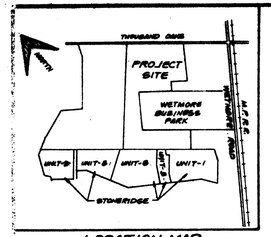
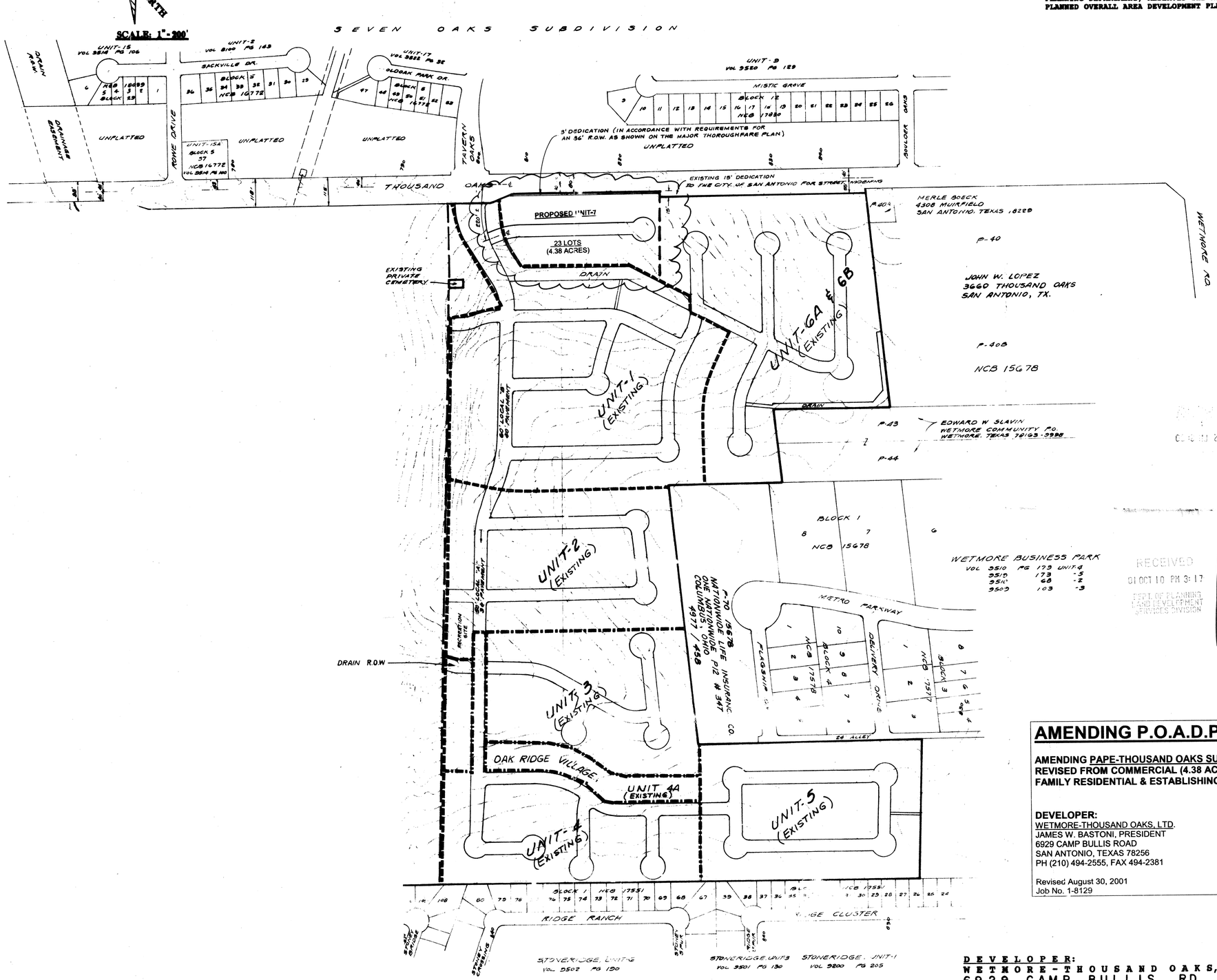
SUBJECT TO CHANGE

NOTE:
THE DEVELOPER, WITH APPROVAL FROM THE CITY OF SAN ANTONIO PLANNING DEPARTMENT, RESERVES THE RIGHT TO MODIFY THIS PLANNED OVERALL AREA DEVELOPMENT PLAN AT HIS DISCRETION.



LOCATION MAP



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01 OCT 10 PM 3:17
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

[redacted]

AMENDING P.O.A.D.P. No. 360-B

AMENDING PAPE-THOUSAND OAKS SUBDIVISION, REVISED FROM COMMERCIAL (4.38 ACRES) TO SINGLE FAMILY RESIDENTIAL & ESTABLISHING UNIT-7 (23 LOTS)

DEVELOPER:
WETMORE-THOUSAND OAKS, LTD.
JAMES W. BASTONI, PRESIDENT
6929 CAMP BULLIS ROAD
SAN ANTONIO, TEXAS 78256
PH (210) 494-2555, FAX 494-2381

Revised August 30, 2001
Job No. 1-8129

DEVELOPER:
WETMORE-THOUSAND OAKS, LTD.
6929 CAMP BULLIS RD.
SAN ANTONIO, TEXAS 78256
TEL. NO. (210) 494-2555

PLAN HAS BEEN ACCEPTED BY

COSA

1-25-02 360C
(date) (number)

If no plats are filed, plan will expire RWB

On 7-27-03 PD

1st plat filed on

MAY 3, 1993
1-5708

360 C

PAPE-THOUSAND OAKS SUBDIVISION

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN, No. 360

1	REVISED UNIT No. 3 & STREET ALIGNMENT	RWB
2	REVISED UNITS 3, 4, 6 & COMMERCIAL	RWB
3	REVISED UNIT 3	RWB
4	REVISED UNIT-6 TO EXTEND TOWARD THOUSAND OAKS.	RWB
3-29-94		
12-3-94		
10-10-95		
2-10-99		

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

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LAND DEVELOPMENT
SERVICES DIVISION

Date Submitted:	Project ID Number:

Project Name: Pape Thousand Oaks Subdivision

Owner/Agent: Wetmore Thousand Oaks Ltd. Phone: 494-2555 Fax: 494-2381

Address: 6929 Camp Bullis Road, San Antonio, Texas Zip code: 78256

Engineer/Surveyor: MBC Engineers Phone: 545-1122 Fax: 545-9302

Address: 1035 Central Pkwy N., San Antonio, Texas Zip code: 78232

Existing legal Description (PUD Only): N/A

Existing zoning: B2 Proposed zoning: R6

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached ☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Number of lots: N/A divided by acreage: _____ = Density: _____

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☑ No

San Antonio City Limits? ☑ Yes ☐ No

Projected # of Phases: Unit 7 (others existing)

Council District: 9 School District: NEISD Ferguson map grid: 552-A1

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LAND DEVELOPMENT
SERVICES DIVISION

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name Pape Thousand Oaks No. 360 B

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Oak Ridge Village No. Unit-6A (990181)
Name Oak Ridge Village No. Unit-6B (990182)
Name Oak Ridge Village No. Unit-3 (940131)

Contact Person and authorized representative:

Print Name: Roger W. Bose, P.E. Signature:

Date: 9-7-01 Phone: 545-1122 Fax: 545-9302

Master Development Plan and P.U.D.
Technical Review

- ☐ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☐ Name and address of owner of record, developer and engineer;
- ☐ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☐ Basis of bearing used and a north point;
- ☐ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☐ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

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SERVICES DIVISION

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review

(Continued)

- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☐ Date of preparation;
- ☐ Graphic and written scale and north arrow;
- ☐ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☐ Total area of property;
- ☐ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☐ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- ☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☐ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☐ (PUD ONLY) The location and dimension of all proposed or existing lots.
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☐ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenblet and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

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SERVICES DIVISION

☐ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

☐ Traffic Impact Analysis (section 35-502).

☐ (PUD Only) Utilities plan.

☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☐ (PUD Only) Lots numbered as approved by the City.

☐ (PUD Only) Layout shall show where lot setbacks as required.

☐ Location and size in acres of school sites, as applicable.

☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☐ A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Roger W. Bose, P.E. Signature: _____ Date: 9-7-01

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001

CITY OF SAN ANTONIO

January 25, 2002

Mr. Roger W. Bose, P.E.

M.B.C.
1035 Central Parkway North
San Antonio, TX 78232

Re: Pape-Thousand Oaks MDP # 360-C

Dear Mr. Bose:

The City Staff Development Review Committee has reviewed Pape-Thousand Oaks Development Plan (M.D.P.) (formerly POADP) Preliminary Overall Area Development Plan # 360-C (Amending). Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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

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. If the proposed development is not platted in phases this Master Development Plan (M.D.P.) (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Emil R. Monzivais AIA, AICP
Director, Planning Department

EM/MH. Jr.
cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, Senior Engineer Development Services

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

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01 SEP -7 PM 3:06
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Date Submitted:	Project ID Number:

Project Name: Pape Thousand Oaks Subdivision

Owner/Agent: Wetmore Thousand Oaks Ltd. Phone: 494-2555 Fax: 494-2381

Address: 6929 Camp Bullis Road, San Antonio, Texas Zip code: 78256

Engineer/Surveyor: MBC Engineers Phone: 545-1122 Fax: 545-9302

Address: 1035 Central Pkwy N., San Antonio, Texas Zip code: 78232

Existing legal Description (PUD Only): N/A

Existing zoning: B2 Proposed zoning: R6

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached ☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Number of lots: N/A divided by acreage: _____ = Density: _____

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate(guard/[illegible]) N/A

MACINA, BOSE, COPELAND AND ASSOCIATES, INC.
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232
(210) 545-1122

DATE	INVOICE	AMOUNT	

30-9/1140

23364

PAY Two Hundred Fifty Seven and 50/100 DOLLARS

CHECK AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	
9/7/01	City of San Antonio	POADP fee - 18129	23364	$ -257.50

OPERATING ACCOUNT

Frost National Bank
Member: Cullen / Frost Bankers. A Family of Texas Banks

⑈023364⑈ ⑆114000093⑆ 08 0093742⑈

SECURITY FEATURES: MICRO PRINT BORDERS - COLORED BRICK PATTERN - WATERMARK ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY

01022239575001

City of San Antonio
Planning Department
Master Development Plan Section

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DEVELOPMENT
SERVICES DIVISION

Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Planning Department

Required Items for Completeness Review

- ☑ *Completed and signed Application Form*
- ☑ *Appropriate Plan Review Fee*
- ☐ N/A *Digital information* ***(MDP's and PUD)***
- ☐ *8 1/2 " x 11" Reduced Copy* ***(MDP's and PUD)***
- ☐ ***(Plats Only):***
  4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation
- ☑ ***(Master Development Plans Only):*** *15 copies (folded) with Request for Review forms (attached) for respective departments or agencies*

☐ Master Development Plan	☐ Building Inspection - Trees
☐ Major Thoroughfare	☐ Parks – Open space
☐ Street and Drainage	☐ Fire Protection
☐ Traffic T.I.A.	☐ Neighborhoods, ☐ Historic
☐ Zoning	☐ Bexar County Public Works
☐ SAWS Aquifer	☐ Other:_____

☑ Accepted ☐ Rejected

Completeness Review By:_____Date:_____

Revised
Medina Base / Loop 410
POADP

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01 MAY 15 AM 10: 05
CITY OF SAN ANTONIO
LAND DEVELOPMENT
SERVICES DIVISION

Original POADP

Land Use	ITE Code	Acreage	Density		Calculated	7-9 AM Rate	7-9 AM PHT	4-6 PM Rate	4-6 PM PHT
Single Family	210	48.70	5	Units Per Acre	238.63 Units	0.75	178.97	1.01	241.02
Shopping Center	820	1.40	25	% of TTL Acreage	15,246 Sq Ft	1.03	15.70	3.74	57.02
		50.10							
					SUM		195		298

Revised POADP

Land Use	ITE Code	Acreage	Density		Calculated	7-9 AM Rate	7-9 AM PHT	4-6 PM Rate	4-6 PM PHT
Single Family	210	41.20	5	Units Per Acre	201.88 Units	0.75	151.41	1.01	203.90
Shopping Center	820	8.90	25	% of TTL Acreage	96,921 Sq Ft	1.03	99.83	3.74	362.48
		50.10							
					SUM		251		566
					DIFFERENCE		57		268

6th Edition, ITE Trip Generation Manual

****
*** TX REPORT ***
****

file

TRANSMISSION OK

TX/RX NO	4050
CONNECTION TEL	95459302
CONNECTION ID	
ST. TIME	10/01 11:50
USAGE T	02'50
PGS. SENT	5
RESULT	OK

City of San Antonio
Planning Department

Municipal Plaza Building
114 W. Commerce
Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966

Pages sent including fax cover: 6

If you do not receive all pages, please call 207-7873

Please deliver to:	From:
Name: JESSE VALDEZ	Name: Michelle Gonzalez
Title:	Title: Secretary I
Organization:	Division: Planning Department
Phone:	Phone: 207-7873
Fax: 545-9302	Fax: 207-7897

City of San Antonio
Planning Department

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114 W. Commerce
Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966

Pages sent including fax cover: 6

If you do not receive all pages, please call 207-7873

Please deliver to:

Name: JESSE VALDEZ	
Title:	
Organization:	
Phone:	
Fax: 545-9302	

From:

Name: Michelle Gonzalez	
Title: Secretary I	
Division: Planning Department	
Phone: 207-7873	
Fax: 207-7897	

Remarks:

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

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01 SEP 07 PM 3:07
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

(Check One)

Date: 09/07/01

- ☑ Master Development Plan (MDP) (Formally POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development(TND)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)

Project Name: PAPE THOUSAND OAKS FILE #

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

To:
- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ SAWS Aquifer
- ☐ Other:
- ☐ Street and Drainage
- ☐ TIA
- ~~☐ Zoning~~
- ☐ Tree Preservation
- ☐ Fire Protection
- ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date : 9-19-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scahedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 9-21-01 before the (MDP) committee

June 28, 2001

☐ I recommend approval ☒ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

THE PROPERTY IS ZONED "B-2" - DOES NOT ALLOW SINGLE FAMILY DEVELOPMENT. PROPERTY NEEDS TO BE RE-ZONED FOR APPROVAL.

	PLANNER II	9-21-01
Signature	Title	Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

RECEIVED
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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

(Check One)

Date: 09/07/01

- ☑ Master Development Plan (MDP) (Formally POADP)
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Project Name: PAPE THOUSAND OAKS FILE #

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

To:
- ☐ Master Development Plan
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- ☐ Historic
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- ☐ Other:
- ☐ ~~Street~~ and Drainage
- ☐ TIA
- ☐ Zoning
- ☐ Tree Preservation
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This item is tentative scheduled for 9-21-01 before the (MDP) committee

June 28, 2001

☐ I recommend approval ☑ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: ROW Dedication should be 16', ~~check~~ ensure intersection of proposed street is a min of 175' from Thousand Oaks (centerline)

Signature _____ Title Sr Eng Assoc. Date 9/21/01

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

(Check One)

Date: 09/07/01

- ☒ Master Development Plan (MDP) (Formally POADP)
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- ☐ Pedestrian Plan (PP)

Project Name: PAPE THOUSAND OAKS FILE #

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

To:
- ☐ Master Development Plan
- ☒ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ SAWS Aquifer
- ☐ Other:
- ☐ Street and Drainage
- ☐ TIA
- ☐ Zoning
- ☐ Tree Preservation
- ☐ Fire Protection
- ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date : 9-19-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scahedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 9-21-01 before the (MDP) committee

June 28, 2001

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: THOUSAND OAK RD IS ON THE MTP REQUIRING A MIN OF 86' ROW. PROPOSE PLAT ADDRESS THOROUGHFARE WITH 15' Dedication

Planner 09.21.01

Signature Title Date

Please returned this form to Michael O. Herrera. Planner II by next scheduled meeting.

June 28, 2001

City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

Date: 10/19/01

(Check One)

- ❑ Master Development Plan (MDP) (Formally POADP)
- ❑ MDP/ P.U.D. Plan (combination)
- ❑ Master Plan Community District (MPCD)
- ❑ Traditional Neighborhood Development(TND)
- ❑ Plat Certification Request
  - ❑ Major ❑ Minor
- ❑ P.U.D. Plan
- ❑ Mixed Used District (MXD)
- ❑ Military Airport Overlay Zone (MOAZ)
- ❑ Manufactured Home Park Plan (MHPP)
- ❑ Pedestrian Plan (PP)
- ❑ Other: _____

Project Name: Pape Thousand Oaks **FILE #** _____

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To:
- ❑ Master Development Plan
- ❑ Major Thoroughfare
- ❑ Neighborhoods
- ❑ Historic
- ❑ SAWS Aquifer
- ❑ Other: _____
- ☒ Street and Drainage
- ❑ TIA
- ❑ Zoning
- ❑ Tree Preservation
- ❑ Parks – Open Space
- ❑ Fire Protection
- ❑ Bexar County Public Works

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

August 17, 2001

☑ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

[signature]	Sr Eng Assoc.	10/19/01
Signature	Title	Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17,2001

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

RECEIVED
01 SEP -7 PM 3:07
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Date: 09/07/01

(Check One)

- ☑ Master Development Plan (MDP) (Formally POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development(TND)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)

Project Name: PAPE THOUSAND OAKS **FILE #**

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

To:
- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ SAWS Aquifer
- ☐ Other:
- ☐ Street and Drainage
- ☐ TIA
- ☐ Zoning
- ☐ Tree Preservation
- ☐ Fire Protection
- ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

Date : 9-19-01

FROM: Michael O. Herrera, Planner II

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scahedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 9-21-01 before the (MDP) committee

June 28, 2001

☑ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Coordinate tree preservation

D Reid | City Arborist | 9/21/01

Signature | Title | Date

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Check One) **Date:**_____

- ❑ Master Development Plan (MDP) (Formally POADP)
- ❑ MDP/ P.U.D. Plan (combination)
- ❑ Master Plan Community District (MPCD)
- ❑ Traditional Neighborhood Development(TND)
- ❑ Plat Certification Request
  - ❑ Major ❑ Minor
- ❑ P.U.D. Plan
- ❑ Mixed Used District (MXD)
- ❑ Military Airport Overlay Zone (MOAZ)
- ❑ Manufactured Home Park Plan (MHPP)
- ❑ Pedestrian Plan (PP)
- ❑ Other: _____

Project Name: Pape - Thousand Oaks **FILE #**_____

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To:
- ❑ Master Development Plan
- ❑ Major Thoroughfare
- ❑ Neighborhoods
- ❑ Historic
- ❑ SAWS Aquifer
- ❑ Other:_____
- ❑ Street and Drainage
- ❑ TIA
- ☑ Zoning
- ❑ Tree Preservation
- ❑ Parks – Open Space
- ❑ Fire Protection
- ❑ Bexar County Public Works

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for_____before the (MDP) committee

August 17, 2001

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

_____ SENIOR PLANNER 1-22-02

Signature Title Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17,2001

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

10-17-01

(Check One) Date: 09/07/03

DEPT. OF PLANNING
LAND DEVELOPMENT
DIVISION

- ☒ Master Development Plan (MDP) (Formally POADP)
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Project Name: PAPE THOUSAND OAKS FILE #

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

To:
- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ SAWS Aquifer
- ☐ Other:
- ☐ Street and Drainage
- ☐ TIA
- ☒ Zoning
- ☐ Tree Preservation
- ☐ Fire Protection
- ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date : 10-17-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scahedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 10-18-01 before the (MDP) committee

June 28, 2001

10.29.01

☐ I recommend approval ☒ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

PROPERTY IS CURRENTLY ZONED "B-2".
RE-SUBMIT AFTER PROPERTY IS RE-ZONED
FOR RESIDENTIAL USES.

10.29.01

Signature	Title	Date
	PLANNER II	10-29-01

Please returned this form to Michael Q. Herrera, Planner II by next scheduled meeting.

10.29.01

June 28, 2001

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

RECEIVED
01 SEP -7 PM 3:07
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

(Check One)

Date: 09/07/01

- ☑ Master Development Plan (MDP) (Formally POADP)
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Project Name: PAPE THOUSAND OAKS FILE #

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

To:
- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ SAWS Aquifer
- ☐ Other:
- ☐ Street and Drainage
- ☐ ~~TIA~~
- ☐ Zoning
- ☐ Tree Preservation
- ☐ Fire Protection
- ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date : 9-10-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scahedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 9-24-01 before the (MDP) committee

June 28, 2001

☑ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Todd Sorg Senior Eng Tech 9-21-01

Signature Title Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Oak Ridge Village, Unit-7

Location: Tavern Oaks at Thousand Oaks Blvd.

Applicant: Wetmore Thousand Oaks Limited ☒ Owner or ☐ Agent

Address: 6929 Camp Bullis Road, San Antonio, Texas 78256 Phone Number: (210) 494-2555

Permit Type (check one):
☒ Zoning, N.C.B. 18934 ☒ POADP # Revision to 360B ☐ Plat # _____ ☐ Bldg. Plan # _____ ☐ Other: _____

Box A (ORIGINAL TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 p.m., Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Single Family	23	P.M. Weekday	1.02/Unit	23	ITE Code: 210 other:

Note: The Proposed Revision from Commercial to Residential is a reduction in PHT's.

BOX B (ORIGINAL TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 p.m., Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other *				
							ITE Code: other:

* specify _____

BOX C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in *Current* TIA	Peak Hour Trips (from Box A or B) Project in *Updated* Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

BOX D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared By: Macina, Bose, Copeland and Associates, Inc. Date: August 29, 2001

Comments:

BOX E (Official Use, Do not write in this box)

✓ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
_____ The traffic impact analysis has been waived for the following reason(s):

Reviewed By: [signature] Date: 9-21-01

NOTE: GFA = Gross Floor Area (bldg. size) ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050

MACINA • BOSE • COPELAND AND ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
jessevaldez@mbcengineers.com

RECEIVED
01 OCT 10 PM 3:17
DEPT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

To: CITY PLANNING **Project No.:** 1 8129 **Date** 10/10/01

MAIN PLAZA BLDG./ 3rd Floor

114 W. COMMERCE **Re:** **PAPE THOUSAND OAKS**

Attn: MICHAEL HERRERA

GENTLEMEN:

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

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of Letter ☐ Change Order ☑ **FINAL MDP**

COPIES	DATE	NO.	DESCRIPTION
		15	POADP PLANS
		1	8 ½" X 11" REDUCTION

THESE ARE TRANMSITTED as checked below:

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

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

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

☐ For review and comment ☐ _____

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

REMARKS:

Michael, we have addressed all the comments for this plan (centerline to centerline distance, dedication issue, etc…). Attached are copies for Final Approval. If you have any questions or need additional information please call us, thanks.

COPY TO: _____

_____

JESSE H. VALDEZ, JR.

MACINA • BOSE • COPELAND AND ASSOCIATES, INC

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 FAX (210) 545-9302

jessevaldez@mbcengineers.com

RECEIVED

01 SEP -7 PM 3:06

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

To: CITY PLANNING **Project No.:** 1 8129 **Date** 9/7/01

MAIN PLAZA BLDG./ 3rd Floor

114 W. COMMERCE **Re:** **PAPE THOUSAND OAKS**

Attn: MICHAEL HERRERA

GENTLEMEN:

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

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of Letter ☐ Change Order ☑ **MDP SUBMITTAL**

COPIES	DATE	NO.	DESCRIPTION
✓		1	**PLANNING'S** COMPLETENESS REVIEW FORM
✓		1	MDP APPLICATION
✓		1	CHECK (Amending fee $257.50)
		1	8 ½" X 11" REDUCTION
✓		15	POADP PLANS (with review forms)
		NA	ELECTRONIC MEDIA
✓		1	TIA

THESE ARE TRANMSITTED as checked below:

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

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

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

☐ For review and comment ☐ _____

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

REMARKS:

We would like to "Amend" the Pape Thousand Oaks POADP no. 360B to show Unit-7. A disk is **not** included since this Plan is old and not on the computer (manual drafting). If you have any questions or need additional information please call us, thanks.

COPY TO: _____

_____

JESSE H. VALDEZ, JR.

Pape-Thousand Oaks	M.B.C. Eng.	9/14/2001	9/14/2001	9/21/2001	N	9/14/2001	1/9/1900	Y	9/14/2001
(Amending 360 B)				1/22/2002	Y				

9/21/2001	N	9/14/2001	9/21/2001	N	9/14/2001	9/21/2001	Y	9/14/2001	9/21/2001	Y	
10/29/2001	N		10/19/2001	Y							

					N/R				10/5/2001		