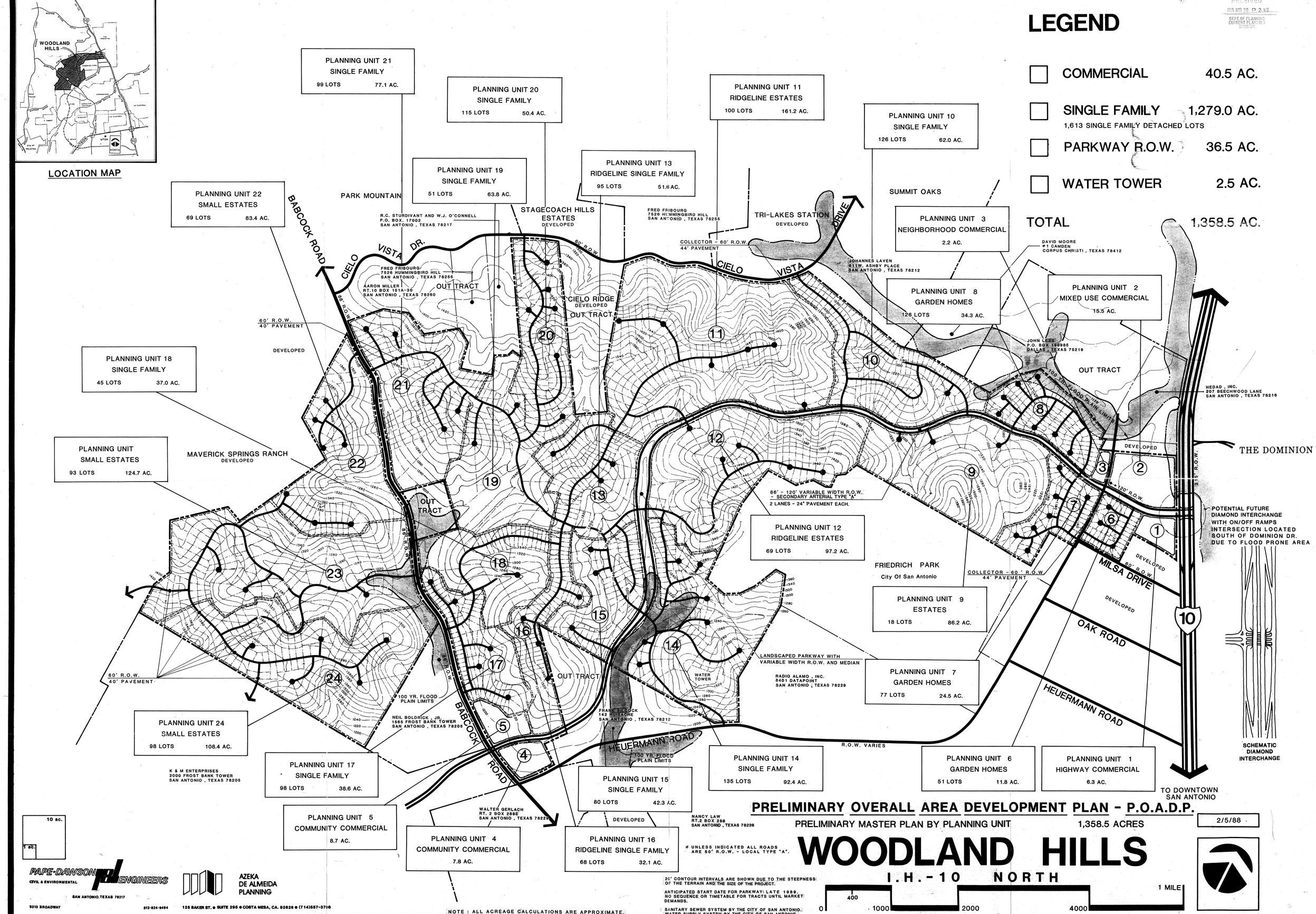
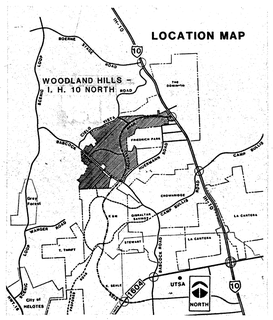
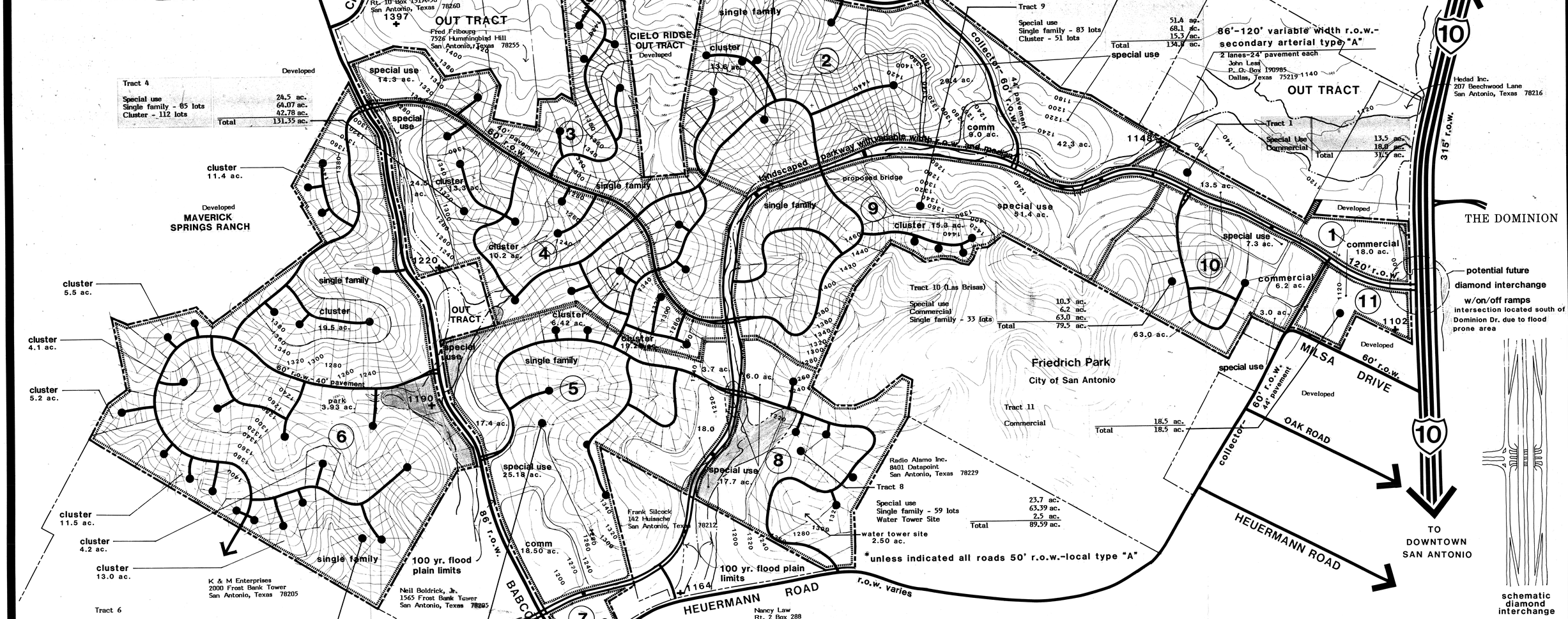

LOCATION MAP
WOODLAND HILLS
LEGEND
COMMERCIAL 40.5 AC.
SINGLE FAMILY 1,279.0 AC.
1,613 SINGLE FAMILY DETACHED LOTS
PARKWAY R.O.W. 36.5 AC.
WATER TOWER 2.5 AC.
TOTAL 1,358.5 AC.
PLANNING UNIT 21 SINGLE FAMILY 99 LOTS 77.1 AC.
PLANNING UNIT 20 SINGLE FAMILY 115 LOTS 50.4 AC.
PLANNING UNIT 11 RIDGELINE ESTATES 100 LOTS 161.2 AC.
PLANNING UNIT 10 SINGLE FAMILY 126 LOTS 62.0 AC.
PLANNING UNIT 19 SINGLE FAMILY 51 LOTS 63.8 AC.
PLANNING UNIT 13 RIDGELINE SINGLE FAMILY 95 LOTS 51.6 AC.
PLANNING UNIT 22 SMALL ESTATES 69 LOTS 83.4 AC.
PLANNING UNIT 3 NEIGHBORHOOD COMMERCIAL 2.2 AC.
PLANNING UNIT 8 GARDEN HOMES 126 LOTS 34.3 AC.
PLANNING UNIT 2 MIXED USE COMMERCIAL 15.5 AC.
PLANNING UNIT 18 SINGLE FAMILY 45 LOTS 37.0 AC.
PLANNING UNIT SMALL ESTATES 93 LOTS 124.7 AC.
PARK MOUNTAIN
STAGECOACH HILLS ESTATES DEVELOPED
TRI-LAKES STATION DEVELOPED
SUMMIT OAKS
BABCOCK ROAD
CIELO VISTA DR.
CIELO VISTA DRIVE
CIELO RIDGE DEVELOPED
OUT TRACT
MAVERICK SPRINGS RANCH DEVELOPED
THE DOMINION
POTENTIAL FUTURE DIAMOND INTERCHANGE WITH ON/OFF RAMPS INTERSECTION LOCATED SOUTH OF DOMINION DR. DUE TO FLOOD PRONE AREA
SCHEMATIC DIAMOND INTERCHANGE
86' - 120' VARIABLE WIDTH R.O.W. - SECONDARY ARTERIAL TYPE "A" 2 LANES - 24' PAVEMENT EACH.
PLANNING UNIT 12 RIDGELINE ESTATES 69 LOTS 97.2 AC.
FRIEDRICH PARK City Of San Antonio
COLLECTOR - 60' R.O.W. 44' PAVEMENT
PLANNING UNIT 9 ESTATES 18 LOTS 86.2 AC.
MILSA DRIVE
OAK ROAD
HEUERMANN ROAD
LANDSCAPED PARKWAY WITH VARIABLE WIDTH R.O.W. AND MEDIAN
PLANNING UNIT 7 GARDEN HOMES 77 LOTS 24.5 AC.
PLANNING UNIT 24 SMALL ESTATES 98 LOTS 108.4 AC.
PLANNING UNIT 17 SINGLE FAMILY 98 LOTS 38.6 AC.
PLANNING UNIT 5 COMMUNITY COMMERCIAL 8.7 AC.
PLANNING UNIT 4 COMMUNITY COMMERCIAL 7.8 AC.
PLANNING UNIT 15 SINGLE FAMILY 80 LOTS 42.3 AC.
PLANNING UNIT 16 RIDGELINE SINGLE FAMILY 68 LOTS 32.1 AC.
PLANNING UNIT 14 SINGLE FAMILY 135 LOTS 92.4 AC.
PLANNING UNIT 6 GARDEN HOMES 51 LOTS 11.8 AC.
PLANNING UNIT 1 HIGHWAY COMMERCIAL 6.3 AC.
R.O.W. VARIES
TO DOWNTOWN SAN ANTONIO
100 YR. FLOOD PLAIN LIMITS
WATER TOWER
R.C. STURDIVANT AND W.J. O'CONNELL P.O. BOX. 17002 SAN ANTONIO, TEXAS 78217
FRED FRIBOURG 7526 HUMMINGBIRD HILL SAN ANTONIO, TEXAS 78255
AARON MILLER RT.10 BOX 151A-30 SAN ANTONIO, TEXAS 78260
DAVID MOORE #1 CAMDEN CORPUS CHRISTI, TEXAS 78412
JOHANNES LAVEN 611W. ASHBY PLACE SAN ANTONIO, TEXAS 78212
JOHN LESS P.O. BOX 190985 DALLAS, TEXAS 75219
HEDAD, INC. 207 BEECHWOOD LANE SAN ANTONIO, TEXAS 78216
RADIO ALAMO, INC. 8401 DATAPOINT SAN ANTONIO, TEXAS 78229
FRANK BILCOCK 142 HUISACHE SAN ANTONIO, TEXAS 78212
NEIL BOLDRICK, JR. 1555 FROST BANK TOWER SAN ANTONIO, TEXAS 78205
K & M ENTERPRISES 2000 FROST BANK TOWER SAN ANTONIO, TEXAS 78205
WALTER GERLACH RT. 2 BOX 298E SAN ANTONIO, TEXAS 78229
NANCY LAW RT.2 BOX 298 SAN ANTONIO, TEXAS 78228
60' R.O.W. 40' PAVEMENT
DEVELOPED
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN - P.O.A.D.P.
PRELIMINARY MASTER PLAN BY PLANNING UNIT
1,358.5 ACRES
2/5/88
WOODLAND HILLS
I.H.-10 NORTH
1 MILE
0 400 1000 2000 4000
10 ac.
1 ac.
* UNLESS INDICATED ALL ROADS ARE 50' R.O.W. - LOCAL TYPE "A".
20' CONTOUR INTERVALS ARE SHOWN DUE TO THE STEEPNESS OF THE TERRAIN AND THE SIZE OF THE PROJECT.
ANTICIPATED START DATE FOR PARKWAY: LATE 1989. NO SEQUENCE OR TIMETABLE FOR TRACTS UNTIL MARKET DEMANDS.
SANITARY SEWER SYSTEM BY THE CITY OF SAN ANTONIO. WATER SUPPLY SYSTEM BY THE CITY OF SAN ANTONIO.
NOTE : ALL ACREAGE CALCULATIONS ARE APPROXIMATE.
PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
9310 BROADWAY
512-824-9494
AZEKA DE ALMEIDA PLANNING
125 BAKER ST. • SUITE 295 • COSTA MESA, CA. 92626 • (714)557-3706
DEVELOPER : IH-10 WEST DEVELOPMENT CORPORATION
SCI-01

SPECIAL USE AREAS Density Housing(Avg. Density: 15 units/acre) Garden Office/Special Commercial (Hotels, restaurants, specialty shops, etc.)	273.68 ac.
COMMERCIAL	81.50 ac.
SINGLE FAMILY RESIDENTIAL (avg. lot size:100'x150')* 751 lots Density 1.00 unit/acre	750.07 ac.
CLUSTER HOUSING (avg. lot size:65'x130')* 506 lots Density 2.84 units/acre	178.00 ac.
PARKWAY R.O.W.	31.12 ac.
WATER TOWER & PARK SITES	6.43 ac.
TOTAL	1,320.80 ACRES





PRELIMINARY OVERALL AREA DEVELOPMENT PLAN - P.O.A.D.P.

PRELIMINARY MASTER PLAN BY TRACT

1320.8 ACRES

Revised 4/25/88
revised 1-5-87
Sept. 5,1986

WOODLAND HILLS - I.H. 10 NORTH

20' contour intervals are shown due to the steepness of the terrain and the size of the project.

Anticipated start date for parkway: June 1988
No sequence or timetable for tracts until market demands.

Sanitary sewer system by the City of San Antonio.
Water supply system by the City of San Antonio.

NOTE: All acreages are approximate.

0 400' 1000' 2000' 4000' 1 MILE

NORTH

10 ac.
1 ac.

BENDER ASSOCIATES
Architecture • Land Planning • Landscape Architecture
11330 IH 10 West, Suite 5280 • San Antonio, Texas 78249-3340
(512) 696-4116

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

Developer: I.H.-10 West Development Corporation
1100 N.W. Loop 410, Suite 407 San Antonio, Texas 78213

248

81-750-5053.3

SYSTEM DWA1:[JOB 24430]PDADP.PLO;2 29-MAY-1990 13:21
PLOT 01 STARTED 29-MAY-1990 13:22:16

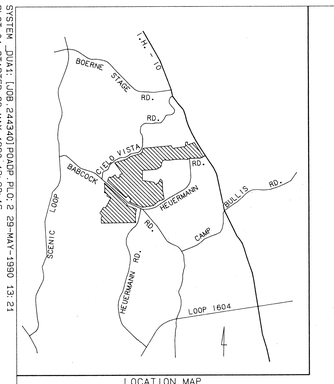
WOODLAND HILLS P.O.A.D.P.

OWNER: I.H.10 WEST DEVELOPMENT CORPORATION
9901 I.H.10 WEST, SUITE 800
SAN ANTONIO, TEXAS 78230

SANITARY SEWER SYSTEM BY THE CITY OF SAN ANTONIO

WATER SUPPLY SYSTEM BY CITY WATER BOARD

50' CONTOUR INTERVALS ARE SHOWN DUE TO THE STEEPNESS OF THE TERRAIN AND THE SIZE OF THE PROJECT.



LOCATION MAP

0 400 800 1200

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

R.C. STURDIVANT AND W.J. O'CONNELL
P.O. BOX 17002
SAN ANTONIO, TEXAS 78217

STAGECOACH HILLS ESTATES
DEVELOPED

FRED FRIBOURG
7526 HUMMINGBIRD HILL
SAN ANTONIO, TEXAS 78255

FRED FRIBOURG
7526 HUMMINGBIRD HILL
SAN ANTONIO, TEXAS 78255

TRI-LAKES STATION
DEVELOPED

CIELO VISTA
(60' R.O.W.)

BABCOCK ROAD (86' R.O.W.)

AARON MILLER
RT. 10 BOX 151A-30
SAN ANTONIO, TEXAS 78260

CIELO RIDGE
DEVELOPED
OUT TRACT

JOHANNES LAVEN
611 W. ASHBY PLACE
SAN ANTONIO, TEXAS 78212

DAVID MOORE
#1 CAMDEN
CORPUS CHRISTI, TEXAS 78412

JOHN LESS
P.O. BOX 190985
DALLAS, TEXAS 75219

I.H. 10
(315' R.O.W.)

50' STREET R.O.W.

100 YR. FLOOD PLAIN LIMITS

50' STREET R.O.W.

MAVERICK SPRINGS RANCH
DEVELOPED

OUT TRACT
UNKNOWN

HEDDAD, INC.
207 BEECHWOOD LANE
SAN ANTONIO, TEXAS 78216

THE DOMINION
DEVELOPED

100 YR. FLOOD PLAIN LIMITS

COMMERCIAL

COMMERCIAL

86' STREET R.O.W.

COMMERCIAL

100 YR. FLOOD PLAIN LIMITS

100 YR. FLOOD PLAIN LIMITS

DEVELOPED

MILSA DRIVE

FRIEDRICH PARK
CITY OF SAN ANTONIO

50' STREET R.O.W.

100 YR. FLOOD PLAIN LIMITS

DEVELOPED

OAK ROAD

C.W.B. WATER TANK SITE

RADIO ALAMO, INC.
8401 DATAPOINT
SAN ANTONIO, TEXAS 78229

DEVELOPED

HEUERMANN ROAD

K & M ENTERPRISES
2000 FROST BANK TOWER
SAN ANTONIO, TEXAS 78205

NEIL BOLDRICK, JR.
1565 FROST BANK TOWER
SAN ANTONIO, TEXAS 78205

BABCOCK ROAD

86' STREET R.O.W.

COMMERCIAL

KYLE SEALE PARKWAY
(86' R.O.W.)

FRANK SILCOCK
142 HUISACHE
SAN ANTONIO, TEXAS 78212

HEUERMANN ROAD
(R.O.W. VARIES)

248

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

FILE NO. #86-11-65-46
(To be assigned by the Planning Dept.

Cielo Vista POADP
P.O.A.D.P. NAME

SCHUMACHER & Co. INVESTMENTS
NAME OF DEVELOPER/SUBDIVIDER

1100 N.W. Loop 410, Suite 407
ADDRESS 78213

PHONE NO.

Bender Associates
NAME OF CONSULTANT

11330 IH. 10 West
Suite 5280, 78249-3340
ADDRESS

696-4116
PHONE NO.

GENERAL LOCATION OF SITE N.W. Corner of I-H-10 & Heuermann Rd.

EXISTING ZONING (If Applicable) _____

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
( ) City Water Board	( ) Single Family	( ) City of San Antonio
( ) Other District _____ Name	( ) Duplex	( ) Other System _____ Name
( ) Water Wells	( ) Multi-Family	( ) Septic Tank(s)
	( ) Business	
	( ) Industrial	

DATE FILED Dec 4, 1986

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Jan. 10, 1987
(Within 20 working days of receipt)

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)

REVIEWED BY STAFF ON _____

COMMENTS: _____

NEEDED INFORMATION:

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

_____ (a) Perimeter property lines;
_____ (b) Name of the plan and the subdivisions;
_____ (c) Scale of map;
_____ (d) Proposed land uses by location, type, and acreage;
_____ (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
_____ (f) Contour lines at intervals no greater than ten feet;
_____ (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
_____ (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
_____ (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
_____ (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
_____ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____

12-10-86

MIKE —

We do not desire any access considerations, pedestrian or vehicular, into Friedrich Park from the north, west, or south. Our other concern is that drainage is properly handled on the developer's property and doesn't in any way increase velocities or quantities of runoff currently impacting the park. The heart of these two issues is the natural/"wilderness" theme, and deed restrictions, off this park property.

DB

Cielo Vista P.O.A.D.P.

1) Proposed thoroughfare requires amendment to the M.T.P.
2) Committee is requesting that the thoroughfare be aligned with the Dominion Pkwy. Hwy Dept. concurs.
3) Investigate out tracts, ie what if any are developed or platted.
4) Need to identify collectors on plan.
5) You show one stub street on plan. Is it a collector street? has it been agreed to or discussed with the adjacent property owner?

(JOHN RINEHART ENGINEER:)

1. According to the engineer, if they align the new M.T. with Dominion Pk., that portion which links to I.H. 10 is in the 100 yr flood plain. The alignment as proposed is outside of the 100 yr. flood plain.
2. There are two collectors on the plan.
3. The Eng. will revise the plan and indicate the pavement width of said collectors and show the limits of the 100 yr flood plain along I.H. 10.
4. He will talk to Mr. Bender rep: stub street in area 6, ie it should be described as a 60' R.O.W.
5. Said Stub has been worked out with K&M and Mr. Bender is currently preparing a plan of the area for K&M.

(1) The proposed major Thoroughfare connection through Cielo Vista property intended to replace Hereman Road should be aligned with existing Dominion Road at IH 10 to service both sides of the Road

(2) The Location of the Diamond interchange on the Cielo Vista ROADP at IH 10 and the proposed new Thoroughfare had not been agreed upon by the Highway Dept.

(3) Due to the close proximity of the planned Hausman and Babcock Road interchanges at Loop 1604, spacing criteria makes it less feasible to extend the proposed north south Thoroughfare across Loop 1604

Bill Burman
7745

Re: Ceilo Vista ROADP
Roy: Should you have any questions please call.

John Rinehardt will meet with committee on 4/7/89 and give us a run down on project and to answer any questions the committee may have.

r # 248 11/14/86

AME Cielo Vista Properties

ATE RECEIVED 12/4/86 DATE EXPIRES / /

ONSTRUCTION BEGINS / / CONSTRUCTION ENDS / /

DEVELOPER Cielo Vista Asso/Schumacher & Co.
ADDRESS 1100 NW Loop 410, Suite 407 78213

ENGINEER Pape-Dawson
PHONE 824-9494

RZD ____ MAOD ____ PUD ____ HIST. ____ WATER 01 SEWER 01

GRID ____ Y GRID ____ CT1 ____ CT2 ____ SERIAL ZONE 1 ____ SERIAL ZONE 2 ____ SERIAL ZONE 3 ____ ICL ____ OCL ____

F1 750.07	SF2 178.00	SF3 .	SF4 .	SF5 .	SF LOTS 751		
F1 .	MF2 .	MF3 .	MF4 .	MF5 .	MF6 .	MF LOT	
M1 81.50	CM2 .	CM3 .	CM4 .	CM5 .	CM6 .	CM LOT	
N1 .	IN2 .	INLOT	OT1 .	OT2 .	OT3 .	OT4 .	
L1 .	IL2 .	IL3 .	IL4 .	IL5 .	IL6 .	IL LOT	

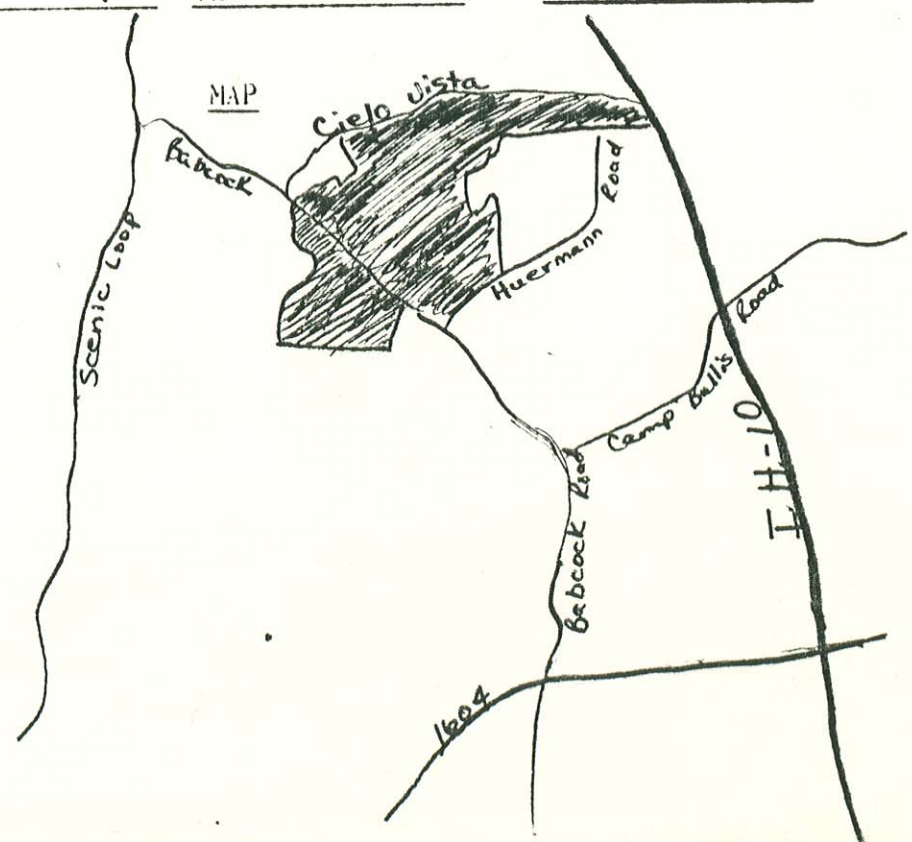
T LOT

OR

OTAL 1,320.80

ONING

THER INFORMATION



Special Use Areas (Density Housing [Ave. Density: 15 units/ac] Garden Office/ Special Commercial [Hotels, restaurants, speciality shops, etc)	273.68 ac
Commercial	81.50
Single Family Residential - ave: 100' x 150'	750.07
Cluster Housing - ave 65' x 130' : 2.84 un/ac. 506 lots	178.00
Parkway R.O.W.	31.12
Water tower + Park sites	6.43
	1320.80

CITY OF SAN ANTONIO

P.O. BOX 9066
SAN ANTONIO, TEXAS 78285
P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966
PAPE-DAWSON
ENGINEERS, INC.
RECEIVED
MAY 08 1989

April 25, 1989

Dennis Rion
Pape-Dawson Consulting Engineers
9310 Broadway
San Antonio, Texas 78217

FILE

Dear Dennis,

Thank you for giving the Fire Department the opportunity to review the proposed overview of the Woodland Hills Development.

Some items of concern are as follows:

1. Our ladder trucks are needed at nearly every residential fire. Due to the approximately 47 foot length of the truck, a turnaround with a 50 foot radius to the curb line is needed. The option of backing up the truck as much as 1000 feet is not favorable, especially considering the good chance of having to backup while traveling downhill.

   Within the city limits the department requires building owners to provide an approved turnaround if a dead-end access road exceeds 150 feet.

   A turnaround for ladder trucks at the end of the cul-de-sac, and an intermediate turnaround for pumpers no more than 500 feet into the cul-de-sac would be more appropriate.

2. Any intermediate streets that would be used as a turnaround should be designed in a manner approved by the department. Attached is a copy of approved turnaround designs.

3. The technology is available to install a life-safety residential sprinkler system inexpensively. The department is willing to consider incentives so that a win-win situation is created. Hopefully by working together we can figure out a way to economically develop the property and also provide a high level of life safety.

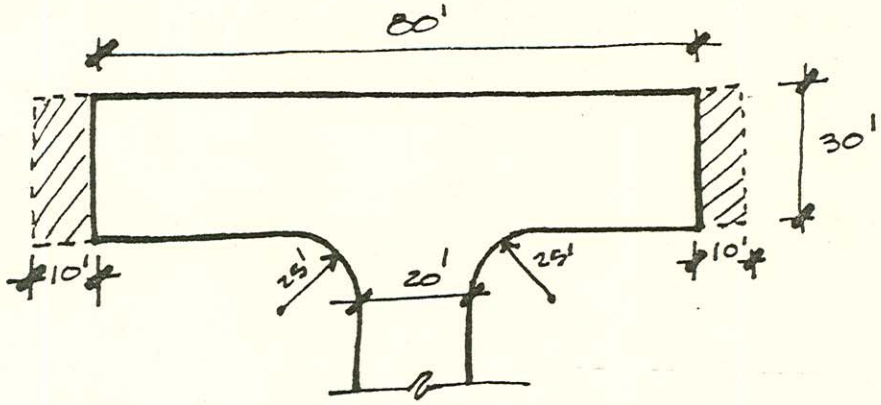
   Residential sprinkler systems are being used in over 500 communities across the United States. There are over 50 documented cases of lives having been saved. It's past time that our community became involved in this life-saving effort.

Sincerely,

By:
Steven T. Worley, Fire Marshal
Fire Prevention Division
801 East Houston Street
San Antonio, Texas 78205

STW/JG/mw

• FIRE DEPT. TURN-AROUNDS

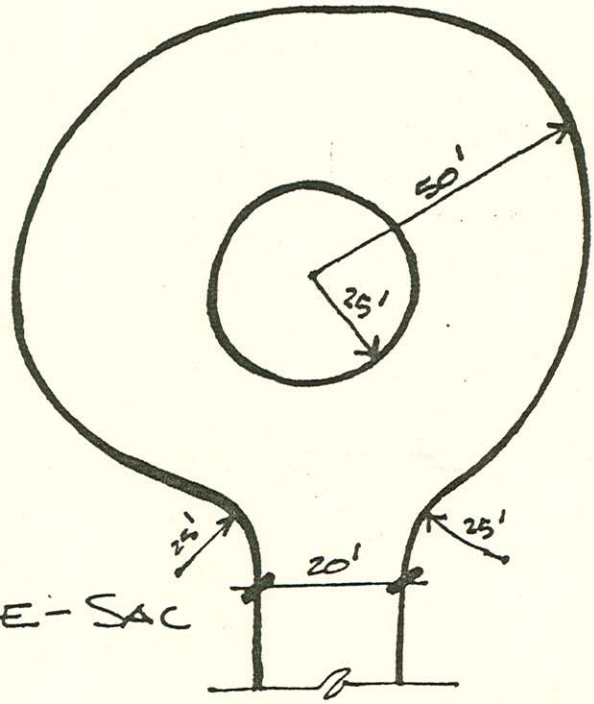


T-SECTION

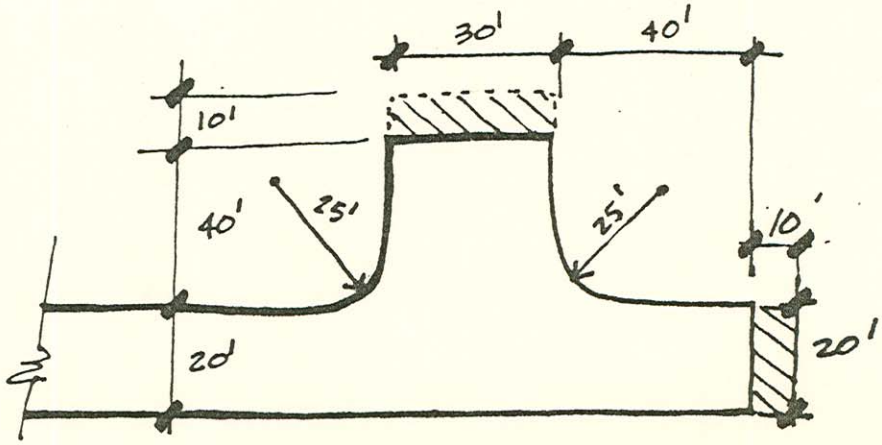
ADDITIONAL AREA WITH NO OBSTRUCTION OVER ONE FOOT IN HEIGHT

NOTE: ACCESS ROADS TO BE CONSTRUCTED OF ASPHALT OR CONCRET PAVEMENT.
TEMPORARY ROADWAY MAY BE CONSTRUCTED OF 6" MINIMUM. COMPACTED CRUSHED ROCK. (CONSTRUCTION PERIOD)

NOTE: DRAWINGS NOT TO SCALE



CUL-DE-SAC



CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

April 12, 1991

Mr. Jim Overby, P.E.
Pape-Dawson Consulting Engineers
9310 Broadway
San Antonio, Texas 78217

RE: Woodland Hills Plan #248

Dear ~~Mr. Overby~~ Jim:

The Development Review Committee reviewed your revised Preliminary Overall Area Development Plan of Woodland Hills and is returning it for revisions.

The public street within the proposed development must be changed to reflect collector street standards. In addition, we ask that the plan reflect the staff recommendation on the proposed realignment of the Kyle Seale Parkway-Heuermann Road thoroughfare to intersect IH-10 across from the Dominion entrance. We ask that you indicate this intersection on the plan as well. Final acceptance of this plan will depend on City Council approval of the amendment to the Major Thoroughfare Plan.

We note that the plan reflects two parcels belonging to Ramon Campa and Daniel Cervantes which do not have street frontage. What provisions have been made for access to these two parcels?

If you have any questions, please contact Roy Ramos at 299-7920.

Sincerely,

Mike

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

RR/MCO

"AN EQUAL OPPORTUNITY EMPLOYER"

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

May 18, 1989

Mr. John Rinehardt, P.E.
Pape-Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

RE: Woodland IH-10 North Loop
POADP #248

Dear Mr. Rinehardt:

The Development Review Committee has reviewed and accepted your revised plan for Woodland IH-10 North Loop. 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

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

April 10, 1989

John Rinehardt, P.E.
Pape and Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

RE: Woodlands IH-10 North Loop
POADP #248

Dear Mr. Rinehardt:

This letter is to summarize the points discussed during our meeting of April 7, 1989 regarding the revised plan submitted by your firm for the Woodlands IH-10 North Loop development. Staff has two areas of concern: access to areas 23 and 24 on the westside of Babcock Road limited to one entrance and several excessive cul-de-sac street lengths. We recommend that you solicit the comments of the Fire Marshall concerning the cul-de-sac street lengths. We also recommend that the stub streets in areas 23 and 24 be deleted unless the extensions are coordinated and committed to be extended by the adjacent property owners.

Pending your response, we will hold any further action on the revised plan in abeyance. 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/hdlv

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

April 10, 1989

John Rinehardt, P.E.
Pape and Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

RE: Woodlands IH-10 North Loop
POADP #248

Dear Mr. Rinehardt:

This letter is to summarize the points discussed during our meeting of April 7, 1989 regarding the revised plan submitted by your firm for the Woodlands IH-10 North Loop development. Staff has two areas of concern: access to areas 23 and 24 on the westside of Babcock Road limited to one entrance and several excessive cul-de-sac street lengths. We recommend that you solicit the comments of the Fire Marshall concerning the cul-de-sac street lengths. We also recommend that the stub streets in areas 23 and 24 be deleted unless the extensions are coordinated and committed to be extended by the adjacent property owners.

Pending your response, we will hold any further action on the revised plan in abeyance. 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/hdlv

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

May 18, 1988

Samuel G. Dawson
Pape-Dawson Engineers
9310 Broadway
San Antonio, Texas 78217

RE: Woodlands IH-10 North POADP
File #248

Dear Mr. Dawson:

The Development Review Committee has reviewed and accepted the name change for your plan from Cielo Vista to Woodland Hills IH-10 North POADP. The plan has retained File #248 for future reference.

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 299-7900.

Sincerely,

M C O'Neal

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

MCO:RR:bc

Enclosure

MCO

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494 FACSIMILE 512/824-3491

RECEIVED
1989 MAY 10 P 3:57
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

May 10, 1989

Mr. Michael C. O'Neal, AICP
Planning Administrator
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: Woodland Hills - IH 10 North
POADP #248

Dear Mr. O'Neal:

Please find attached six copies of a revised Preliminary Overall Development Plan (POADP) for the above referenced property. The new plan incorporates the comments noted in your letter of April 10, 1989 regarding single point access to areas 23 and 24 and stub streets in areas 23 and 24.

In addition, as you requested, we have submitted this plan to the City of San Antonio Fire Marshall to solicit comments regarding excessive cul-de-sac length. Based on these comments (copy attached), we have provided additional turnarounds in several locations. However, the Fire Marshall has made other comments with regard to this plan that we have not addressed and I would like to respond to each of these issues as they are presented in the attached letter.

1. This item deals with the intermediate turnarounds that we have provided on the POADP. In addition, it also addresses a requirement for a 50-foot radius turnaround. Current City regulations for cul-de-sacs require a 50-foot radius to the right-of-way and a 40-foot radius to the curb line. When the Woodland Hills property is developed, we intend to comply with the subdivision requirements in place at that time.

2. It is our belief that all street intersections meet this criteria.

3. While we do not disagree with maintaining a high level of life safety, we do not feel it is appropriate for this issue to be addressed specifically for a single development. We feel this issue must be dealt with on a city wide basis.

We request your favorable review of the revised POADP. If we can answer any other questions, please do not hesitate to call.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

John K. Rinehart

John K. Rinehart, P.E.
Project Manager

JR/md

Attachments

cc: Randy Schumacher
Steven T. Worley, Fire Marshall

2443-00
L21-1.9

PAPE-DAWSON
CIVIL & ENVIRONMENTAL ENGINEERS

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494 FACSIMILE 512/824-3491

June 1, 1990

Mr. Michael O'Neal
Planning Administrator
Planning and Zoning Department
City of San Antonio
Post Office Box 839966
San Antonio, Texas 78283-3966

RE: Woodland Hills

Dear Mr. O'Neal:

Transmitted herewith are six (6) prints of the Woodland Hills Preliminary Overall Development Plan for your review.

Should you require additional information, please call.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Eduardo J. Descamps

Eduardo J. Descamps, P.E., R.P.L.S.
Vice President

EJD/JFP/eh 2443-50

Attachments

601/1

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494 FACSIMILE 512/824-3491

April 4, 1991

Mr. Michael O'Neal
Planning Administrator
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

RECEIVED
1991 APR -4 P 12: 13
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Re: Woodland Hills

Dear Mr. O'Neal:

Transmitted herewith are six (6) prints of the Preliminary Overall Development Plan (POADP) dated March 28, 1991 for the Woodland Hills Development. We are revising the previous POADP on record dated February, 1988, to be compatible with the new proposed use of this property.

If you have any questions or require additional information, please call our office.

Sincerely,
PAPE-DAWSON Consulting Engineers, Inc.

Jim Overby, P.E.
Vice President

JO/JP/mk

Attachments

cc: Mr. Thomas F. Bibb - IH-10 West Development Corporation
Mr. Michael Bennett - The Athens Group

2443-55-25
0328-06.JO

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

RECEIVED
1988 APR 26 PM 3:15
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

April 26, 1988

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

Re: Woodland Hills IH-10 North; P.O.A.D.P.

Dear Mr. Ramos:

In order to complete our request to change the name of the approved Preliminary Overall Area Development Plan (P.O.A.D.P.) Cielo Vista to Woodland Hills IH-10 North, I am submitting two (2) copies of the revised P.O.A.D.P., as requested.

In addition to the name change, we have also revised the construction start date to June, 1988, and the name of the Developer to IH-10 West Development Corporation.

Please call me with any questions or comments.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Samuel G. Dawson

Samuel G. Dawson
Project Manager

SD/md

Enclosures

2443-00
L8-1.64

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

LETTER OF TRANSMITTAL

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

Date 5/9/88 | Job No. 2443.00

Attention Roy Ramos

Re: Woodland Hills - IH10 N.

File:
- ☐ 1.0 Correspondence
- ☐ 2.0 Design
- ☐ 3.0 Product of Service
- ☐ 4.0 Construction

TO City Planning

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

☐ Specifications ☐ Shop drawings ☐ Copy of letter
☒ Prints ☐ Plans ☐ Samples
☐ Change Order ☐ _____

COPIES	DATE	DESCRIPTION
4		P.O.A.D.P.

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1988 MAY -9 PM 3:19
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CURRENT PLANNING
DIVISION

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☒ As requested ☐ Approved as noted ☐ Return _____ corrected prints
☐ For review and comment ☐ _____

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

REMARKS
Roy -
PLEASE CALL WITH A P.O.A.D.P. NO. WHEN IT IS AVAILABLE.

THANK YOU

COPY TO _____ SIGNED Joe C Schmeidler

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

R04

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

January 10, 1987

John Rinehart
Pape-Dawson Engineering Company
9310 Broadway
San Antonio, Texas 78217

RE: Cielo Vista POADP
File #248

Dear Mr. Rinehart:

This is to inform you that the Staff Development Review Committee has reviewed and accepted your revised plan for Cielo Vista. Please note this acceptance is conditioned on approval of an amendment to the Major Thoroughfare Plan deleting Heuermann Road and adding your proposed thoroughfare. Your POADP has been assigned number 248 for future reference.

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 299-7900.

Sincerely,

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

MCO/RR/sm
Encl.

Thoroughfare Study

The site is directly accessed on the east by IH-10, the south by Heuermann Road, the west by Babcock Road and the north by Cielo Vista Drive.

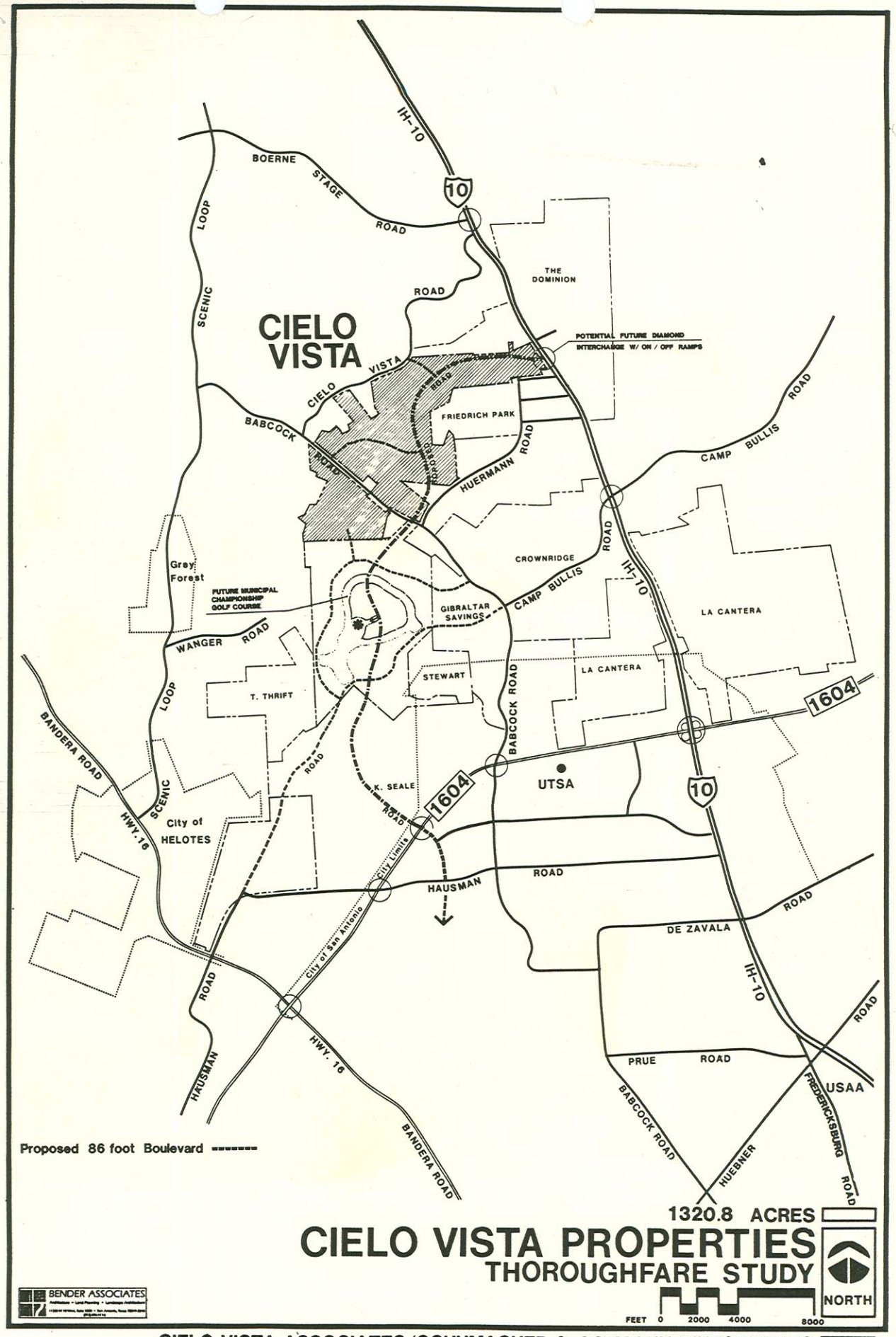
While subject to refinement, the city's major thoroughfare plan exhibits a secondary arterial type "A" developing from Loop 1604 just north of Hausman Road. This 86' major road system would extend northwest into K. Seale's property, then north into K&M's property and then intersecting Babcock Road in the vicinity of Cielo Vista Drive and Heuermann Road.

The Westside Freeway (State Hwy. 151), currently under construction, will extend northwest from Hwy. 90 and Acme Road to Loop 410, then to Loop 1604. It is felt that the addition of this primary arterial will alleviate the already burdened roads carrying traffic into San Antonio's northwest quadrant. Loop 1604, currently a two lane paved highway, is also undergoing improvements into a divided 4 lane primary arterial from Hwy. 151 (SeaWorld site) to IH-10.

A new boulevard/parkway will connect IH-10 and Babcock Road and will provide excellent access through the entire Cielo Vista property. The parkway will then tie into the city's proposed secondary arterial which will continue south from Babcock Road to Loop 1604 and possibly connect to UTSA Boulevard or Hausman Road. This secondary arterial type "A" will open new access into the northwest quadrant.

The Texas Department of Highways and Public Transportation has plans to provide new access ramps to IH-10 and an overpass at the proposed parkway when traffic demands warrant such improvement.

Babcock Road will soon be expanded into an 86' R.O.W. under the County Road improvement plan.



CIELO VISTA ASSOCIATES/SCHUMACHER & COMPANY INVESTMENTS 5053.3

86-11-65-46

the issue on cuddesacs needs to be addressed with Fire Dept. & traffic. Stub streets need to be coordinated with adjacent property owners and they need to be collectors rather than locals.

Cedar Creek doesn't show any stub outs some provisions ~~[illegible]~~ for secondary access needs to be made to units 23 & 24 due to the terrain etc. we do not object to the two stub outs if they agree to extend them.

Street grades are a major factor which needs to be discussed.

Lets invite Eng and or his representation on both to address new street system. logic vs old street system.

New Territory N-24 - is it recorded? no approved & unrecorded
Check w/ Dean ref. street stub.
~~If its recorded closer is going to involve [illegible]~~
~~Get [illegible] from this [illegible]~~

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

LETTER OF TRANSMITTAL

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

Date 3-28-89	Job No. 2443.33
Attention ROY RAMOS	
Re: WOODLAND HILLS	
File: ☒ 1.0 Correspondence ☐ 2.0 Design ☐ 3.0 Product of Service ☐ 4.0 Construction	

TO PLANNING 4th Fl.

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

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REMARKS _____

FOR DENNIS RION

COPY TO _____ SIGNED Gregory L. Maenner

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

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494 FACSIMILE 512/824-3491

LETTER OF TRANSMITTAL

Date 3-24-89 | Job No. 2443.33.00

Attention Roy Ramos

Re:

Woodland Hills

File:
- ☒ 1.0 Correspondence
- ☐ 2.0 Design
- ☐ 3.0 Product of Service
- ☐ 4.0 Construction

TO Planning

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COPIES	DATE	DESCRIPTION
6		P.O. ADP

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- ☐ Submit _____ copies for distribution
- ☐ Return _____ corrected prints

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

REMARKS

If Questions Please Contact our office.

Thank You,

COPY TO Randy Schumacher SIGNED Dennis Rion

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