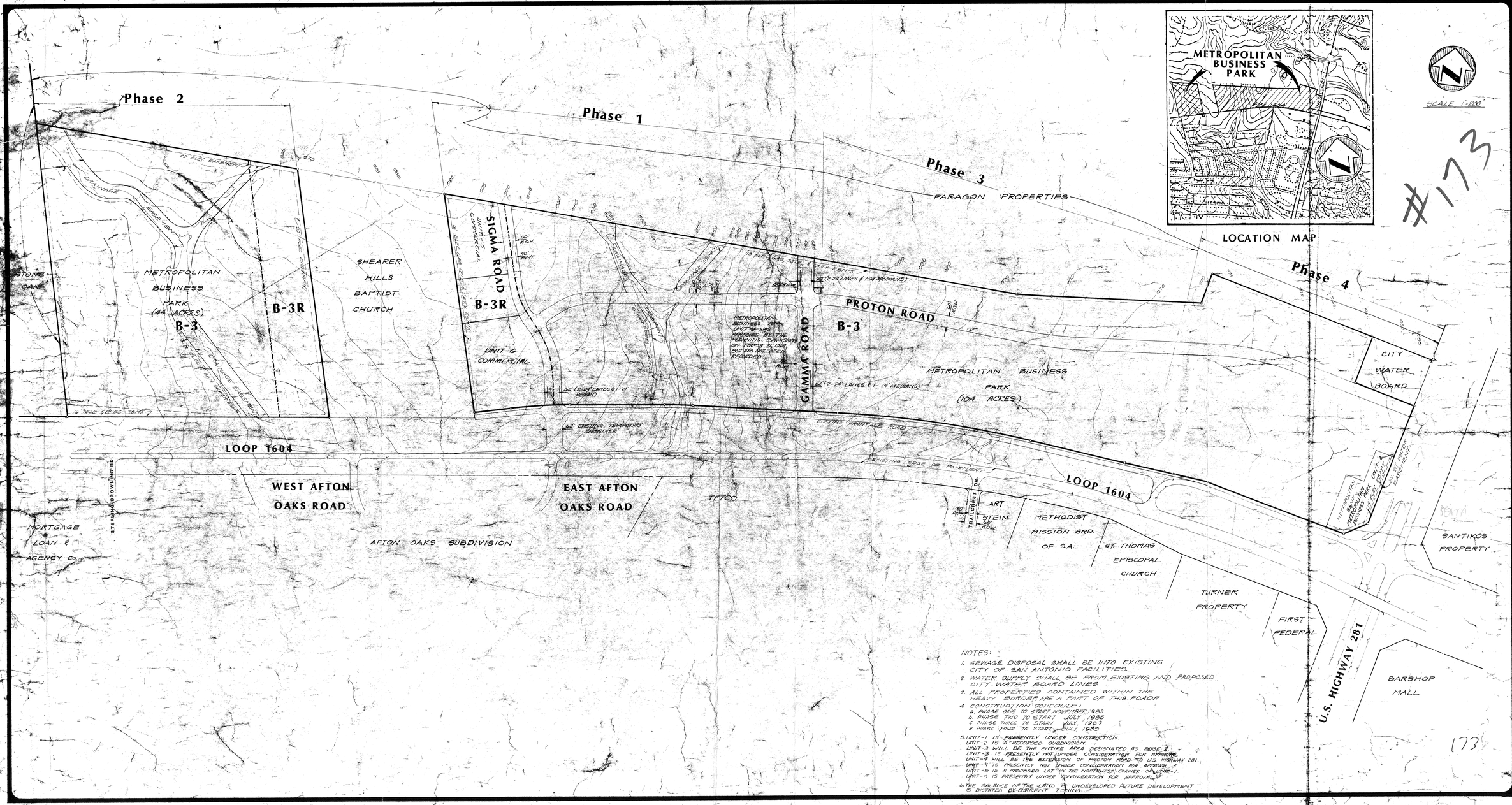
Phase 2
Phase 1
Phase 3
Phase 4
PARAGON PROPERTIES
METROPOLITAN BUSINESS PARK
LOCATION MAP
SCALE 1"=200'
STONE OAK
METROPOLITAN BUSINESS PARK (44 ACRES)
B-3
B-3R
SHEARER HILLS BAPTIST CHURCH
SIGMA ROAD
UNIT-5 COMMERCIAL
UNIT-6 COMMERCIAL
GAMMA ROAD
PROTON ROAD
METROPOLITAN BUSINESS PARK (104 ACRES)
CITY WATER BOARD
LOOP 1604
WEST AFTON OAKS ROAD
EAST AFTON OAKS ROAD
TETCO
AFTON OAKS SUBDIVISION
MORTGAGE LOAN & AGENCY Co.
STERLING BROWNING RD.
ART STEIN
METHODIST MISSION BRD OF S.A.
ST. THOMAS EPISCOPAL CHURCH
TURNER PROPERTY
FIRST FEDERAL
U.S. HIGHWAY 281
BARSHOP MALL
SANTIKOS PROPERTY
NOTES:
1. SEWAGE DISPOSAL SHALL BE INTO EXISTING CITY OF SAN ANTONIO FACILITIES.
2. WATER SUPPLY SHALL BE FROM EXISTING AND PROPOSED CITY WATER BOARD LINES.
3. ALL PROPERTIES CONTAINED WITHIN THE HEAVY BORDER ARE A PART OF THIS ROADP
4. CONSTRUCTION SCHEDULE:
a. PHASE ONE TO START NOVEMBER, 1983
b. PHASE TWO TO START JULY, 1985
c. PHASE THREE TO START JULY, 1987
d. PHASE FOUR TO START JULY 1989
5. UNIT-1 IS PRESENTLY UNDER CONSTRUCTION
UNIT-2 IS A RECORDED SUBDIVISION
UNIT-3 WILL BE THE ENTIRE AREA DESIGNATED AS PHASE 2
UNIT-3 IS PRESENTLY NOT UNDER CONSIDERATION FOR APPROVAL
UNIT-4 WILL BE THE EXTENSION OF PROTON ROAD TO U.S. HIGHWAY 281.
UNIT-4 IS PRESENTLY NOT UNDER CONSIDERATION FOR APPROVAL.
UNIT-5 IS A PROPOSED LOT IN THE NORTHWEST CORNER OF UNIT-1.
UNIT-5 IS PRESENTLY UNDER CONSIDERATION FOR APPROVAL.
6. THE BALANCE OF THE LAND IS UNDEVELOPED. FUTURE DEVELOPMENT IS DICTATED BY CURRENT ZONING.
REVISIONS
PROTON ROAD EXTENDED
GAMMA RD TO N. R.O.W. OF U.S. HIGHWAY 281
PROPOSED GAMMA RD. & U.S. HWY. 281
173
#173
PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
910 BROADWAY
METROPOLITAN BUSINESS PARK
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
JOB NO.
DATE
DRAWN
SHEET 1 OF 1
173

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

PAPE DAWSON
ENGINEERS, INC.
RECEIVED

MAY 07 1985

May 6, 1985

1970-03

FILE

Applicant: Pape-Dawson Engineers
Attn: Nat Hardy
Address: 9310 Broadway
San Antonio, Tx 78217

Re: Metropolitan Business Park
☐ Preliminary Plan
☒ P.O.A.D.P.

File #: 84-16-64-66 revised plan dates April 2 19

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 proposed plan. 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.

Michael C. O'Neal
Planning Administrator

CITY OF SAN ANTONIO

February 20, 1997

PAPE-DAWSON ENGINEERS, INC.
RECEIVED
FEB 26 1997
FILE 1970-25 (Rpt)

Gene Dawson Jr. P.E.
Senior Vice President
Pape Dawson Engineer, Inc.
9310 Broadway, Building II
San Antonio, TX 78217-3491

Dear Mr. Dawson:

The Planning Department is updating it's POADP record keeping. Recently a comprehensive inventory was undertaken of the existing POADP files. Unfortunately there are some files that are incomplete. The Planning Department is attempting to rebuild the POADP files, and would appreciate your assistance in this regard. If you have copies of any of the enclosed files would you please forward them to the Planning Department in c/o Elizabeth Carol. Attached is a list of the files that need to be updated.

Enclosed is a sample of the data included in the inventory that the Planning staff has recently developed. Once the POADP inventory is complete, I will forward a copy of the comprehensive inventory of the POADP's on file.

Thank you in advance for your assistance in ensuring that our POADP files are complete and accurate. If you have any questions or need additional information, do not hesitate to call Elizabeth Carol at 207-7900.

Sincerely,

Bill Telford

William L. Telford, AICP
Planning Manager

Attachment:
Sample of POADP inventory
List of POADPs requiring updating

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

Please review your files to determine if you have any information pertaining to these POADP's.

List of POADPs requiring updates

Engineering Firms Known:

#	POADP Name	Firm
173	Metropolitan Business Park	Pape Dawson

Engineering Firms Unknown:

#	POADP Name	Firm
123	Aerodrome Plaza	Aerodrome Plaza J.V.
81	Judson Road	ASM, Inc./Louisiana
74	Apple Creek	Berg. Co. Inc.
362	Bill McCarty Property	Bill McCarty
47	Uranga Commercial	C.A. Bohner & Assoc.
114	Northwest Atrium	Castillo Vantage Co.
272	Cedar Creek	Cedars Development
120	DeZavala Business Rd.	Cimarron Development
105	Citadel	Doug Cross Liberty Homes
69	Bluebonnet Ridge	East Central Development
117	Lincoln Park Unit 1	Frieden Alvin
37	North Hills Village	Gilbralter Savings
146	Starcrest Hills	Guy King Enterprize
370	Country View Village	Hallmark Ghormley
76	Northern Hills Unit 16	Lee Quincy
98	Weidner Business Park	Lee Quincy
112	Ragsdill Tract	Lee Quincy / Entex
43	Industry East	M.A. Realty Corp.
82	Canyon Oaks (east)	Matthews Pat
71	West Park Business Center	Max Triplett
44	Hidden Meadow	McOsker Dev.
11	Hunters Ridge	MeCarthy Wm.
14	Hollow Oaks	NP/C
38	Henderson Pass	Omni Int.
207	Redland Oaks (north	Redland Road J.V.
59	Larkspur Unit 3 & 4	Schiffman
45	Mission Ridge	Sitterle
89	Shadow Glen	Steinmetz
96	Windsor Heights	Steinmetz

RECEIVED
'97 MAR -5 PM 2:55
PLANNING & DEVELOPMENT SERVICES DIVISION

32	Colonnade	Trammel Crow
17	Woodlake Golf Villas Unit 2	Unknown
147	Woller Road Tract - 28 acres	Unknown
192	Stone Canyon Unit 2	Unknown
257	Swans Landing	Unknown
263	Northwestern Hills	Unknown
21	Blossom Park	Van Guard / State
53	Starview	Van Guard / State
116	Rollingwood Ridge	Vance Jackson Venture
1	Woodstone North	Whimpey

RECEIVED
97 MAR -5 PM 2:55
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

Preliminary Overall Area Development Plans
Sorted by Number of POADP

POADP #	POADP NAME	POADP ENGINEER DEVELOPER	Aquifer	City limits	Acres	Landuse	DATE ACCEPTED	DATE EXPIRED	Cross Reference
375	Ridge at Deerfield	MBC Eng.	yes	yes	27	residential	9/21/93	3/23/95	none
376	Hunters Hill Unit 1 & 2	Fisher	no	no	79	residential	9/15/93	3/17/95	none
377	Achudas Achim	MBC Eng.	no	yes	11	business	9/17/93	3/19/95	none
378	Fine Silver	Pape Dawson	no	yes	142	residential	6/30/94	12/30/95	none
379	Jade Oaks	MBC Eng.	no	yes	20	residential	10/14/93	4/15/95	none
380	Quail Creek U6 & 7	W. F. Castella	no	yes	32	residential	11/1/93	5/3/95	none
381	Country Estates	Pape Dawson	no	no	44	residential	10/21/93	4/22/95	none
382	Parkside	W. F. Castella	no	yes	13	residential	11/5/93	5/7/95	none
383	Rogers Ranch	Denton Devl.	yes	yes	1792	res/comm	11/12/93	5/14/95	518
384	Bluffs at Westcreek, The	Pape Dawson	no	no	32	residential	10/29/93	4/30/95	none
385	Oakland's, The	Ford	yes	yes	64	residential	12/10/93	6/11/95	none
386	USAA/I.H. 10 - Huebner	Pape Dawson	no	yes	88	business	12/28/93	6/29/95	none
387	Stonewood	Kossl Cude	yes	no	209	residential	10/7/94	4/7/96	none
388	Cactus Bluff	Kossl Cude	yes	no	312	residential	1/7/94	7/9/95	none
389	Redland Heights	MBC Eng.	yes	yes	108	residential	11/15/93	5/17/95	none
390	Mesas of Stone Oak, The	Kossl Cude	yes	no	239	res/comm	11/16/93	5/18/95	none
391	Vistas of Encino Park	Vickrey & Assoc.	yes	no	34	residential	11/22/93	5/24/95	none
392	Cancer Therapy & Research Center	MBC Eng.	no	yes	14	commercial	2/2/94	8/4/95	none
393	Elm Creek U-15 (? U 1-14)	Pape Dawson	no	yes	27	residential	11/22/93	5/24/95	?
394	Trails of Arrowhead, The	Kossl Cude	yes	no	37	residential	12/27/93	6/28/95	?188
395	Heights, The	MBC Eng.	yes	yes	58	residential	1/24/94	7/26/95	none
396	Mainland Oaks	W. F. Castella	no	yes	25	residential	1/26/94	7/28/95	none
397	Knoll Creek B1472	W. F. Castella	no	yes	55	res/comm	2/11/94	8/13/95	200/87
398	Encino Creek	Vickrey & Assoc.	yes	yes	24	residential	2/25/94	8/27/95	none
399	McCullick Tract	M. W. Cude	no	yes	16	residential	**WITHDRAWN**		none
400	New Territories	Rabe	no	yes	14	res/comm	7/8/94	1/7/96	?187
401	Legacy Trails (was Hill Cnty Res. Est.)	Pape Dawson	no	yes	36	residential	7/27/94	1/26/96	none
402	Redland Ranch Estates	MBC Eng.	yes	yes	33	res/comm	4/29/94	10/29/95	none
403	Ingram Festival	Vickrey & Assoc.	no	yes	51	commercial	4/28/94	10/28/95	none
404	withdrawn	N/A					**WITHDRAWN**		none
405	Guilbeau Park	RAYCO	no	yes		residential	4/21/94	10/21/95	? 75/79
406	Crown Meadows	RAYCO	no	yes	82	residential	1/10/95	7/11/96	80
407	Northgate	Pape Dawson	no	yes	9	residential	4/28/94	10/28/95	?27

Deliver

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

LETTER OF TRANSMITTAL

9310 BROADWAY, BLDG. II, SAN ANTONIO , TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

Date: 5 Mar 97 Job No.: —

Attention: Mr. William Telford

RE: Metropolitan Business Park POADP

FILE:
- [x] 1.0 Correspondence
- [ ] 2.0 Design
- [ ] 4.0 Construction

TO Department of Planning
City of San Antonio
C/O : ELIZABETH CAROL

WE ARE SENDING YOU [x] Attached Under separate cover via _____ the following items:

- [ ] Specifications
- [ ] Prints
- [ ] Change Order
- [ ] Shop Drawings
- [ ] Plans
- [ ] _____
- [ ] Copy of Letter
- [ ] Samples

COPIES	DATE	DESCRIPTION
1	2-7-85	MBP POADP
1	5-6-85	POADP APPROVAL LETTER RE: PROJECT
1	2-20-97	CSA LETTER
		173

RECEIVED 97 MAR -5 PM 2:54 PLANNING DEPARTMENT SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- [ ] For approval
- [x] For your use
- [ ] As requested
- [ ] For review and comment
- [ ] Approved as submitted
- [ ] Returned for corrections
- [ ] Approved as noted
- [ ] _____
- [ ] Resubmit _____ copies for approval
- [ ] Submit _____ copies for distribution
- [ ] Return _____ corrected prints
- [ ] FOR BIDS DUE _____
- [ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS SENT PER YOUR LETTER OF 20 FEB 97 (attached).

COPY TO _____ SIGNED Mark H Hanby

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