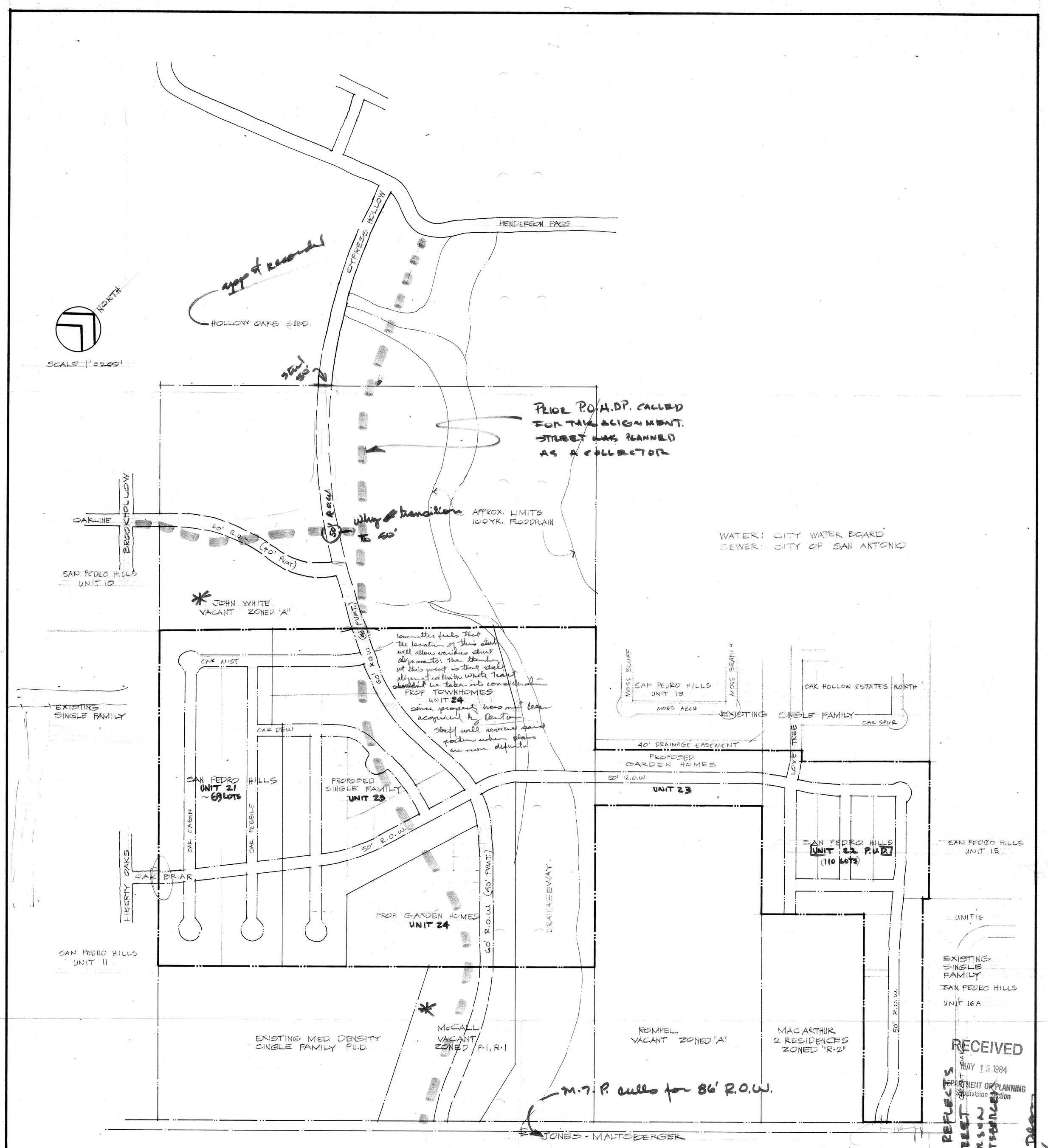


SAN PEDRO HILLS - UNITS 21 - 24

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

* EFFORTS ARE TO ACQUIRE THESE TRACTS

Temp entry pending acquisition of McCall Tract with shall prove

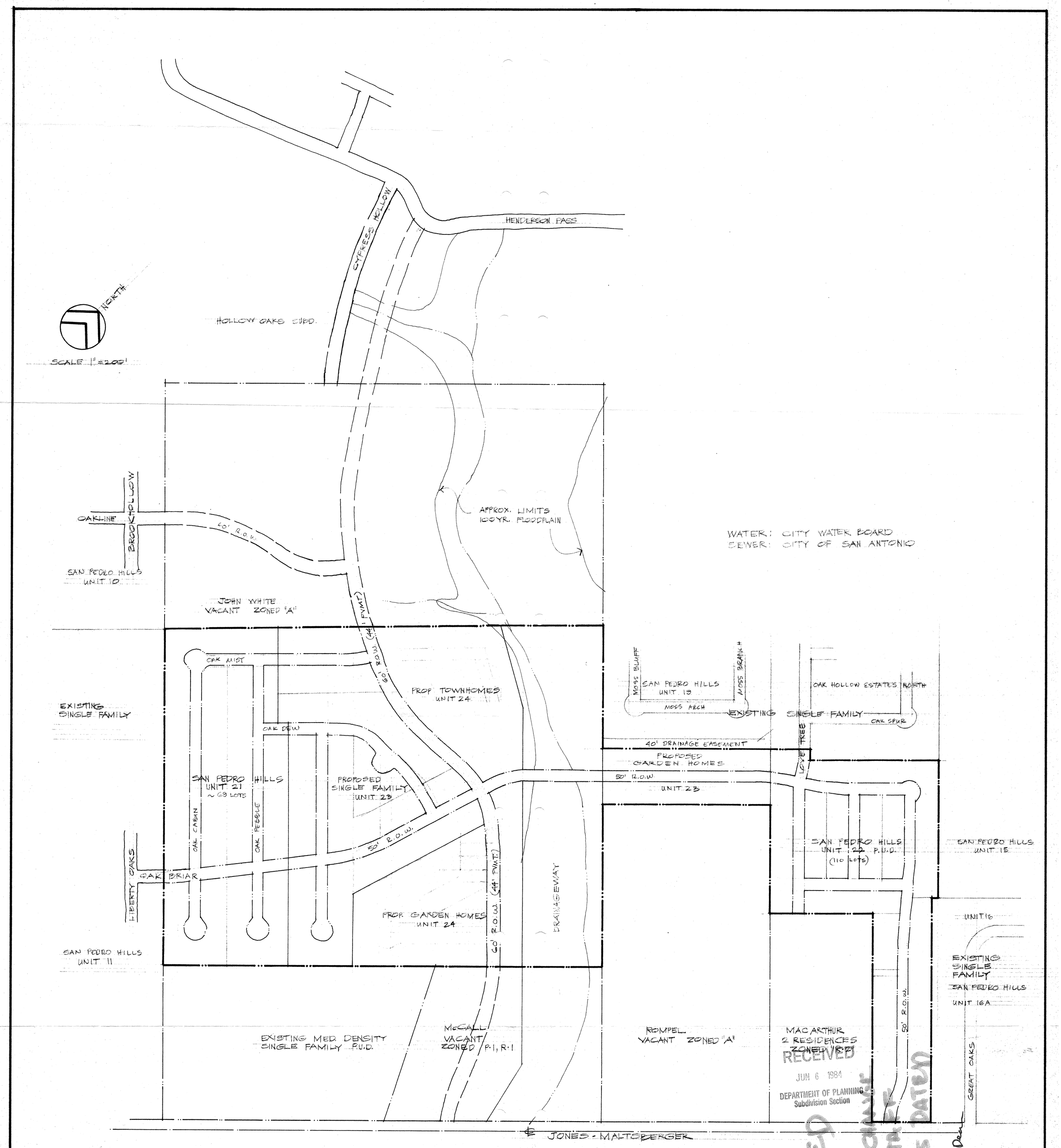
#30

WENDELL DAVIS & ASSOCIATES
planning and development consultants
SAN ANTONIO, TEXAS 512/824-6333

REVISED PLAN REFLECTS RELOCATION OF STREET CONNECTING HENDERSON PASS & JONES MALTSBERGER 5/3/84 5/15/84

RECEIVED
MAY 15 1984
DEPARTMENT OF PLANNING
Subdivision Section

SENT COPY TO DEPT. 5.15.84



SAN PEDRO HILLS - UNITS 21-24

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

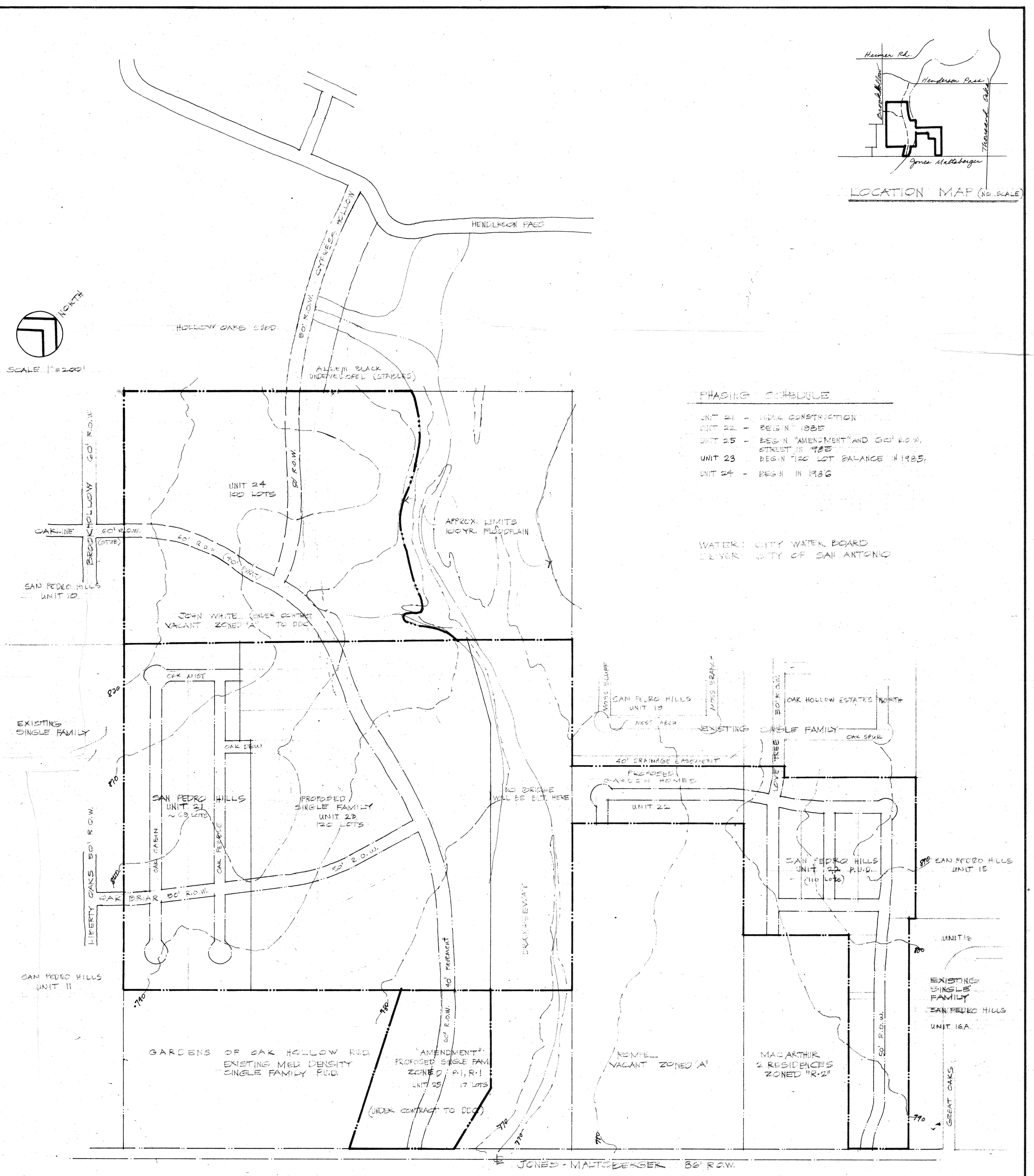
REVISED P.A.D.P. PLEASE CHANGE AS REQUESTED BY COMMUNITY PATRON

Copy to Dept 6-7-84

#30

WENDELL DAVIS & ASSOCIATES
planning and development consultants
SAN ANTONIO, TEXAS 512/824-6333

3/3/84
5/5/84
6/6/84



SAN PEDRO HILLS - UNITS 21 - 25

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

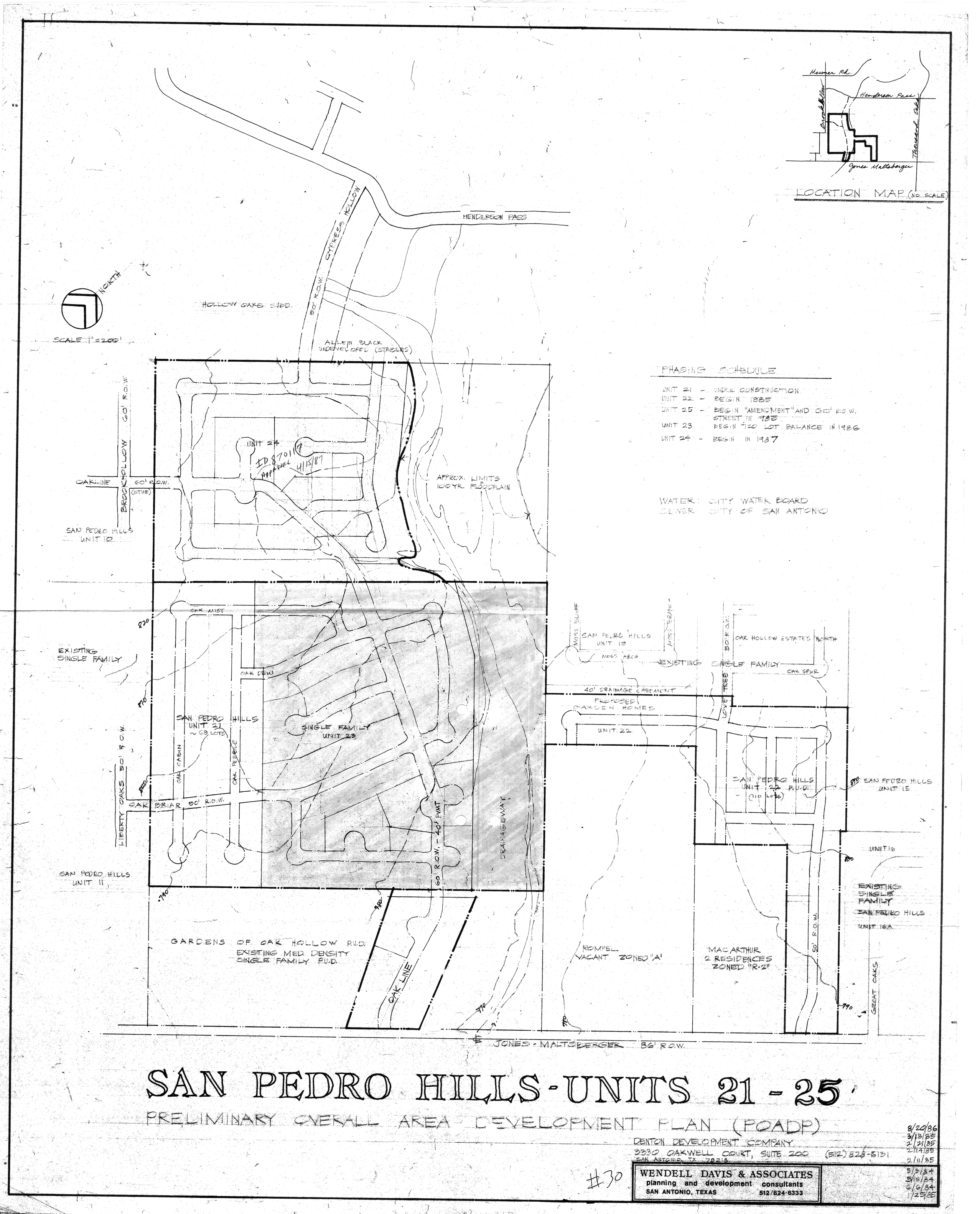
A

DENTON DEVELOPMENT COMPANY
3330 OAKWELL COURT, SUITE 200 (512) 828-6131
SAN ANTONIO, TX 78218

2/21/85
2/14/85
2/11/85
5/3/84
5/15/84
6/6/84
1/25/85

#30

WENDELL DAVIS & ASSOCIATES
planning and development consultants
SAN ANTONIO, TEXAS 512/824-6333



SAN PEDRO HILLS - UNITS 21 - 25

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

DENTON DEVELOPMENT COMPANY
3330 OAKWELL COURT, SUITE 200 (512) 828-5131
SAN ANTONIO, TX. 78218

8/20/86
3/13/85
2/21/85
2/14/85
2/11/85
8/31/84
5/15/84
6/6/84
1/25/85

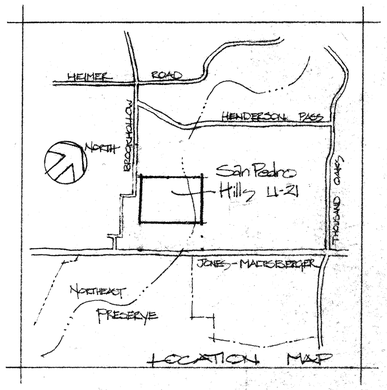
#30

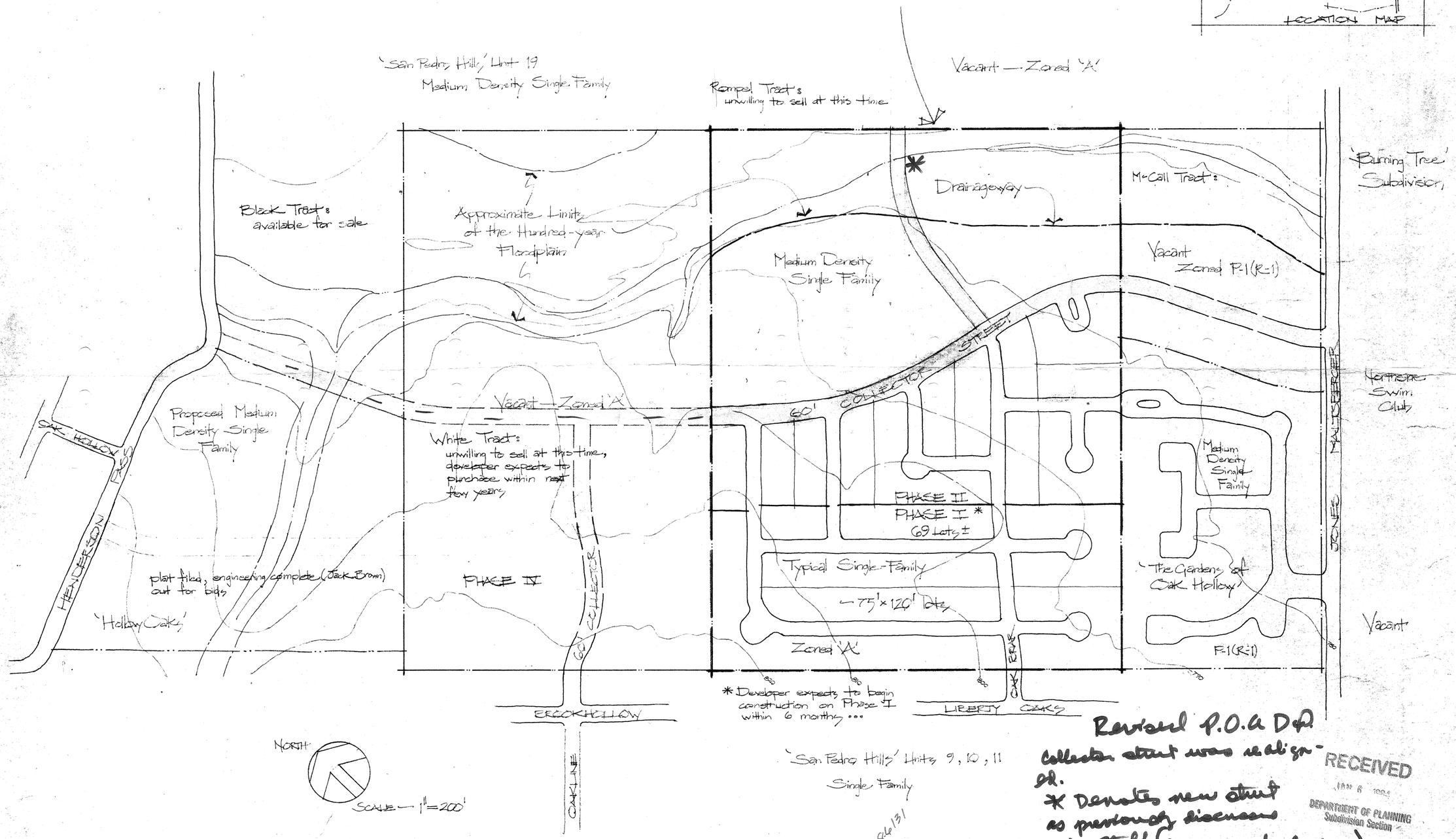
WENDELL DAVIS & ASSOCIATES
planning and development consultants
SAN ANTONIO, TEXAS 512/824-6333

SAN PEDRO HILLS UNIT 21

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

WATER — City Water Board
SEWER — City of San Antonio





Revised P.O.A. Dft.
Collector street was realigned.
* Denotes new street as previously discussed with staff (see rough design reviewed 11-6-83)

RECEIVED
JAN 6 1984
DEPARTMENT OF PLANNING
Subdivision Section

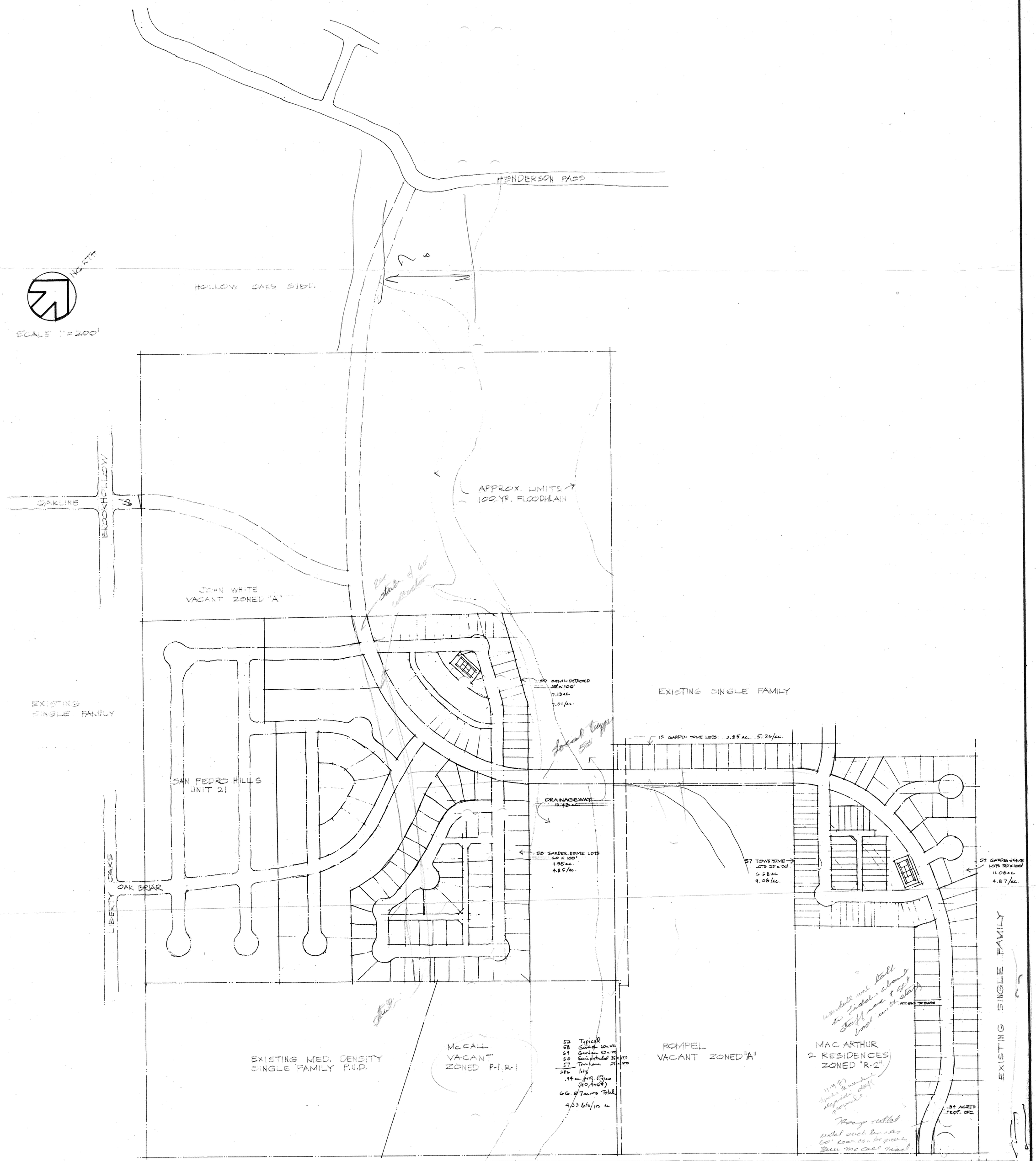
Preliminary Overall Area Development Plan
San Pedro Hills Unit Twenty-One
LAD PROPERTIES

12-27-83
6-14-83

WENDELL DAVIS & ASSOCIATES
planning and development consultants
SAN ANTONIO, TEXAS 512/824-6333

8103 BROADWAY SUITE 107
SAN ANTONIO, TEXAS 78209
DIXIE WATKINS

#30



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WENDELL DAVIS & ASSOCIATES
planning and development consultants
SAN ANTONIO, TEXAS 512/824-6853

10/31/83

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

FILE NO. 83-17-63-20
(To be assigned by the Planning Dept.)

SAN PEDRO HILLS
P.O.A.D.P. NAME

LLOYD DENTON
NAME OF DEVELOPER/SUBDIVIDER

8103 BROADWAY
ADDRESS

PHONE NO.

WENDELL DAVIS & ASSOC.
NAME OF CONSULTANT

8103 BROADWAY SUITE 107 78209
ADDRESS

824-6333
PHONE NO.

GENERAL LOCATION OF SITE N.W. ROW. LINE OF JONES-MALTSBERGER N.E. OF BROOKHOLLOW & S.W. OF THOUSAND OAKS

EXISTING ZONING (If Applicable) "A", P-1" R-1"

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
	( ) Multi-Family	
( ) Water Wells	( ) Business	( ) Septic Tank(s)
	( ) Industrial	

DATE FILED June 15, 1983

DUE DATE OF RESPONSE July 14, 1983
(within 20 working days of receipt)

REVISIONS FILED _____
(if applicable)
DATE OF RESPONSE 4/1/85
(within 15 working days of receipt)

Jan. 1985
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

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

✓ (a) perimeter property lines;
✓ (b) name of the plan and the subdivisions;
✓ (c) scale;
✓ (d) proposed land use(s) by location and type;
✓ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (sidewalks, lanes, paths, etc.)
✓ (f) the proposed source and type of sewage disposal and water supply;
✓ (g) contour lines at no greater than ten (10) foot intervals;
→ (h) projected sequence of phasing;
✓ (i) existing and/or proposed zoning classification(s);
✓ (j) known ownership and proposed development of adjacent undeveloped land; and
✓ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

6-10-83 called Wendell and requested that they show known ownership & the est. beginning & completion of construction for each unit.

Received revised plats with required info.

Revision dated Jan 6, 1984 was sent to all of Dea 1-6-84

committee will review 1-10-84 - Committee had no obj.

CITY OF SAN ANTONI
P O BOX 9066
SAN ANTONIO TEXAS 78

September 16, 1986

Wendell Davis, AICP
3330 Oakwell Court
Suite 110
San Antonio, Texas 78218

RE: San Pedro Hills POADP
File #86-17-63-20

Dear Mr. Davis:

This is to inform you that the POADP committee has reviewed and accepted your plan of San Pedro Hills.

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,

M C O'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 16, 1986

Wendell Davis
8103 Broadway
San Antonio, Texas 78209

RE: San Pedro Hills POADP
File #86-17-63-20

Dear Mr. Davis:

This is to inform you that the POADP committee has reviewed and accepted your plan of San Pedro Hills.

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,

M C O'Neal

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

MCO/RR/sm
Encl.

Roby

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

April 1, 1985

Applicant: Wendell Davis
Address: 8103 Broadway
San Antonio, Texas 78209

Re: San Pedro Hills
File #: 83-17-63-20

☐ Preliminary Plan
XX P.O.A.D.P.
(Revised March 6, 1985

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

(X) 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.

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.

The POADP Committee would like to thank you and Mr. Denton for meeting with us on March 1, 1985 and discussing the San Pedro Hills Plan. The Committee has since reviewed and accepted your latest proposal which reflects the realignment of Cypress Hollow to offset direct access to Oakline Drive.

In behalf of the Committee and myself, I would like to thank you for cooperating with us and coordinating your efforts and time to redesign your plan.

We are looking forward towards working with you on this and future projects. If we may be of further service, please do not hesitate to contact our office at 299-7900.

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

sm

cc: Lloyd Denton, 8103 Broadway, S.A. 78209

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

March 6, 1985

Applicant: Wendell Davis & Associates
Mr. Wendell Davis
Address: 8103 Broadway, Suite 107
San Antonio, Texas 78209

Re: San Pedro Hills
File #: 83-17-63-20

☐ Preliminary Plan
☒ P.O.A.D.P.

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

( ) is in general compliance with the Subdivision Regulations

( ) 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: See attached.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

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

"AN EQUAL OPPORTUNITY EMPLOYER"

As discussed in our meeting with you on March 1, 1985, staff has no objections to the new proposed street alignment (60' R.O.W., 40' paving) which links Jones Maltsberger and Oakline Drive. However, we ask that consideration be given to reduce the number of residential lots fronting onto the proposed 60' R.O.W. which are planned near Brook Hollow. Traffic Engineering objects to the direct connection of Cypress Hollow to the Oakline extension as shown of the POADP. Therefore, request you redesign that street to reflect a more indirect routing.

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: June 12, 1984

Applicant: Wendell Davis & Assoc.
Mr. Wendell Davis
Address: 6103 Broadway, Suite 107
San Antonio, Tex. 78209

Re: San Pedro Hills ☐ Preliminary Plan ☒ P.O.A.D.P. (Revision dated June 6, 1984)
File #: 83-17-63-20

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)	( ) _____

(X) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout	( ) Low density lots fronting onto major thoroughfares
( ) Relation to adjoining street system	( ) 24' alley(s)
( ) Stub streets	( ) _____
( ) Street jogs or intersections	_____
( ) Dead-end streets	_____
( ) Cul-de-sac streets in excess of 500'	

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

(X) Comments: Staff has no objections to the revised POADP as filed. The change reflects a street alignment adjustment and its upgrading to collector status as recommended by the staff.

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 [signature]

"AN EQUAL OPPORTUNITY EMPLOYER"

Eddie

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: May 30, 1984

Applicant: Wendell Davis & Associates
Mr. Wendell Davis
Address: 8103 Broadway - Suite 107
San Antonio, Texas 78209

Re: San Pedro Hills Units 21-24
File #: 83-17-63-20

☐ Preliminary Plan
XX P.O.A.D.P. Revision
(Dated 5-15-84)

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)
(✓) collector street requirements

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

(X) Comments: See attachment.

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

ATTACHMENT

(San Pedro Hills Units 21-24)

It is noted that staff review was focussed on Units 21-24. In regards to the planned north-south local type "B" street, it will be necessary to upgrade said street to a collector standard. As previously mentioned to you on a prior occasion said street will facilitate expected traffic volumes between Jones-Maltsberger and Henderson Pass.

CITY OF SAN ANTONIO

P.O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: January 10, 1984

Wendell Davis & Assoc.

Applicant: Mr. Wendell Davis

Address: 8103 Broadway Suite 107
San Antonio, Texas 78209

Re: San Pedro Hills

File #: 83-17-63-12

( ) Preliminary Plan
(✓) F.O.A.D.P. (Revised) dated 1-6-84

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

(✓) meets the F.O.A.D.P. requirements

( ) does not meet the F.O.A.D.P. requirements and does not constitute a FOADP filing although it was submitted as a FOADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( )

( ) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout	( ) Low density lots fronting onto major thoroughfares
( ) Relation to adjoining street system	( ) 24' alley(s)
( ) Stub streets	( ) _____
( ) Street jogs or intersections	_____
( ) Dead-end streets	_____
( ) Cul-de-sac streets in excess of 500'	

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

(✓) Comments: Amended street alignment is acceptable.

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: [signature]

Eddie

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

June 24, 1983

Wendell Davis & Associates
Attn: Mr. Wendell Davis
8103 Broadway, Suite 107
San Antonio, Texas 78209

Dear Mr. Davis:

Please be advised that the review of the Preliminary Overall Area Development Plan (POADP) for San Pedro Hills Unit Twenty One (File #83-17-63-ZO) has been completed. Staff review concludes that the planned development concept is in general compliance with Chapter 36 of the City Code. However, it is noted that Jones Maltsberger Road is classified as a secondary arterial type "A", 86' R.O.W. street, on the current Major Thoroughfare Plan. Therefore, any platting activity occurring along said thoroughfare will require dedication for future street widening in accordance with the aforementioned plan.

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 or if we may be of further assistance, please call our office.

Sincerely,

Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering