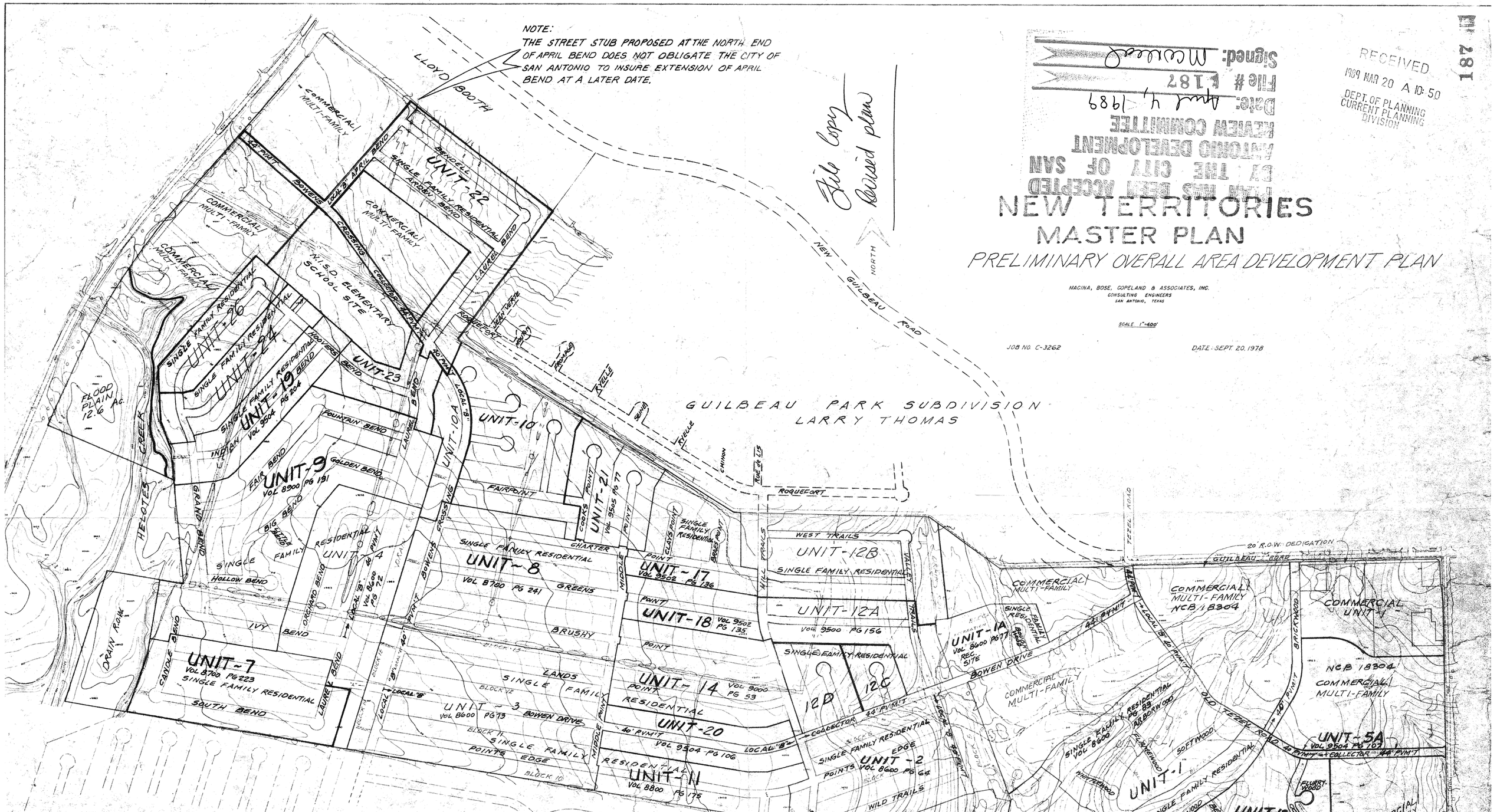


NOTES:
SEWER SERVICE PROVIDED BY CITY OF SAN ANTONIO.
WATER " " " " " " "

DEVELOPMENT PROJECT SCHEDULE

a. UNITS 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12A, 14 AND 20 ARE EXISTING.
b. UNITS 13, 17, 18, 19 AND 21 – CONSTRUCTION UNDER-WAY – TO BE COMPLETED BY JANUARY 1985.
c. UNIT 15 WAS APPROVED 1-20-82 AND PLAT WAS RESCINDED 7-7-83.
} P.O.A.D.P. REVIEW DATED 4-8-83
d. UNIT 10 TO BE COMPLETED BY JANUARY 1986.
e. UNIT 22 " " " " MAY 1985.
f. UNIT 23 " " " " JANUARY 1986.
} P.O.A.D.P. REVIEW DATED MARCH 6, 1985
g. UNIT 12B " " " " APRIL 1986.
— P.O.A.D.P. REVIEW DATED 4-8-83.
h. COMMERCIAL UNIT-1 " " NOVEMBER 1985
— P.O.A.D.P. REVIEW DATED 9-5-85
i. UNIT-24 TO BE " " JANUARY 1987
j. UNIT-25 " " " " JUNE 1987
k. UNIT-26 " " " " JUNE 1987
} P.O.A.D.P. REVIEW DATED SEPTEMBER 16, 1986

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: April 4, 1989
File # E187
Signed: Mcareel

RECEIVED
1989 MAR 20 A 10:50
DEPT. OF PLANNING
CURRENT PLANNING DIVISION

187

NEW TERRITORIES MASTER PLAN

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

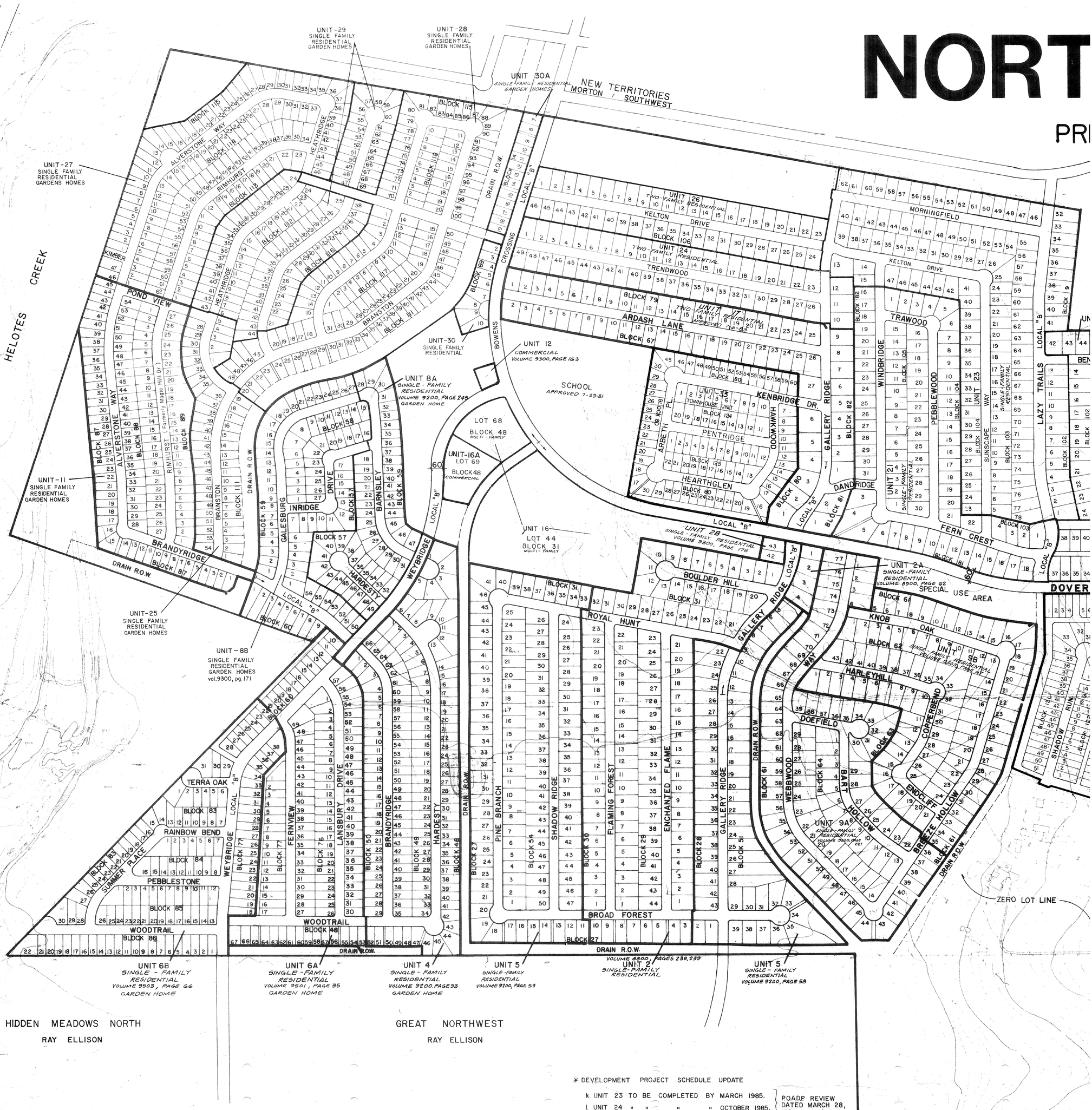
SCALE 1"=400'

JOB NO. C-3262

DATE: SEPT. 20, 1978

NORT

PRI



* DEVELOPMENT PROJECT SCHEDULE UPDATE

k. UNIT	23	TO BE	COMPLETED	BY	MARCH 1985.	P.O.A.D.P. REVIEW DATED MARCH 28, 1984
l. UNIT	24	" "	"	"	OCTOBER 1985.	
m. UNIT	25	" "	"	"	FEBRUARY 1985.	
n. UNIT	26	" "	"	"	APRIL 1985.	P.O.A.D.P. REVIEW DATED AUGUST 17, 1984
o. UNIT	27	" "	"	"	JUNE 1985.	
p. UNIT	28	" "	"	"	JULY 1985.	
q. UNIT	29	" "	"	"	OCTOBER 1985.	
r. UNIT	30	" "	"	"	OCTOBER 1984.	
s. UNIT	30A	" "	"	"	OCTOBER 1986	
t. UNIT	31	" "	"	"	MARCH 1987	
u. UNIT	32	" "	"	"	DECEMBER 1986	
v. UNIT	33	" "	"	"	MARCH 1987	
w. UNIT	34	" "	"	"	OCTOBER 1986	

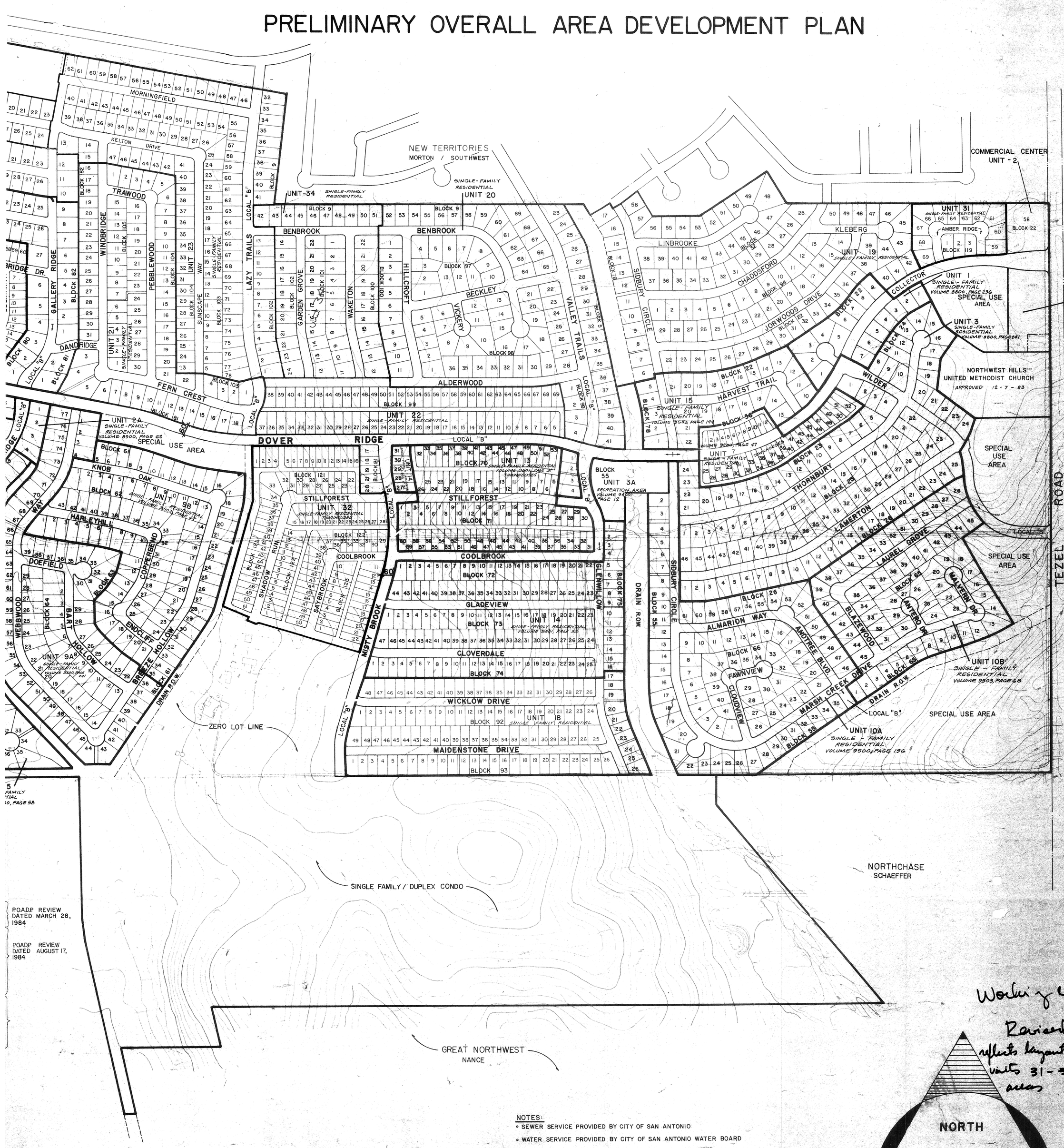
MASTER PLAN

NASH PHILLIPS/COPUS - LUMBERMAN'S INVESTMENT

SAN ANTONIO, TEXAS

NORTHWEST CROSSING

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN



POADP REVIEW DATED MARCH 28, 1984

POADP REVIEW DATED AUGUST 17, 1984

Working copy
Revised Plan reflects layout for proposed units 31-34 high-density areas

RECEIVED
FEB 27 1986
DEPARTMENT OF PLANNING
Subdivision Section

forwarded copy to Plan, Bill & Steve 3-3-86

NORTH

0' 100' 200' 400' 600' 1000'

SCALE 1" = 200'

#187

NOTES:

- SEWER SERVICE PROVIDED BY CITY OF SAN ANTONIO
- WATER SERVICE PROVIDED BY CITY OF SAN ANTONIO WATER BOARD
- DEVELOPMENT PROJECT SCHEDULE:
  - a. UNITS 1, 2, 2A, 2B, 3, 3A, 4, 5, 6A, 6B, 7, 8A, 8B, 9A, 9B, 10A, 10B, 12, 13, 14, 15, COMMERCIAL AREAS AND SCHOOL SUBDIVISION ARE EXISTING. — P.O.A.D.P. REVIEW DATED MAY 2, 1983
  - b. UNIT 11 TO BE COMPLETED BY JANUARY 1985.
  - c. UNIT 16 " " " JANUARY 1986.
  - d. UNIT 17 " " " AUGUST 1984, APPROVED. — P.O.A.D.P. REVIEW DATED MARCH 28, 1984
  - e. UNIT 18 " " " JANUARY 1985. — P.O.A.D.P. REVIEW DATED MAY 2, 1983
  - f. UNIT 19 " " " JUNE 1984.
  - g. UNIT 20 " " " SEPTEMBER 1984.
  - h. UNIT 21 " " " NOVEMBER 1984.
  - i. UNIT 22 " " " JANUARY 1985. — P.O.A.D.P. REVIEW DATED FEBRUARY 7, 1984
  - J. REMAINING AREAS SHOULD BE COMPLETED BY 1988. *

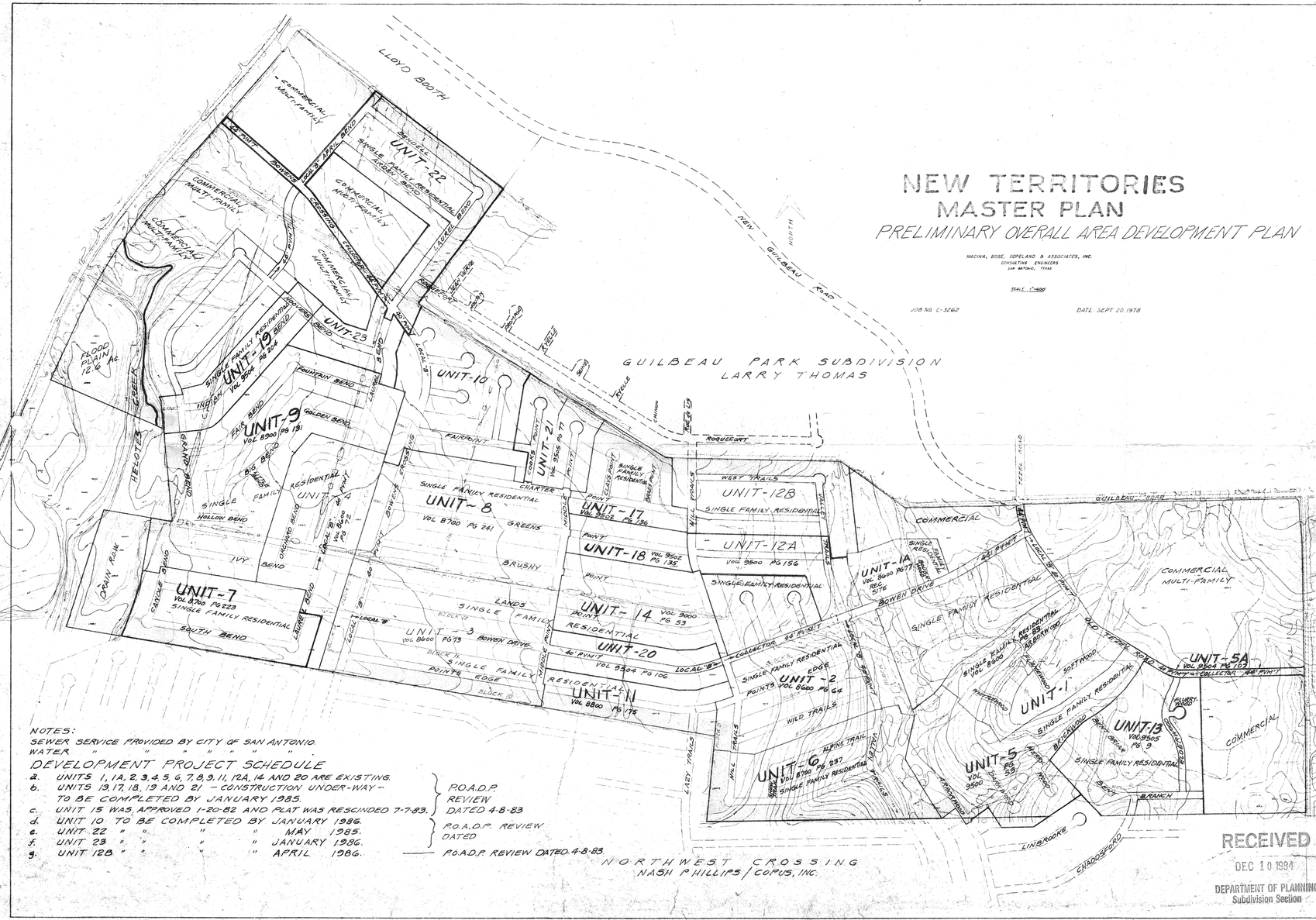
N'S INVESTMENT CORP.

NEW TERRITORIES
MASTER PLAN
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

SCALE 1"=400'

JOB NO. C-3262 DATE SEPT 20 1978



NOTES:
SEWER SERVICE PROVIDED BY CITY OF SAN ANTONIO.
WATER " " " " " "

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} P.O.A.D.P. REVIEW DATED

g. UNIT 12B " " " " APRIL 1986. — P.O.A.D.P. REVIEW DATED 4-8-83.

RECEIVED
DEC 10 1984
DEPARTMENT OF PLANNING
Subdivision Section

187

NOTE:
THE STREET STUB PROPOSED AT THE NORTH END OF APRIL BEND DOES NOT OBLIGATE THE CITY OF SAN ANTONIO TO INSURE EXTENSION OF APRIL BEND AT A LATER DATE.

NEW TERRITORIES MASTER PLAN

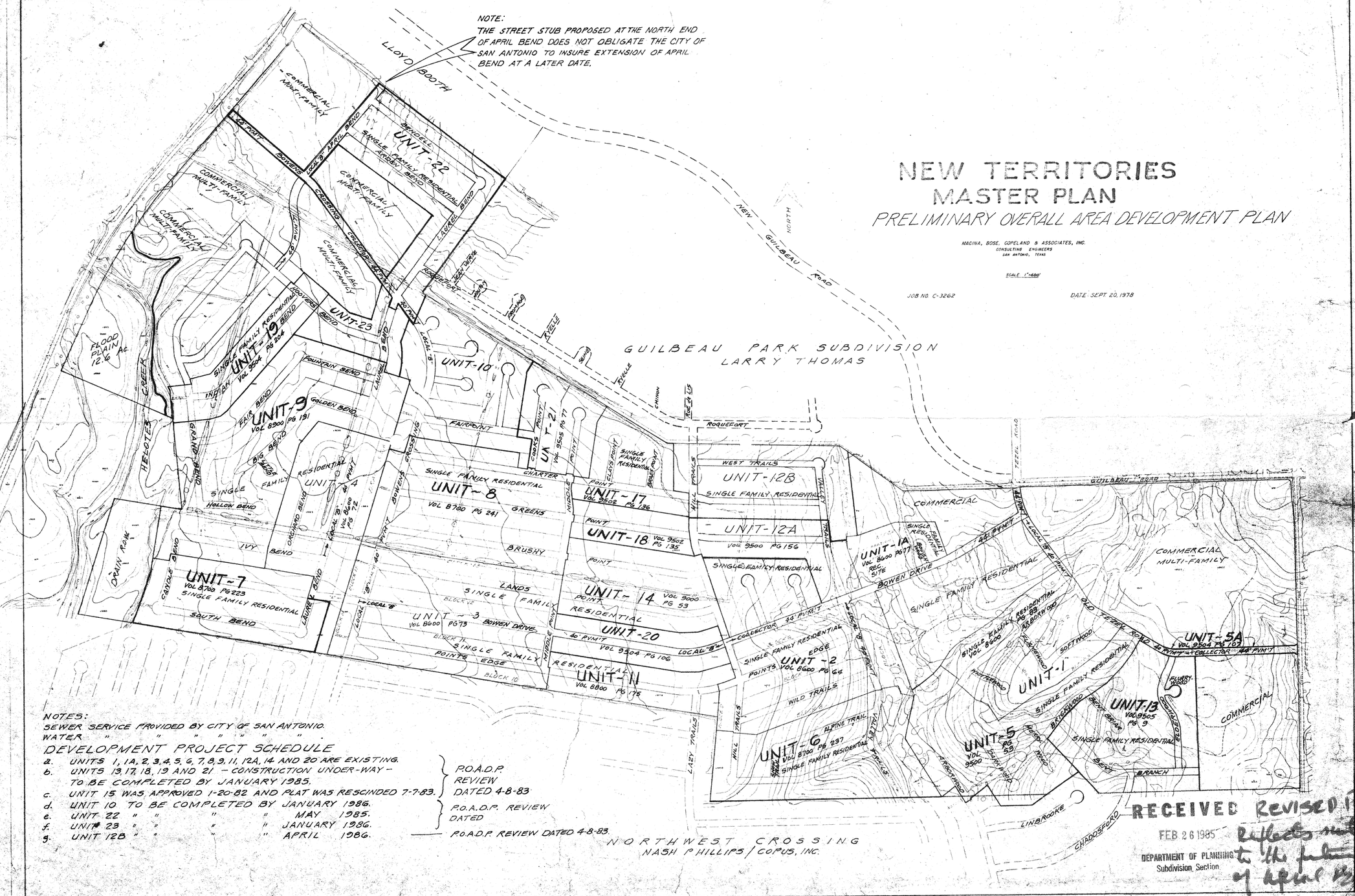
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

SCALE 1"=400'

JOB NO. C-3262

DATE: SEPT. 20, 1978



NOTES:
SEWER SERVICE PROVIDED BY CITY OF SAN ANTONIO.
WATER " " " " " " .

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g. UNIT 12B " " " APRIL 1986.
} P.O.A.D.P. REVIEW DATED
— P.O.A.D.P. REVIEW DATED 4-8-83

187

RECEIVED REVISED POADP.
FEB 26 1985
DEPARTMENT OF PLANNING
Subdivision Section

Reflects note relating to the future extension of April Bend.

187 9/10/86

NOTE:
THE STREET STUB PROPOSED AT THE NORTH END OF APRIL BEND DOES NOT OBLIGATE THE CITY OF SAN ANTONIO TO INSURE EXTENSION OF APRIL BEND AT A LATER DATE.

NEW TERRITORIES
MASTER PLAN
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

SCALE 1"=400'

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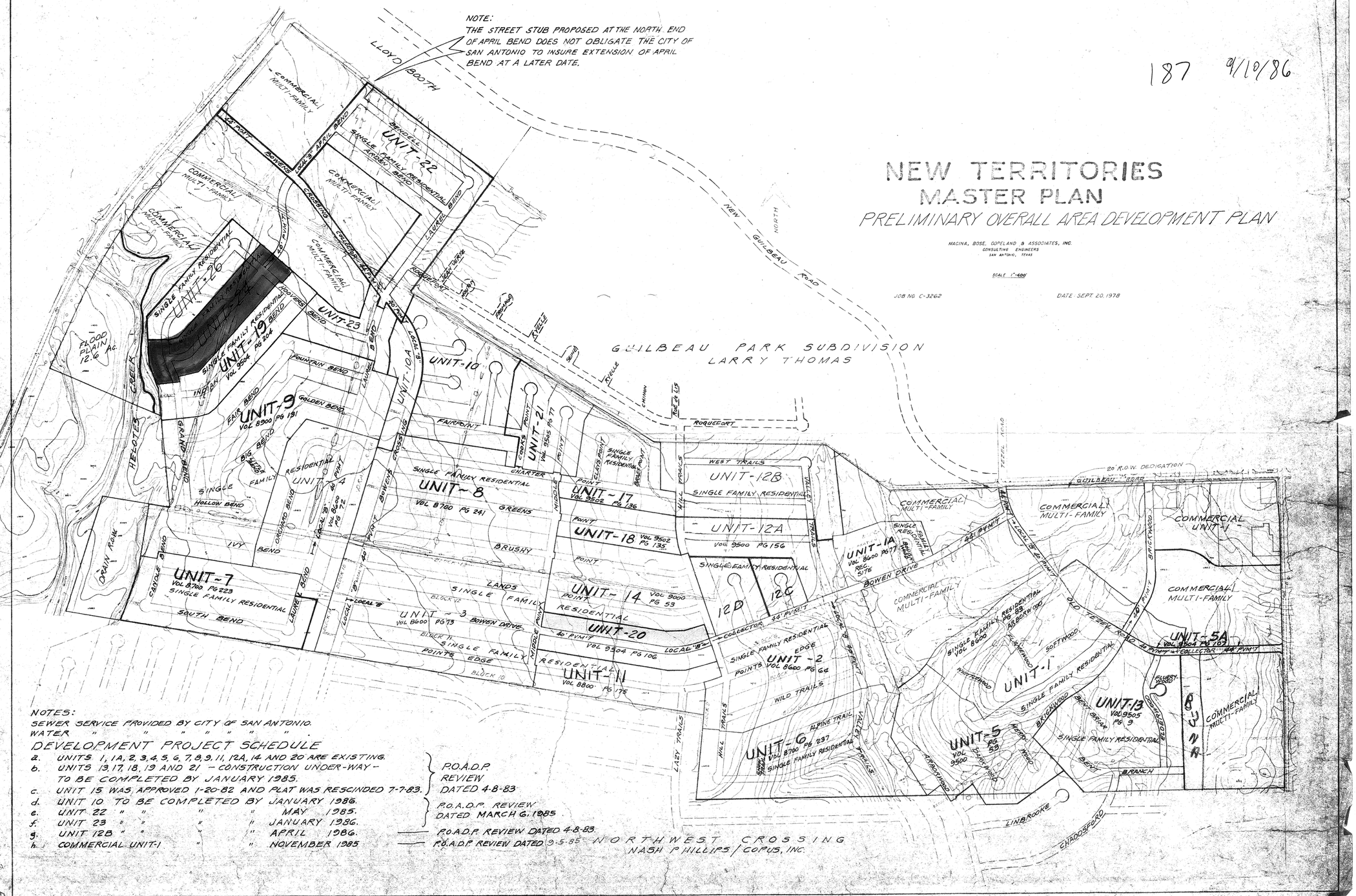

NOTES:
SEWER SERVICE PROVIDED BY CITY OF SAN ANTONIO.
WATER " " " " " " .

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h. COMMERCIAL UNIT-1 " " NOVEMBER 1985 — P.O.A.D.P. REVIEW DATED 9-5-85

NORTHWEST CROSSING
NASH PHILLIPS / COPUS, INC.

INFORMATION SHEET FOR
P.O.A.D.P. — Shell

FILE NO. 83-10-61-~~20~~ 60 NEW TERRITORIES
(To be assigned by the Planning Dept).

MORTON S.W. — NAME OF DEVELOPER/~~SUBDIVISION~~ SUBDIVISION
P.O. BOX 18428 78286 — ADDRESS
655-4420 — PHONE NO.

M.B.C. (RODGER BOSE) — NAME OF CONSULTANT
415 BREESPORT S.A. 78216 — ADDRESS
349-0151 — PHONE NO.

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE TO NEAREST PUBLIC STREET S.W. CORNER OF THE INTERSECTION OF GUILBEAU RD & TEZEL RD.

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

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

PROPOSED LAND USE
( ) Single Family
( ) Multi Family
( ) Business
( ) Industrial
( ) DUPLEX

PROPOSED SEWER SERVICE
(✓) City of San Antonio
( ) Other System _____ Name
( ) Septic Tank(s)

(The space below is to be completed by the Department of Planning Staff).

DATE FILED MAR. 18, 1983

REVISIONS FILED Dec. 10, 1984 (if applicable)

Due DATE OF RESPONSE APRIL 15, 19[illegible] (within 20 days of receipt).

DATE OF RESPONSE Dec 24, 1984 (within 15 days of receipt).

SEPT. 1984
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

D. INFORMATION REQUESTED. THE POADP, ~~ans~~ no an overview of the developer's projected land use, shall include, at least the following information.

SEPIA OR 3 COPIES OF PLAN

✓ (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.

DRAFT

Roy

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

April 4, 1989

Mr. Roger Bose
MBC Engineering Co.
415 Breesport
San Antonio, Texas 78216

RE: New Territories POADP #187

Dear Mr. Bose:

The Development Review Committee has reviewed and accepted your proposed plan for New Territories. The plan has been assigned File #187 for future reference.

It is noted that the removal of April Bend Drive leaves an undesirable stub street in New Territories Subdivision Unit-24. Staff recommends that if the stub street has not been constructed, the stub street be removed and designated as an easement. Please coordinate this effort with the Traffic and Transportation Section of the Department of Public Works.

Please note that this action does not establish any commitment for the provision of utilities, services or zoning 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 Unified Development Code. Any platting will have to comply with the regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

MCOneal

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR/sm
Attachment

"AN EQUAL OPPORTUNITY EMPLOYER"

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 7828

September 16, 1986

Paul De Leon
MBC Engineering Co.
415 Breesport
San Antonio, Texas 78216

RE: New Territories P.O.A.D.P.
File #86-10-61-60

Dear Mr. De Leon:

This is to inform you that the POADP committee has reviewed and accepted your plan of New Territories.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning 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.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

MCO'Neal

Michael C. O'Neal, AICP
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.

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

September 5, 1985

Mr. Paul DeLeon
M.B.C. Engineers
415 Breesport
San Antonio, Texas 78216

RE: New Territories P.O.A.D.P. (Revised August 26, 1985)
(File #83-10-61-60)

Dear Mr. De Leon:

The revised plan shows the addition of a 60' R.O.W. known as Brickwood between the Old Tezel Road and Guilbeau Road which is acceptable to the committee. The committee also acknowledges the 20' dedication proposed along Guilbeau Road.

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.

Sincerely,

Michael C. O'Neal
Planning Administrator
Dept. of Planning

sm

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

March 6, 1985

Applicant: Morton Southwest
Mr. Sam G. Parnes
Address: P.O. BOX 18428
San Antonio, Tx 78286

Re: New Territories
File #: 85-10-61-60

☐ Preliminary Plan
☒ P.O.A.D.P. revision
dated Feb 26, 1985

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: This acknowledges receipt of the amended plan reflecting an annotation pertaining to the April Bend stub street as per our meeting of February 22, 1985. Please be advised that staff offers no objection to the revision.

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.

M C O'Neal

Michael C. O'Neal
Chief, Current Planning

cc: M.B.C. Roger Bose

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

December 24, 1984

Applicant: Morton Southwest
Mr. Sam G. Parnes
Address: P.O. Box 18428
San Antonio, Texas 78286

Re: New Territories
File #: 83-10-61-60

☐ Preliminary Plan
☒ P.O.A.D.P. (Revision dated Dec. 10, 1984)

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

( ) 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 letter.

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

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

December 24, 1984

Mr. Sam G. Parnes
Senior Vice President
Land Development
Morton Southwest
P.O. Box 18428
San Antonio, Texas 78286

Dear Sam:

In reference to your letter of December 7, we have again reviewed the revised POADP for New Territories. Staff still objects to the proposed stub-out of April Bend for two reasons:

1. It does not address the intent of our initial recommendation for a north-south collector; and
2. The approved POADP for Guilbeau Park does not reflect a corresponding street connection.

The intent of our initial recommendation was to provide for a direct and continuous traffic flow to New Guilbeau Road via a realignment of Bowens Crossing. Traffic Engineering is of the opinion that April Bend does not provide a viable collector street alternative due to the number of turning movements required.

We recognize there is still a valid requirement for a collector connection to New Guilbeau Road. Based on our original recommendation and the development which has subsequently occurred, we see the only viable alternative as a realigned Bowens Crossing. This street should be upgraded to a collector north of Unit-8 and be realigned to merge with Laurel Bend to the northern boundary of your subdivision.

Our initial recommendation for a north-south collector to connect with New Guilbeau Road was made in April 1983. We did not receive any response from you or your engineer concerning that recommendation. Eight months later in November 1983, we subsequently approved the Guilbeau Park POADP. This plan showed two street connections to New Territories; however, none were shown in the area now owned by Mr. Booth. Our policy has been that once a POADP has been approved, staff ought not to require changes without the property owner's consent, unless necessitated by changes to the Major Thoroughfare Plan. We, therefore, would oppose a stub-out without some assurance that it will ultimately connect to New Guilbeau Road.

If you disagree with our position, you may appeal this decision to the Planning Commission for resolution. I will be happy to discuss this matter at your convenience.

Sincerely,

M C O'Neal

Michael C. O'Neal
Chief, Current Planning Division
Department of Planning

sm

cc: MBC Engineers (Paul De Leon)
Traffic Engineering (Dean Chadwick)

CITY OF

SAN ANTONIO TEXAS 78285

Date: Dec. 18, 1984

Applicant: Morton Southwest
Mr. Sam G. Parnes
Address: P.O. Box 18428
S.A. Texas
78286

Re: New Territories
File #: 83-10-61-60

☐ Preliminary Plan
☒ P.O.A.D.P. Revision dated Dec. 10, 1984

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)	( ) _____

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( ) 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.

By _____

Make do we want to indicate lack of compliance with a certain section

Eddie

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

April 8, 1983

M.B.C. Engineers
Attn: Roger Bose
415 Breesport Drive
San Antonio, Texas 78216

Dear Mr. Bose:

This is to advise you that a joint review of the Preliminary Overall Development Plan for New Territories (File #83-10-61-60) has been conducted by Planning and Traffic Engineering staff. Specifically, said review concentrated on those areas for which plats have not been approved and/or recorded.

Our review has concluded that said plan is in general compliance with Chapter 36 of the City Code. Although the plan reflects a collector street (60' R.O.W.) paralleling F.M. 1604, City plat records reflect that said street has been platted as a 50' R.O.W. on Units 9 and 15. Given that these units have been approved by the Planning Commission, it is recommended that the 60' R.O.W. be provided on future plats as indicated on the plan. Said 60' R.O.W. should be platted from a point north of Unit-15 to the proposed intersecting collector which is planned to directly link with F.M. 1604.

Secondly, in addition to the north and south collector street platted with Units 8 and 3 which provide direct access to F.M. 1604, consideration should be given to providing a stub street to the north. The preferred alignment is to maintain the north and south alignment and continue it to the northern limits of the planned development. The stub being recommended should be provided from a point north of the northwesterly curvature which is shown on the plan. Essentially, the recommended proposal would accommodate a connection with the proposed alignment linking F.M. 1604 and Guilbeau Road as illustrated on the Major Thoroughfare Plan.

In discussing the matter of the relationship of your plan and the Guilbeau Road extension, our transportation study office has indicated that said proposed alignment appears to be outside of your planned development. It is noted that if any plans are undertaken by your office to design a development plan for this area, that the Guilbeau Road extension be taken into account in the design work. Also, since a portion of Guilbeau Road and Tezel Road are adjacent to your overall plan, any platting activity will require the appropriate street dedication as set out by the adopted Major Thoroughfare Plan.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

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.

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
Attachment

cc: Dean Chadwick, Traffic Engineering-Public Works Dept.

CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78285

April 8, 1983

M.B.C. Engineers
Attn: Roger Bose
415 Breesport Drive
San Antonio, Texas 78216

Dear Mr. Bose:

This is to advise you that a joint review of the Preliminary Overall Development Plan for New Territories (File #83-10-61-60) has been conducted by Planning and Traffic Engineering staff. Specifically, said review concentrated on those areas for which plats have not been approved and/or recorded.

Our review has concluded that said plan is in general compliance with Chapter 36 of the City Code. Although the plan reflects a collector street (60' R.O.W.) paralleling F.M. 1604, City plat records reflect that said street has been platted as a 50' R.O.W. on Units 9 and 15. Given that these units have been approved by the Planning Commission, it is recommended that the 60' R.O.W. be provided on future plats as indicated on the plan. Said 60' R.O.W. should be platted from a point north of Unit-15 to the proposed intersecting collector which is planned to directly link with F.M. 1604.

Secondly, in addition to the north and south collector street platted with Units 8 and 3 which provide direct access to F.M. 1604, consideration should be given to providing a stub street to the north. The preferred alignment is to maintain the north and south alignment and continue it to the northern limits of the planned development. The stub being recommended should be provided from a point north of the northwesterly curvature which is shown on the plan. Essentially, the recommended proposal would accommodate a connection with the proposed alignment linking F.M. 1604 and Guilbeau Road as illustrated on the Major Thoroughfare Plan.

In discussing the matter of the relationship of your plan and the Guilbeau Road extension, our transportation study office has indicated that said proposed alignment appears to be outside of your planned development. It is noted that if any plans are undertaken by your office to design a development plan for this area, that the Guilbeau Road extension be taken into account in the design work. Also, since a portion of Guilbeau Road and Tezel Road are adjacent to your overall plan, any platting activity will require the appropriate street dedication as set out by the adopted Major Thoroughfare Plan.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

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.

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
Attachment

cc: Dean Chadwick, Traffic Engineering-Public Works Dept.

CITY OF SAN ANTONIO

Intradepartment Correspondence Sheet

TO: File

FROM:

COPIES TO:

SUBJECT: Meeting with Sam Parnes

Date 2-22-85

Committee met with, Sam Parnes & Bob Copeland to discuss comments dated Dec. 24, 1983 regarding the April Bend proposal. After some discussion, staff consensus was that we would not oppose the concept. However, we wanted to be on record that the staff could not guarantee the future street extension onto the Booth property. Sam Parnes agreed to annotate the POAPP. & plat to the effect that the city would not be obligated to ~~pursue~~ pursue the April Bend connection with Guilbeau Rd. and any cost incurred by his proposal would be at his expense & risk. It was felt by staff this arrangement was in line because we had sign off on the Guilbeau Park P.OAPP. which did not reflect the street link consistent with Parnes plan.

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

TO CITY OF SAN ANTONIO
CURRENT PLANNING

Attn: ROY RAMOS

Proj. No. C-5094 Date 3-8-89

Re: NEW TERRITORIES
P.O.A.D.P.
MAP # 187

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
1			SKETCH

Paul De Leon will revise POADP plan. The committee reviewed this sketch on 3/10/89. They offered no objections to the removal of the street. Mr. DeLeon was notified on 3/15/89. Roy

THESE ARE TRANSMITTED as checked below:

☐ For your 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

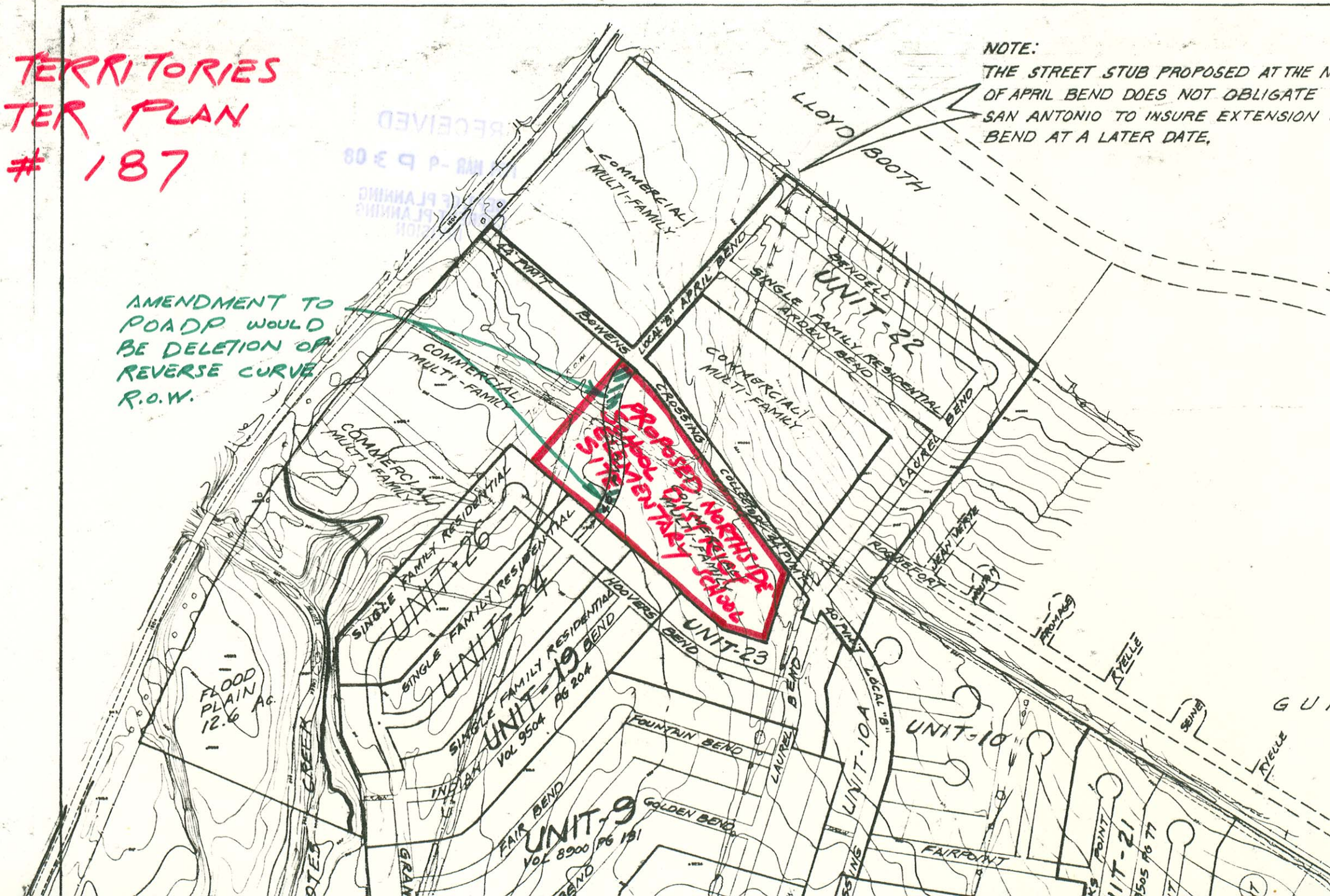
REMARKS:

ROY: I AM REQUESTING A PRELIMINARY REVIEW FROM YOU ON THE DELETION OF THE PROPOSED REVERSE CURVE RIGHT-OF-WAY AS SHOWN ON THE ATTACHED SKETCH. A POSITIVE RESPONSE WOULD BE HELPFUL TO US BEFORE MAKING A CHANGE TO OUR P.O.A.D.P. AND MAKING A REVISED FORMAL SUBMITTAL TO YOUR DEPT.

COPY TO _____

SIGNED Paul DeLeon

NEW TERRITORIES
MASTER PLAN
MAP # 187



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

RECEIVED
OCT 4 1984
DEPARTMENT OF PLANNING
Subdivision Section

October 3, 1984

City of San Antonio
Planning Department
Attn: Eddie Guzman
P. O. Box 9066
San Antonio, Texas 78285

Dear Eddie:

In association with the updated review for the current P.O.A.D.P. for New Territories, the following items are addressed. Reference is made to the original P.O.A.D.P. letter dated April 8, 1983.

1. Paragraph two asked for provision of a 60' ROW (Grand Bend) as indicated on the plan----- we have two reasons for not complying with the request:

   (a) Though the plan indicated a Local "B" street, the placement of Local "B" was inadverently shown by us in an incorrect location. Our intent was to provide a Local "B" street for the first block length due to possible commercial/mult-family construction adjacent to this area.

   (b) Secondly, the revised street alignments per the current P.O.A.D.P. submittal changes the scope of this area. Again, we are considering the possibility of a larger area for commercial/multi-family use, and our intent, as indicated on the plan, is to provide a Local "B" street from Hoovers Bend north to the common property line between New Territories and Guilbeau Park Subdivision.

2. Paragraph three requested consideration of a street stub to the north extending from Bowens Crossing to Guilbeau Road --------- . Let me reiterate that all master plans are subject to change. Many changes have transpired since the original P.O.A.D.P. review. Guilbeau Park Subdivision has had a detrimental effect upon some of the planning for New Territories. One major change has been that of the closing of Guilbeau Road per the Commissioner's Court of Bexar County, Texas dated March 14, 1984. A new alignment for Guilbeau Road has been provided by the recorded plat of Guilbeau Park Subdivision, Unit 1, (Volume 9503, Page 190) which does not closely resemble the old alignment. The platting of Block 13, Guilbeau Park Subdivision, Unit 2 (Volume 9505, Pages 101-104) does not allow for a thru street if we were to provide the requested street stub.

Committee reviewed P.O.A.D.P. & concern use was it didn't constitute a complete filing need proposed use along FM 1604, needed to show Flood Prone areas, & concern was raised regarding coordination of proposed 60' R.O.W. which parallel 1604. Paul will look in

HENRY R. MACINA, P.E. NO. 16981 • ROGER W. BOSE, P.E. NO. 23972 • ROBERT A. COPELAND, P.E. NO. 24616

3. Paragraph four: The intersection of Guilbeau Road with Tezel Road is the only location at which dedication will be required as set out by the major thoroughfare plan. The commercial tract shown on the P.O.A.D.P., when platted, will provide the appropriate dedication.

4. Reference is made to the downgrading of Hill Trails from a Local "B" to a 50' ROW north of the intersection of Charter Point. Originally, Hill Trails was to intersect Guilbeau Road. A combination of the deletion of the major thoroughfare at this location, and the present P.O.A.D.P. of Guilbeau Park Subdivision has extinguished the need for a Local "B" street. A copy of the revised Guilbeau Park Subdivision P.O.A.D.P. is attached noting concurrence between the firms of Macina, Bose, Copeland and Associates, Inc. and Pape-Dawson Engineers.

Hopefully, this letter should clarify/answer any questions which you may have regarding the present submittal of the New Territories P.O.A.D.P.

Sincerely,

MACINA, BOSE, COPELAND AND ASSOCIATES, INC.

Paul De Leon

PAUL DE LEON
Engineering Technician

PD/sk

Morton
SOUTHWEST

RECEIVED
1984 DEC 10 PM 3:28
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

December 7, 1984

City of San Antonio
Planning Department
P. O. Box 9066
San Antonio, Texas 78285

Attn: Mr. Edward Guzman
Planner II

Dear Mr. Guzman:

Mr. Paul DeLeon (MBC Engineers) called me during late October to inform me that our NEW TERRITORIES P.O.A.D.P. is not approvable because it shows the terminal northerly end of Bowens Crossing stubbing to our property line without an adjoining stub appearing to match on the GUILBEAU PARK P.O.A.D.P.

Subsequent to Paul's call I talked to Don Ryden (Larry Thomas Company) who informed me that Lloyd Booth now controls the neighboring property. I then wrote a letter to Lloyd Booth (copy attached). I had a telephone conversation with Mr. Booth last week at which time he indicated that he will probably sell the land, unused, at some point in time, and did not feel that he was desirous of the subject street.

Now I have the problem of having to try to reckon with the third paragraph of Mr. Roland Lozano's April 8, 1983, letter to MBC Engineers wherein it is related that staff review resulted in suggesting the subject street to us.

A 1983 staff review suggested the street; we readily agreed and provided it. The only party apparently not in agreement is thought not to be the actual user of the neighboring tract. We, on the other hand, have fallen in love with the connection idea. (Nothing in the April 8, 1983, letter suggests that we be required to negotiate with - or seek concurrence with - our neighbor.)

P.O. BOX 18428 ■ SAN ANTONIO, TEXAS 78286 ■ (512) 655-4420

Would you please inform me as to whether staff's current position remains unchanged and - if so - as to what I should do.

Yours very truly,

Sam G. Parnes
Senior Vice-President
Land Development

SGP/lw

attch.

cc: MBC Engineers (Paul DeLeon)

Nov 26, 84 - talked to Harris Connell

Morton

SOUTHWEST

October 29, 1984

Mr. Lloyd Booth
Prestige Homes, Inc.
9130 Würzbach Road
San Antonio, Texas 78240

Dear Lloyd:

Attached is a print of our New Territories subdivision Preliminary Overall Area Development Plan (P.O.A.D.P.). As you know, the City of San Antonio Planning Department has to review and approve these plans prior to giving plat approval of individual subdivision plats.

We are presently platting Unit 22 (shaded green on the attached). Please notice that April Bend Street is proposed to stub into land which we understand is owned by you (shaded orange).

Some time ago, when we planned April Bend, we looked upon it as being a good two-way circulation street between New Guilbeau Road and our Bowens Crossing (which is an extension of Northwest Crossing's main street to Tezel Road).

Simply stated, the City will not approve our Unit 22 plat having the mentioned stub, without having that street extension to Guilbeau Road also shown on the P.O.A.D.P. for the Guilbeau Park subdivision. It is obvious then that we must ask you if you would want to have April Bend shown on a P.O.A.D.P. as extending through your tract to connect to New Guilbeau Road - whereby you or your buyer would someday be responsible for the construction through your 400' depth off Guilbeau Road (shown yellow on the attached).

Our alternative is to turn April Bend into Bendell, and remove the stub from our plat and plans.

Reasons that I think you might find the opportunity for the street to be attractive to you are:

1. It could provide two Guilbeau corners for your tract.
2. It could give your tract(s) some circulation traffic between subdivisions - particularly many years from now when Loop 1604 has one-way frontage roads.

P.O. BOX 18428 ■ SAN ANTONIO, TEXAS 78286 ■ (512) 655-4420

3. Our drainage patterns and structures are presently designed to accept all stormwater off your tract that would normally flow to the end of our street stub. This would eliminate water within your tract that you would have flowing from the area east of the street to west of the street.

4. We have a water main and a sanitary-sewer main presently proposed to stub to your tract at the end of our stub.

Even so, you are the only one who can weigh advantages/disadvantages of the street extension. Would you please give it due consideration and call me at 655-4420 to discuss it.

Yours very truly,

MORTON/SOUTHWEST COMPANY

Sam G. Parnes
Senior Vice-President
Land Development

SGP/lw

attch.

cc: Larry Thomas (w/attch.)
bcc: Roger Bose (M.B.C. Engineers)

MACINA • BOSE • COPELAND and ASSOCIATES, INC
(formerly R. Marvin Shipman & Co.) CONSULTING ENGINEERS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

TO CITY OF SAN ANTONIO
PLANNING DEPT.

Attn: WILLIE VANN

Proj. No. _____ Date 3-17-83

Re: NEW TERRITORIES
MASTER PLAN

RECEIVED
MAR 18 1983
DEPARTMENT OF PLANNING
Submission Section

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
1			

THESE ARE TRANSMITTED as checked below:

☐ For your 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:

called Paul De Leon and requested info that today.
3 additional copys. of plan.
proposed land uses by location & type.
He said he would gather info & provide it to us office

Roger Bose

COPY TO _____

SIGNED _____

MACINA • BOSE • COPELAND and ASSOCIATES, INC
(formerly R. Marvin Shipman & Co.) CONSULTING ENGINEERS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

TO CITY OF SAN ANTONIO
PLANNING DEPT.

Attn: EDDIE GUZMAN

Proj. No. _____ Date 4-6-83

Re: NEW TERRITORIES

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
1			MASTER PLAN (SEPIA)

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

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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:

COPY TO _____

SIGNED _____

mbc ENGINEERS

ACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151

RECEIVED
1986 SEP 10 PM 3:32
DEPT. OF PLANNING
CURRENT PLANNING SECTION

TO CITY OF SAN ANTONIO
PLANNING DEPT.

Proj. No. _____ Date 9-9-86

Re: NEW TERRITORIES

Attn: ROY RAMOS

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
5			P.O.A.D.P.

THESE ARE TRANSMITTED as checked below:

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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:

THE P.O.A.D.P. IS SUBMITTED FOR REVIEW WITH THE SPECIFIC AREAS BEING UNITS 24, 26 AND THE "COMMERCIAL/MULTI-FAMILY" SECTIONS HIGH-LITED.

COPY TO _____

SIGNED Carl DeLeon

mbc ENGINEERS

ACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

TO CITY OF SAN ANTONIO
CURRENT PLANNING

Attn: ROY RAMOS

Proj. No. C-5094 Date 3-30-89

Re: NEW TERRITORIES

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
6			P.O.A.D.P. REVISED MAP #187

RECEIVED
1989 MAR 20 A 10:47
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

THESE ARE TRANSMITTED as checked below:

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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:

REVISION: DELETED PROPOSED APRIL BEND RIGHT-OF-WAY BETWEEN UNIT-24 AND BOWENS CROSSING. NORTHSIDE INDEPENDENT SCHOOL DISTRICT ELEMENTARY SCHOOL SITE IS ESTABLISHED.

COPY TO _____

SIGNED Paul Delgado

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

TO CITY OF SAN ANTONIO
PLANNING DEPT.

Attn: EDDIE GUZMAN

Proj. No. C-4596 Date 8-26-85

Re: NEW TERRITORIES

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
5			P.O.A.D.P.

THESE ARE TRANSMITTED as checked below:

☐ For your 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:

THIS PLAN INCLUDES THE ADDITION OF THE EXTENSION OF BRICKWOOD LOCATED AT THE RIGHT HAND SIDE OF THE DRAWING. IT'S A 40' PAVED STREET FROM GUILBEAU TO OLD TEZEL. A 20' R.O.W. DEDICATION ALONG GUILBEAU ROAD IS ALSO THE LATEST ADDITION.

COPY TO _____

SIGNED [signature]

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

TO CITY OF SAN ANTONIO
PLANNING DEPT.

Attn: EDDIE GUZMAN

Proj. No. _____ Date 2-26-85

Re: NEW TERRITORIES

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
5			P.O.A.D.P. w/ADDED NOTE FOR APRIL BEND STUB

RECEIVED
FEB 24 1985
DEPARTMENT OF PLANNING
Subdivision Section

THESE ARE TRANSMITTED as checked below:

☐ For your 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:

Scott
Jegan
Bed

COPY TO _____

SIGNED [signature]

city does not make any comment regarding the construction of the bridge across Salado creek

Quail Creek staff can app. the revised P.O.A.P.P. due to lack of provision for the major Thoroughfare as required by the N.P.P. 86' R.O.W. as indicated to you previously staff has taken into consideration of the bridge crossing

Plan as submitted is not acceptable will schedule for P.C. consideration

New Territories

Bowen crossing was rec. to be extended to connect with Gulbeam Rd. 86' facility.
Perhaps there should have been a collector

Provide for a continuous rd to connect to Gulbeam Rd we would not support its present location to close

work out new alignment with adjacent pr

provide straight connect to Gul
to attempt to negotiate with adjacent proper
traffic would not support the right angle turn at the present alignment.

Pecan Valley Est.
need public street all the way through in order to provide proper access of circulation in the development or a cul de sac on the public street side.

Reference is made to your letter Dated Dec 7, 1984 relating to your request for review of revised P.O.A. DP.

Analysis of the revised P.O.A. DP concentrated on the balance of the land for which plats have not been app or recorded. More specifically areas considered were Units 10, 22, 23 and the property west of Unit 19

Conclusion of the review is no obj imposed with the exception of the April Bend proposal. With respect to this strat, its proximity is too close to F.M. 160 & and does not address the intent of our initial recommendation dated April 8, 1984. The intent of these was to cause a direct and continuous flow of traffic to Guilbeau Rd via a north south collector. We recognize that your proposal would be benefical to the immediate area, however, a local in lieu of a collector street which is a right angle turn, as created by April Bend at Bowens Crossing, is not viable from a traffic stand point. Your scheme precludes the proper function of a collector street. Desired destination from Bowen Crossing to Guilbeau Rd would be impeded by requiring a turning movement onto April Bend. Additionally

the street design undermines the function of a collector street which is to cause free flowing vehicular movement. ¶ In line with our initial recommendation and taking into account current development in the vicinity, staff would be receptive to the upgrading of Bowen Crossing to a collector status north of Unit 8. Further more this proposal calls for extending Bowen Crossing and merging it with Laurel Bend to the northern limits of your development. The street section west of Laurel Bend would then require a "T" intersection with the proposed collector street to avoid an acute angle. ¶ We regret that our initial rec. referenced in the Planning Director's letter was not coordinated with the adjacent property owner, but since you or your engineer did not respond or give an indication of concurrence staff did not pursue the matter. Subsequently six months later the staff upp. the Bulbeck Park P.O.U.P.D. without provision for

collector stub to facilitate a connection. In view of this, ~~Therefore~~ ~~Nonetheless~~ we recommend that you give our suggestion serious consideration & if you concur make an effort to work out an agreement with the adjacent property owner. Considering that P.O.A.D.P. for ~~the~~ Guilbeau Park ~~area~~ area has been app., it would not be equitable to require the neighboring property owner to change his plan at this stage. ~~Nonetheless~~ ~~We~~ look forward to working with you/eng in effort to avoid ~~this~~ a situation such as this one.

Please give notice of your intent after you have considered the available alternatives.