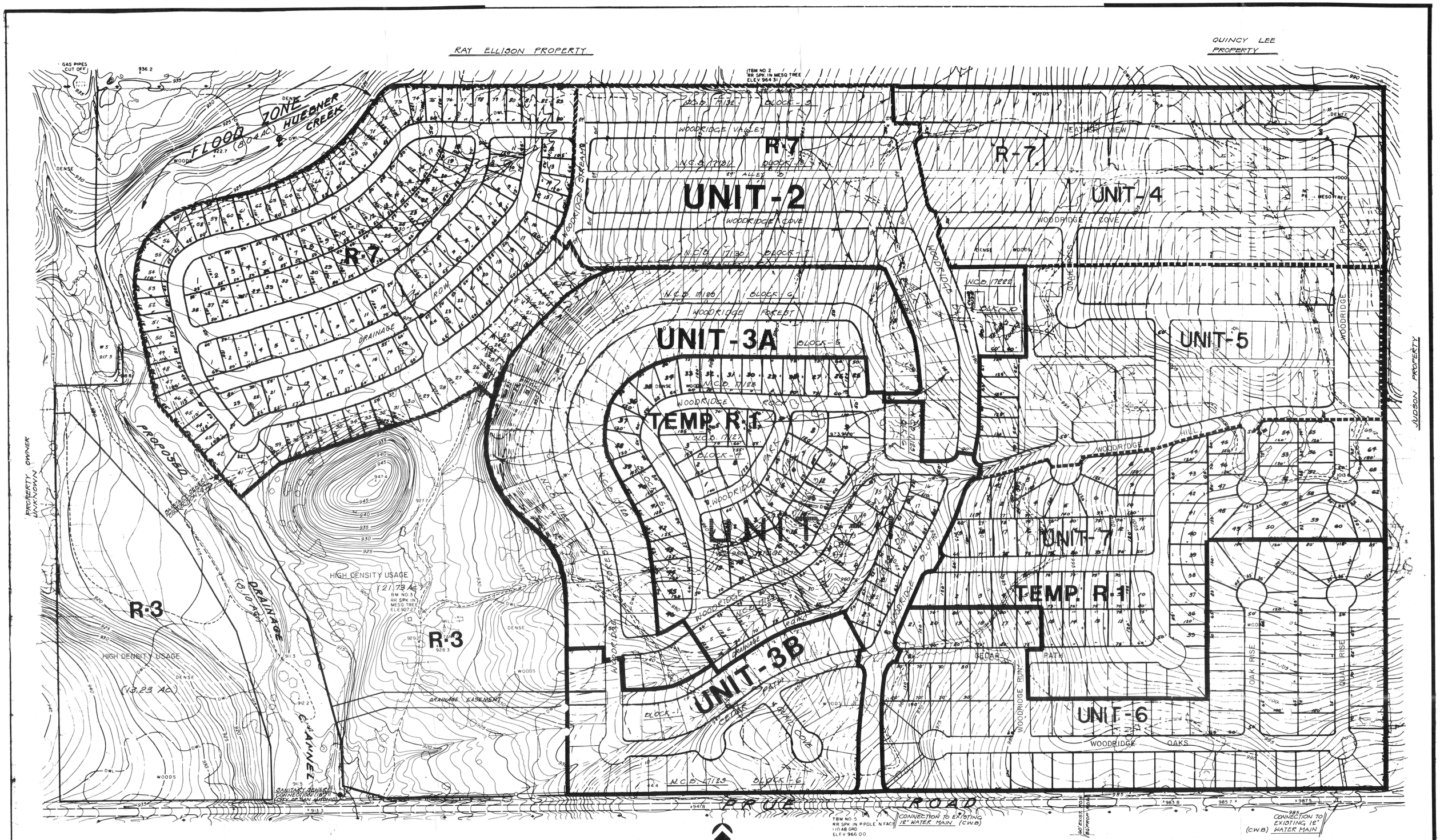


REVISED P.O.A.D.P.
STREET LAYOUT AMENDMENT FOR UNITS 4, 5, 6 & 7

MASTER PLAN FOR WOODRIDGE

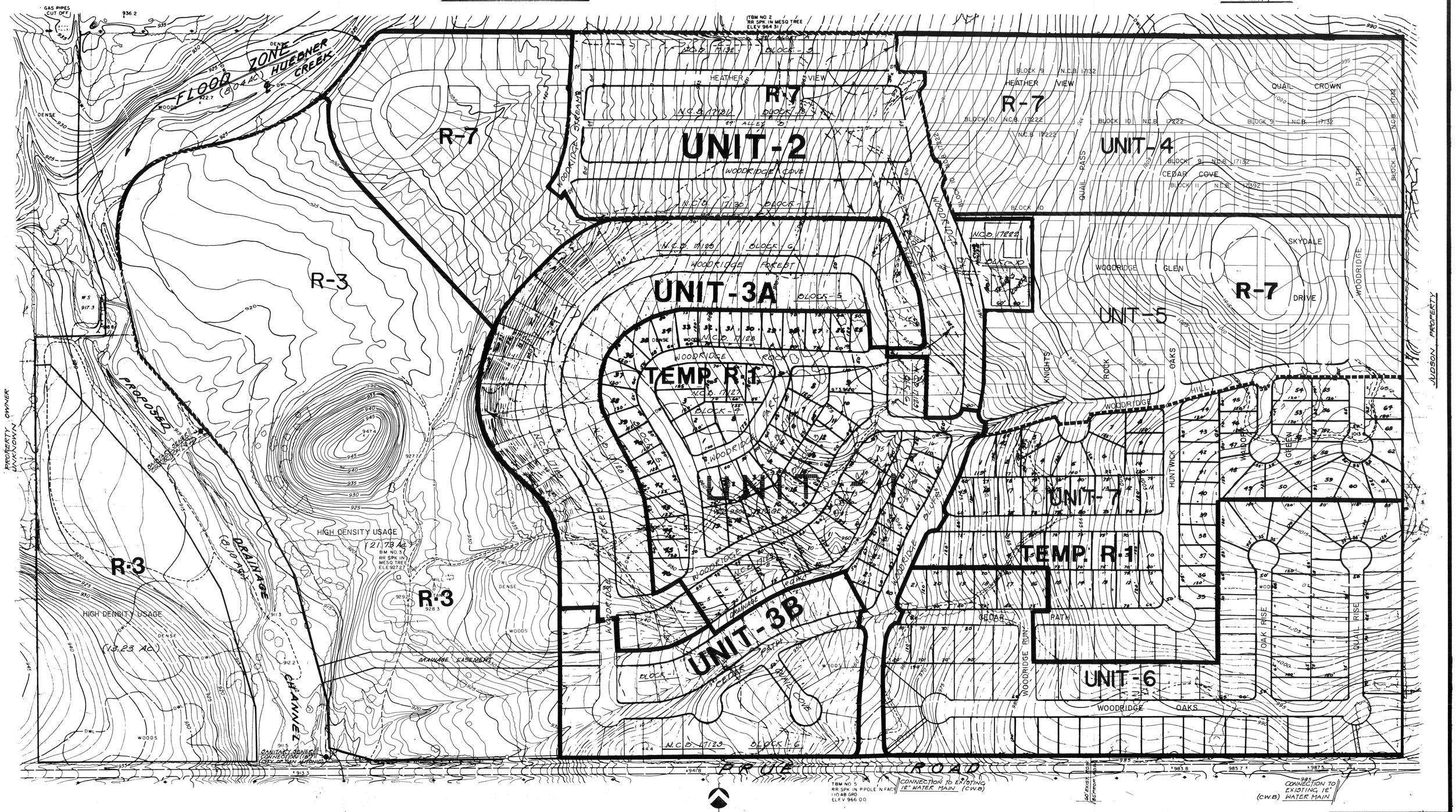
RECEIVED
MAR 5 1984
DEPARTMENT OF PLANNING
Subdivision Section

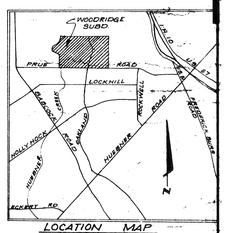
#28

OWNER: THE WOODRIDGE LAND COMPANY
ART BURDICK, JR.
ADDRESS: THE CROSSROADS (SUITE 200)
1635 N.E. LOOP 410
TELEPHONE: 828-0656

REVISED - FEB. 28, 1984 - Revised Layout East of WOODRIDGE BLUFF.

Pape-Dawson Job No. 1733.00





LOCATION MAP

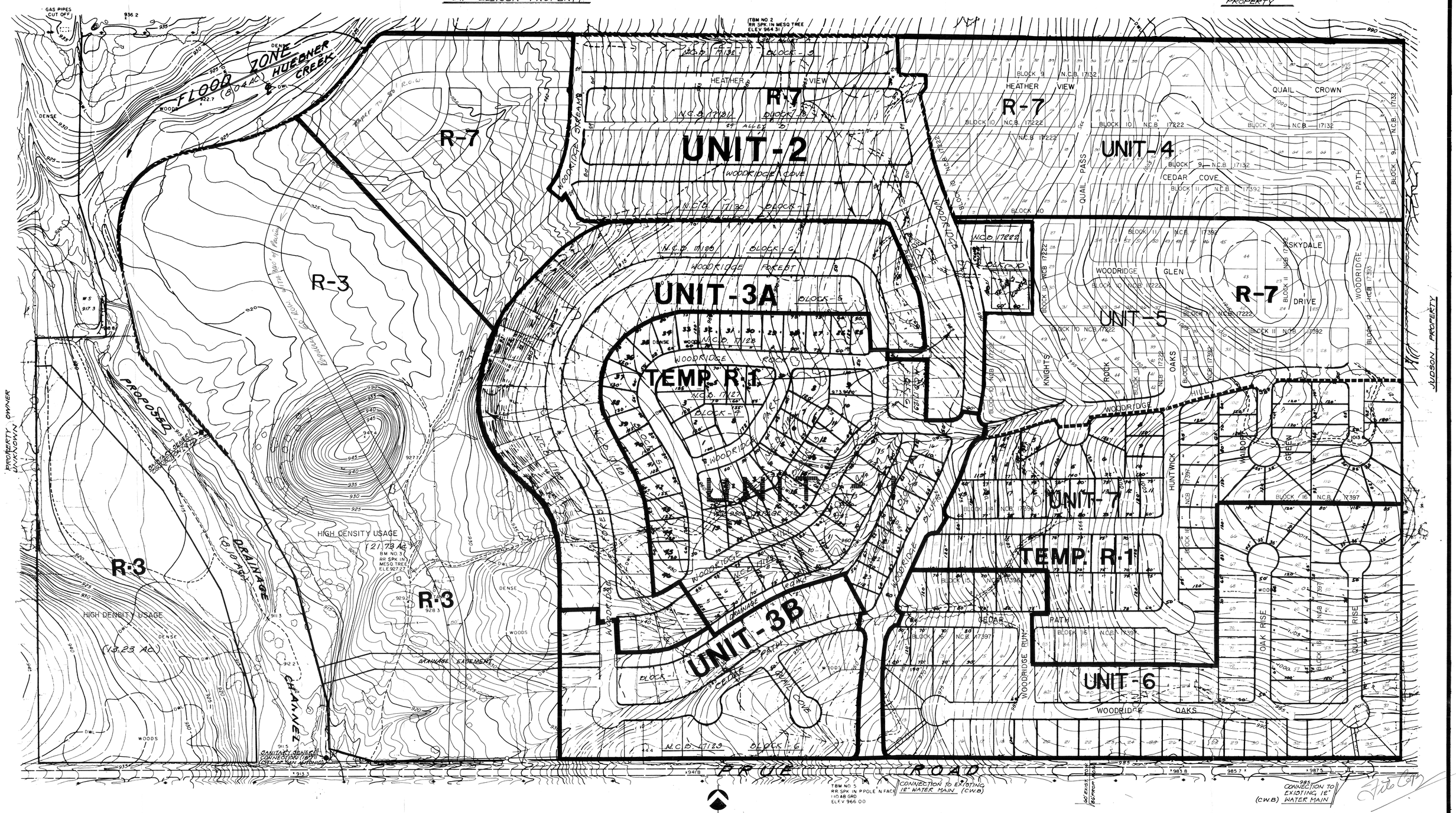
MASTER PLAN FOR WOODRIDGE

OWNER: THE WOODRIDGE LAND COMPANY
ART BURDICK, JR.
ADDRESS: THE CROSSROADS (SUITE 200)
1635 N.E. LOOP 410
TELEPHONE: 828-0636

#28

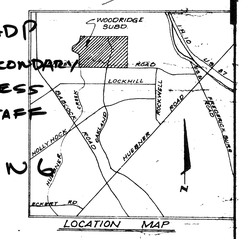
REVISED - AUGUST 3, 1983
REVISED - AUGUST, 1, 1984
REVISED - FEB. 28, 1984 - Revised Layout East of WOODRIDGE BLVD.

Pape-Dawson Job No. 1733.00



REVISED PO ADP
REFLECTS "SECONDARY"
MEANS OF ACCESS
AS REC. BY STAFF

WORKING COPY



LOCATION MAP

RECEIVED
MAR 7 1986
DEPARTMENT OF PLANNING
Subdivision Section

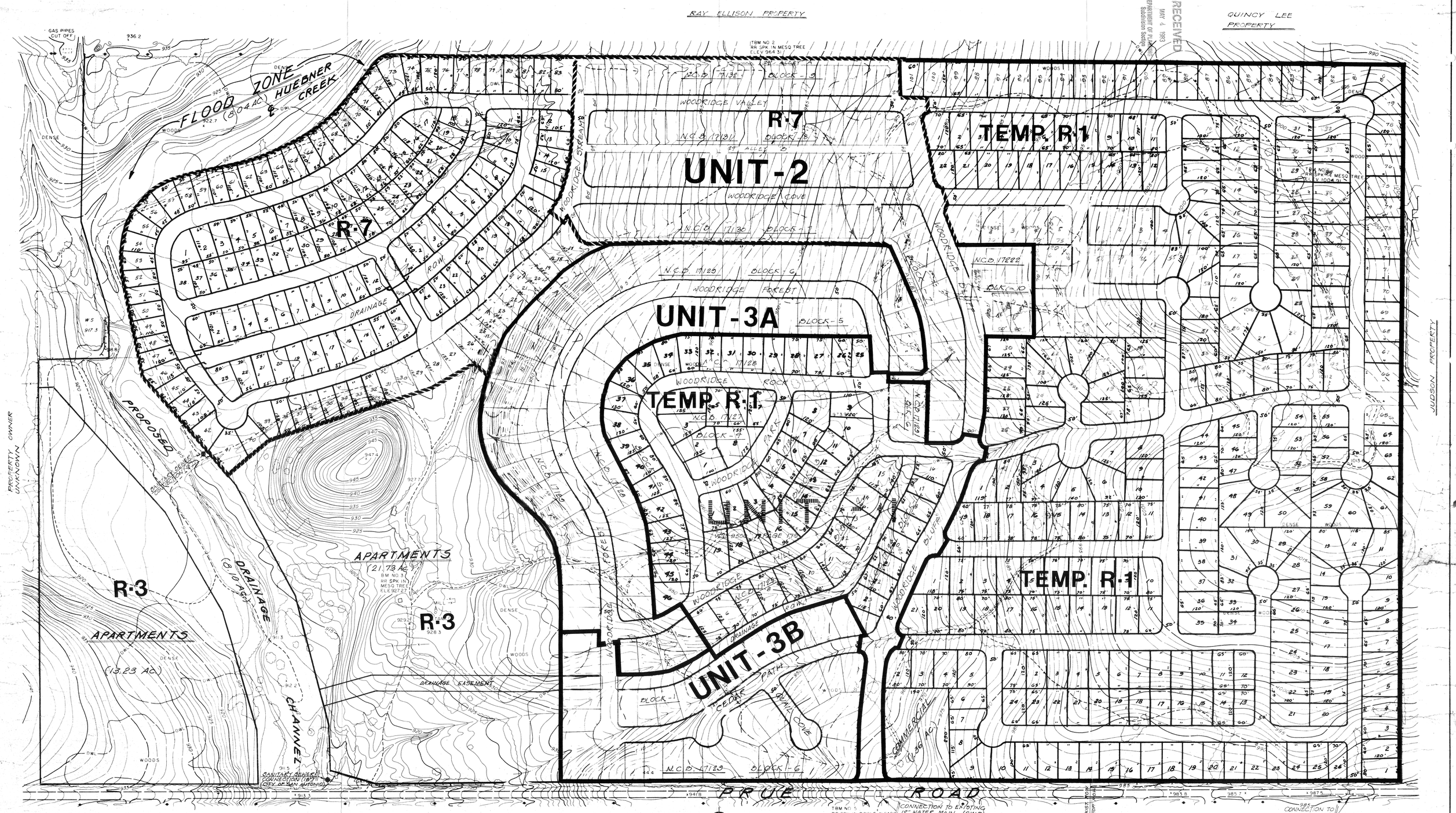
OWNER: THE WOODRIDGE LAND COMPANY
ART BURDICK, JR.
ADDRESS: THE CROSSROADS (SUITE 200)
1635 N.E. LOOP 410
TELEPHONE: 828-0636

#28

MASTER PLAN FOR WOODRIDGE

REVISED - MARCH 5, 1986 - REVISED STREET WEST END
REVISED - AUGUST 5, 1985
REVISED - AUGUST 1, 1984
REVISED - FEB. 28, 1984 - Revised Layout East of WOODRIDGE BLVD.

Pape-Dawson Job No. 1793.00



MASTER PLAN FOR WOODRIDGE

OWNER: SCHAEFER-BURDICK
ART BURDICK
ADDRESS: THE CROSSROADS (SUITE 200)
1635 N.E. LOOP 410
TELEPHONE: 828-0636

#28

PAPE-DAWSON ENGINEERS

11-21-80
JOB NO. 1793.01.04
REV. 3-6-81 NAME CHANGE

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

FILE NO. 83-12-62-82 WOODRIDGE Subd's
(To be assigned by the Planning Dept).

ARTHUR C. BORDICK.
WOODRIDGE LAND CO. — 1635 N.E. LOOP 410 SUITE 200 78209 — 828-0636
NAME OF DEVELOPER/SUBDIVISION — ADDRESS — PHONE NO.

(MR. WILLIAM R. COWAN)
PAPE & DAWSON ENG. Co. — 9310 BROADWAY 78217 — 824-9494
NAME OF CONSULTANT — ADDRESS — PHONE NO.

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE TO NEAREST PUBLIC STREET along the north R.O.W. line of Prue Rd., west of its intersection with I.H. 10. (between Babcock Rd. & Rockwell Blvd)

EXISTING ZONING (If Applicable) TEMP R-1

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

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

DATE FILED april 5, 1983 — REVISIONS FILED _____ (If applicable)

Due DATE OF RESPONSE May 2, 1983 (within 20 days of receipt). — DATE OF RESPONSE _____ (within 15 days of receipt).

Oct. 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, 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.

DRAFT

CITY OF SAN ANTONIO

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

August 6, 1993

Mr. Brice B. Moczygemba, P.E.
Hoyt Consulting Engineers, Inc.
10715 Gulfdale, Suite 245
San Antonio, Texas, 78216

RE: Revised Woodridge Subdivision POADP #28

Mr. Moczygemba:

The City Staff Development Review Committee has reviewed your revised Woodridge Subdivision Preliminary Overall Area Development Plan #28. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was approved, please note that you will be required to place a non-access easement along the north ROW line of Prue Road adjacent to the rear/side of all the residential lots.

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 Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

Roy

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

March 31, 1986

Mr. Eduardo Descamps
Pape-Dawson Engineers
9310 Broadway
San Antonio, Texas 78217

RE: Woodridge P.O.A.D.P. Revision
Dated: March 27, 1986
File # 83-12-62-82

Dear Mr. Descamps:

The POADP has reviewed and accepted your revised plan of Woodridge, which reflects the secondary entry as a 60' R.O.W. transitioning to a 50' R.O.W., as it merges into the area designated for "R-7" uses.

Please note that 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 regarding this matter, please contact Roy Ramos or Edward Guzman at 299-7900.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO:RR:bc

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

March 14, 1986

PAPE-DAWSON ENGINEERS, INC.
RECEIVED
MAR 19 1986
1733-04
FILE

Mr. Eduardo Descamp
Pape-Dawson Engineers
9310 Broadway
San Antonio, Texas 78217

RE: Woodridge POADP Revision
Dated: March 7, 1986
File #83-12-6282

Dear Mr. Descamp:

Staff has reviewed the captioned plan reflecting the secondary means of access as recommended in our comments dated August 19, 1985. Acceptance of the plan is subject to upgrading the new planned street to a local type "B" street (60' ROW 40' of paving) and then transitioning it to a 50' ROW as it merges into the area designated for "R-7" uses. In view of this, the plan will be held in abeyance pending the necessary changes as required by Chapter 30 (formerly Chapter 36) of the City Code.

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.

If you have any questions regarding this matter, please contact Roy Ramos or Edward Guzman at 299-7900.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO:EG:bc

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

August 19, 1985

PAPE DAWSON
ENGINEERS, INC.
RECEIVED
AUG 21 1985

Mr. Eduardo Descamps
Pape-Dawson Engineers
9310 Broadway
San Antonio, Texas 78217

FILE 1733.54.00

RE: Woodridge POADP, File #83-12-62-82
(Revised August 8, 1985)

Dear Mr. Descamps:

The POADP Committee has reviewed the revised Woodridge POADP and requests that Woodridge Hill be extended to the east to project into the Judson property. This request is in line with our initial response of November 5, 1981, and with the previous plan. The revised plan provides only a single access point to the subdivision. The Committee believes that Woodridge Hill must be extended in accordance with Section 36-10(c) of the Subdivision Regulations to provide a secondary means of access to the subdivision and to facilitate emergency vehicle access. The Committee is receptive to meeting with you to reach a mutually satisfactory resolution of this item. However, if you do not agree with the Committee's finding, you may appeal to the Planning Commission for a final decision.

The revised POADP will be held in abeyance pending your reply. If you have any questions, please contact Eddie Guzman or Roy Ramos at 299-7900. Thank you for your cooperation in this matter.

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,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

August 19, 1985

Mr. Eduardo Descamps
Pape-Dawson Engineers
9310 Broadway
San Antonio, Texas 78217

RE: Woodridge POADP, File #83-12-62-82
(Revised August 8, 1985)

Dear Mr. Descamps:

The POADP Committee has reviewed the revised Woodridge POADP and requests that Woodridge Hill be extended to the east to project into the Judson property. This request is in line with our initial response of November 5, 1981, and with the previous plan. The revised plan provides only a single access point to the subdivision. The Committee believes that Woodridge Hill must be extended in accordance with Section 36-10(c) of the Subdivision Regulations to provide a secondary means of access to the subdivision and to facilitate emergency vehicle access. The Committee is receptive to meeting with you to reach a mutually satisfactory resolution of this item. However, if you do not agree with the Committee's finding, you may appeal to the Planning Commission for a final decision.

The revised POADP will be held in abeyance pending your reply. If you have any questions, please contact Eddie Guzman or Roy Ramos at 299-7900. Thank you for your cooperation in this matter.

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,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78235

Date: March 14, 1984

Applicant: Pape-Dawson Engineering Co.
Mr. Ed Descamps
Address: 9310 Broadway
San Antonio, Texas 78217

Re: Woodridge Subd. ☐ Preliminary Plan ☒ P.O.A.D.P.
File #: 83-12-62-82 (Revised 3-~~8~~5-84)

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

(X) 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

(X) 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)
(X) Sec. 36-10(M)(1)(a) Pavement width & R.O.W. width.

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

(X) Comments: This will acknowledge receipt of the revised POADP for the captioned subdivision. Staff poses no objections to the amendments as submitted. However, since in staff's opinion Woodridge Hill will function as a collector street upon ultimate development, it will be necessary to upgrade it to a collector status.

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 Cedillo

May 26, 1983

Mr. Eduardo Descamps
Pape & Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

RE: Woodridge

Dear Mr. Descamps:

This is to inform you that Traffic Engineering and Planning staff has reviewed the revised copy of the Preliminary Overall Area Development Plan (POADP) for Woodridge (File #83-12-62-82).

The revised POADP as submitted reflects a stub street to the east and to the north as initially recommended by staff. Staff is in agreement with the planned stub street being provided to the east. However, regarding the stub street to the north depicted on the revised POADP, staff is still of the opinion that Woodridge Bluff should be extended to the northern perimeter of the overall plan, instead of the alternate location which you have selected. As indicated in our letter dated April 18, 1983, from a planning perspective, the reference street stub as recommended by staff is a more viable street network. Secondly, it provides an important link between the DeZavala and Prue Road areas. If you choose to maintain the subject stub street as planned, it is recommended that the portion of street connecting Woodridge Bluff and the planned stub street be upgraded to a collector status in order to accommodate expected traffic volumes filtering through this subdivision.

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,

Rebecca Quintanilla Cicalo

Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering

Eddie

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

April 18, 1983

Pape-Dawson Engineers
Attn: Mr. William R. Cowan
9310 Broadway
San Antonio, Texas 78217

Dear Mr. Cowan:

Reference is made to the P.O.A.D.P. for Woodridge, File #83-12-62-82 submitted for staffs review. Said plan was jointly reviewed by Planning and Traffic Engineering staff. Specifically, the review consisted of the overall plan with the exception of the area described as Unit-1 which has already been approved and recorded.

The results of our review is that the proposed scheme is in general compliance with Chapter 36. Our initial review and written comments to your office dated November 5, 1982 addressed this proposal. Our recommendation is still that street stub-outs to the north and east of this development should be provided to allow orderly development and accessibility to the overall area. Sec. 36-10(C) of the Subdivision Regulations states that where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided areas.

From a planning perspective, the street stub-out to the north provides an important link between the De Zavala and Prue Road areas. Additionally, this will enable emergency vehicles to service this area more efficiently. The Traffic Engineering Section of the Department of Public Works has also reviewed the overall plan and is of the same opinion. Further, Traffic and Planning staff would recommend that residential lots not front onto the collector street since this encourages on-street parking and backup maneuvers onto a heavily traveled thoroughfare which creates traffic circulation problems. Similar situations have resulted in the subsequent need for remedies such as 4-way stop signs, and one-way streets. It is noted that the current revised plan now under review does not reflect the continuation of Woodridge Bluff to the northern limits of the project as previously designed. Staff is still of the opinion that stub streets should be provided to the north (Woodridge Bluff) and east (Woodridge Valley or Woodridge Hill) of this development.

Essentially, our recommendation would allow future access to adjoining areas as suggested by Sec. 36-10(C) of Chapter 36. Regarding the recommended stub street to the east, it is our understanding that Mr. Harry Jewett, Engineer, is currently designing a plan for development which is situated east of your project. Therefore, you may wish to make contact with him in an effort to coordinate planned development in the areas. Staff also notes that a collector street and stub out to the

east where you now show lot 66 would appear more functional and certainly more central than between lots 79 and 80 where your office has indicated a willingness to provide a stub-out. In any event you may wish to consider both stub-outs to the east. In addition, we note that Prue Road is designated as a secondary arterial type "A" street on the Major Thoroughfare Plan. Any platting activity taking place along said thoroughfare will require dedication for future street widening in accordance with the 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
cc: Dean Chadwick, Traffic Engineering, Public Works Dept.

November 5, 1981

Mr. Eduardo Descamps
Pape & Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

Dear Ed:

Reference is made to the proposed Woodridge overall development plan submitted for staffs' review. Although the plan is presently designed to provide a stub-out street to the north of this proposed development, it is now our understanding that you and your client would like to delete said street stub-out to the north, and instead provide a street stub-out to the east of this development. This is due to the proposed Business/Industrial park located to the north of the subject site.

Planning staff recommends that street stub-outs to the north and east of this development should be provided to allow orderly development and accessibility to the overall area. Sec. 36-10(C) of the Subdivision Regulations states that where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided areas.

From a planning perspective, the street stub-out to the north provides an important link between the DeZavala and Prue Road areas. Additionally, this will enable emergency vehicles to service this area more efficiently. The Traffic Engineering Section of the Department of Public Works has also reviewed the overall plan and is of the same opinion. Further, Traffic and Planning staff would recommend that residential lots not front onto the collector street since this encourages on-street parking and backup maneuvers onto a heavily traveled thoroughfare which creates traffic circulation problems. Similar situations have resulted in the subsequent need for remedies such as 4-way stop signs, and one-way streets.

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,

Fernando M. Cuellar

Fernando M. Cuellar
Principal Planner
Dept. of Planning

sm

CITY OF SAN ANTONIO

Intradepartment Correspondence Sheet

TO: File

FROM:

COPIES TO:

SUBJECT: Meeting of Sept. 9, 1983

Date

Was advised by Fern that the stub street as recommended by staff was not going to be provided. Staff concensus was to not require the stub street as initially recommended. Present at the meeting was:

Ed Descamps

Gene Dawson

Fern

Al

Roland

Becky

Dean

David Stiel

POADP #28

HOYT CONSULTING ENGINEERS, INC.

10715 Gulfdale, Suite 245
San Antonio, Texas 78216
(210) 342-0302

RECEIVED
93 JUL 16 PM 2:16
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

July 16, 1993

Mr. David Pasley
Director of Planning
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

RE: Woodridge Subdivision
POADP Revisions

Dear Mr. Pasley:

Hoyt Consulting Engineers, Inc. is transmitting three (3) blueline prints of the revised Woodridge Subdivision POADP for review and approval.

The POADP has been revised to reflect proposed revisions to the layout of future units. The current POADP was accepted by the City of San Antonio on March 31, 1986.

Currently, Units 3B, 5 and 7 are being designed. Unit 5 plans are currently being reviewed by the City.

Please provide our office with a written response when the POADP has been accepted. If you have any questions or require additional information please call our office.

Sincerely,

Brice Moczygemba

Brice B. Moczygemba, P.E.

BBM/en
93103.01
0716_01.bbm

NLT 8-6-93

Mco/Eddie
Kay

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9[illegible]

April 8, 1988

RECEIVED
1988 APR 12 AM 11: 20
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Mr. Mike O'Neal
Planning Department
City of San Antonio
P. O. Box 9066
San Antonio, Texas 78285

Re: POADP Applications Status
Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

MAP NUMBER	DESCRIPTION
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
35	Richland Hills
42	Blanco Woods

PLATTED OR PARTIALLY PLATTED (continued)

MAP NUMBER	DESCRIPTION
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
189	Eastwood Industrial Park

UNKNOWN

137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**

* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

** Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Dennis K. Hoyt, P.E.
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)

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

February 3, 1986

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

Re: Woodridge Preliminary Overall Area Development Plan

Dear Eddie:

Confirming our telephone conversation, Schaefer-Burdick does not want to provide access to the property adjacent to Woodridge Unit-4, as suggested by your letter dated August 19, 1985. As you can see, this access would be detrimental to this private and secluded area because it would encourage additional traffic on residential streets. For all we know, the adjacent areas could be commercial or high density residential usage. Please reconsider our request, and call me so I can come down and discuss the matter with you and other appropriate people on staff.

I look forward to hearing from you.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Dennis Hoyt

Dennis Hoyt, P. E.
Senior Project Manager

cc: Art Burdick - Schaefer-Burdick Homes

DH/dd

2-7-86
Committee was briefed on situation, concerns was to meet with Dennis so he could present his case
Schedule for 2-12-85

1733-54
L8-1.67/1.1(020386)

Mr. Eduardo Descamp
Pape & Dawson Engineering Co.
9310 Broadway
S.A. Texas 78217

Date

Re: Woodridge.

Dear Mr. Descamp.

This is to inform you that Traffic Engineering and Planning staff has reviewed the revised copy of the Preliminary Overall Area Development Plan Woodridge File # 83-12-62-82. The revised P.O.A.D.P. as submitted reflects a stub street to the east and to the north as initially recommended by staff. Staff is in agreement with the planned stub street being provided to the east. However, regarding the stub street to the north depicted on the revised P.O.A.D.P., staff is of the opinion that Woodridge Bluff should be extened to the northern perimeter of the overall plan, instead of the alternate location which you have selected. As indicated in our letter dated April 18, 1983, from a planning perspective, the reference street stub as recommended by staff is a more viable street network. Secondly, it provides an important link between the De Zavala and Prue Road areas. If you chose to maintain the subject stub street as planned, it is recommended that the portion of street connecting Woodridge Bluff and the planned stub street be upgraded to collector status in order to accomodate expected traffic volumes, filtering through this subd.

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.

Pape - Dawson Engineering Co.
Att: Mr. William R. Cowan
9310 Broadway
San Antonio, Texas
78217

Date

Draft

Dear Mr. Cowan

Referance is made to the P.O.A.D.P. for Woodridge File #83-12 62 82 submitted for staffs review. Said plan was jointly reviewed by Planning and Traffic engineering staff. Specifically the review consisted of the overall plan with the exception of the area described as Unit 1 which has already been app & recorded. The results of our review is that the proposed scheme is in general compliance with Chapter 36. ~~It is noted that~~ Our initial review and written comments dated 11-5-82 addressed this proposal (see attached letter). It is noted that the current revised plan now under review don't reflect the continuation of Woodridge Bluff to the northern limits of the project as previously designed. ~~as initially recommended~~, staff ~~It~~ is still of the opinion ~~felt~~ that stub streets should be provided to the north (Woodridge Bluff) and east (Woodridge Valley or Woodridge Hill) ~~to the east~~ of this development ~~as indicated in the attached letter~~ ~~→ up to next page~~

~~This would allow orderly development and future access to undeveloped areas as suggested by Sec 36-10-(?) of the Subd Regs.~~

~~east of Woodridge Bluff to a [illegible]~~. Essentially this purposal would allow future access to adjoining undeveloped areas as suggested by Sec. 36-10.(8) of Chapter 36, regarding the recommended stub street to the east, Its our understanding that Mr. Harry Jewell, engineer, is currently designing a plan for development which is situated east of your project. Therefore, you may wish to make contact with him in an effort to coordinate planned development in the area. In addition we note that Prue Rd is designated as a secondary arterial type "a" street on the M.T.P. Any platting activity taking place along said thoroughfare will require dedication for future street widening in accordance with the 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

cc: Dean Chadwick, Traffic Engineering

ins - artificial
Scott Wyatt
can't sign - no damages

Mr. Eduardo Descamps
Pape-Dawson Engineers
9310 Broadway
SAT 78217

RE: Woodridge PDADP, FILE # 83-12-62-82
(Revised August 8, 1985)

Dear Mr. Descamps:

The PDADP Committee has reviewed the revised Woodridge PDADP and requests that Woodridge Hill be extended to ~~the east~~ the east to project into the Judson Property. This request is in line with our initial response of November 5, 1981, and with the previous plan. The revised plan provides only a single access point to the subdivision. ~~which includes~~ The Committee believes that ~~the~~ Woodridge Hill must be extended in accordance with Section 36-10(C) of the Subdivision Regulations to provide a secondary means of access to the subdivision and to facilitate emergency vehicle access. —[next page]

~~If you do not agree with this finding, you may request a meeting with the PDADP Committee to try to reach a mutually satisfactory resolution or you may appeal to the Planning Commission for a final decision.~~

~~If you wish~~

staff The Committee is receptive to meeting with you to reach a mutually satisfactory resolution of this item. However, if you do not agree with the Committee's finding, you may appeal to the Planning Commission for a final decision.

The revised POADP will be held in abeyance pending your reply. If you have any questions, please contact Eddie Guzman or Ray Ramos at 299-7900. Thank you for your cooperation in this matter.

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,

MCO.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

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

LETTER OF TRANSMITTAL

Date 3/6/86 | Job No. 1733.00

Attention EDDY GUZMAN

Re: WOODRIDGE

TO CITY PLANNING

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		1	WOODRIDGE MASTER PLAN

RECEIVED
MAR 7 1986
DEPARTMENT OF PLANNING
Subdivision Section

THESE ARE TRANSMITTED as checked below:

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

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

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

REMARKS

ATTACHED ARE REVISED PO.A.D.P. PLANS AS PER MEETING WITH DENNIS HOYT.

COPY TO DLH - FILE

SIGNED [signature]

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

LETTER OF TRANSMITTAL

Date 3/26/86 | Job No. 1733.04
Attention EDDIE GUZMAN
Re: WOODRIDGE

TO PLANNING DEPT.

GENTLEMEN:

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

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5	3/26/86	1	WOODRIDGE P.O.A.D.P. Revised
1	"	1	PLANNING DEPT. RESPONSE ON 1st SUBMITTAL

THESE ARE TRANSMITTED as checked below:

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☐ For review and comment ☐ _____

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

REMARKS These changes have been made at your request. See attached letter.

RECEIVED
MAR 27 1986
DEPARTMENT OF PLANNING
Subdivision Section

COPY TO DKH - DE/FILE

SIGNED Laurel M. Evans

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

LETTER OF TRANSMITTAL

Date	Job No.
Aug. 7, 1985	1733.54
Attention: Roy Ramos	
Re: Woodridge Master Plan	

TO City Planning Dept.

RECEIVED
AUG 8 1985
DEPARTMENT OF PLANNING
Subdivision Section

GENTLEMEN:

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☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5		1	Woodridge Master Plan For Entire Subd.

THESE ARE TRANSMITTED as checked below:

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☑ 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 _____

COPY TO _____

SIGNED Bill Lopez

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

LETTER OF TRANSMITTAL

Date	Job No.
MARCH 5, 1984	1735.04

Attention: WILLIE VANN

Re: WOODRIDGE SUBD. MASTER PLAN

TO DEPARTMENT OF PLANNING

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
2		1	REVISED P.O.A.D.P. (showing revised Layouts for Units 4,5,6 & 7.

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 6. 5. 84
Requested two additional copies from David Evans.

RECEIVED
1984 MAR -5 PM 2:30
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

COPY TO _____

SIGNED David M. Evans

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

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

CONFERENCE MEMORANDUM

PROJECT	CONFERENCE DATE
Woodridge Subdivision	9/9/83
CLIENT	**ISSUE DATE**
Schaefer - Burdick Homes	9/20/83
CONFERENCE LOCATION	
Planning Department	

ATTENDANTS

Roland Lozano
Fernando Cuellar Jr.
Eddie Guzman
Roy Ramos } didn't attend meeting.
Al Eisenmenger
David Steitle
Dean Chadwick
Gene Dawson
Ed Descamps

ROUTING

FILE 1733.03.00

PURPOSE

P.O.A.D.P. Comments

DISCUSSION

THE FOLLOWING IS OUR UNDERSTANDING OF THE SUBJECT MATTER COVERED IN THIS CONFERENCE. IF THIS DIFFERS WITH YOUR UNDERSTANDING, PLEASE NOTIFY US.

After further reviewing the proposed master plan, it was decided that no street stub out was needed along the north property line, only along the east property line.

RECEIVED
SEP 20 1983
DEPARTMENT OF PLANNING
Subdivision Section

RECEIVED
SEP 20 1983
DEPARTMENT OF PLANNING
Subdivision Section

DISTRIBUTION

Dean Chadwick
Eddie Guzman
Al Eisenmenger
Art Burdick

PREPARED BY

Edwardo J. Descamps

Ed Descamps, P.E.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

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

LETTER OF TRANSMITTAL

Date MAY 4, 1983	Job No. 1733.01.
Attention EDDIE GUZMAN	
Re: WOODRIDGE MASTER PLAN	

TO CITY PLANNING

GENTLEMEN:

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☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
		3	B/L PRINTS of MASTER PLAN
			staff comment 5.17.83
			Need to advise Eng that staff
			still rec. stubbing Woodridge or
			upgrade the east & west street to collector
			& stub.

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☐ For review and comment ☐ _____

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REMARKS

Revised plan reflects stub streets as discussed with Ed & Tom.

RECEIVED
MAY 4 1983
DEPARTMENT OF PLANNING
Subdivision Section

COPY TO _____

SIGNED FREDDY V. SORIANO

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

LETTER OF TRANSMITTAL

Date 4/5/83	Job No. 1733.52
Attention EDDIE GUZMAN	
Re: WOODRIDGE UNIT #2	

TO CITY PLANNING

GENTLEMEN:

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☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
		3	B/L PRINTS of MASTER PLAN
		1	SEPIA of MASTER PLAN

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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

EDDIE
IF YOU HAVE ANY QUESTIONS
PLEASE CALL.

THANKS

COPY TO _____

SIGNED FREDDY V. SORIANO

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