



CITY OF SAN ANTONIO

P. O. BOX 1404

SAN ANTONIO, TEXAS 78285

September 6, 1985

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

RE: Stoneridge POADP (Revised Aug. 29, 1985)
(File #83-17-62-86)

Dear Mr. Bose:

This is a follow up to the meeting of September 5, 1985 pertaining to Stoneridge Unit-9 and Unit-9A.

Regarding the deadend private streets in Unit-9, the agreement was that a fence and one foot vehicular non-access easement will be placed around the perimeter of the PUD.

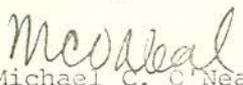
The agreement also was that Unit-9A will be cited for non-compliance with Section 36-(G), deadend streets, and that Traffic would address the variance if requested.

To preclude any misunderstandings, it is noted that Stoneridge Unit-9A does not constitute a complete filing until such time the issue pertaining to Sec. 36-10(G) is resolved. If a variance is requested, a fee of \$65.00 and a response from Traffic will be required prior to plat scheduling for Planning Commission action.

If you have any questions regarding these matters, please contact Roy Ramos or Edward Guzman in our Subdivision Office at 299-7900.

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

Sincerely,


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

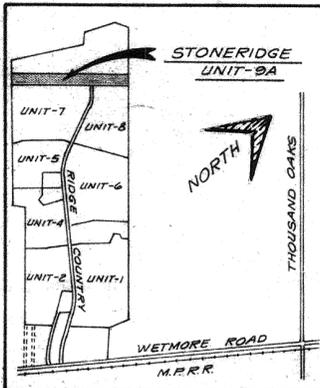
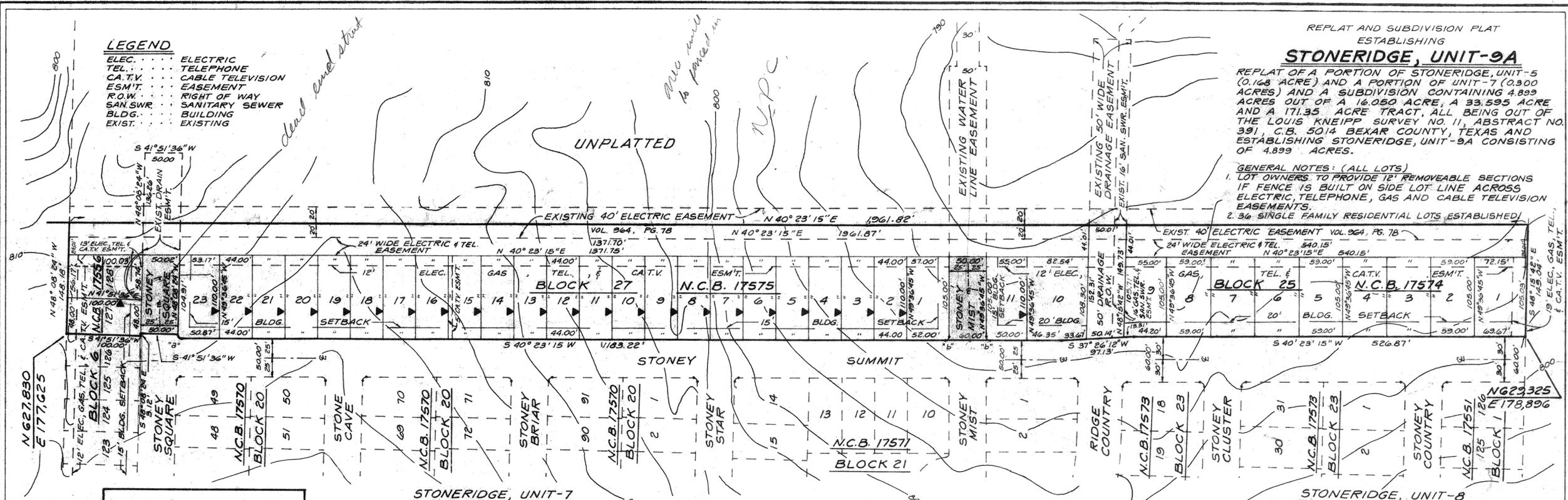
LEGEND

ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
ESM'T.	EASEMENT
R.O.W.	RIGHT OF WAY
SAN. SWR.	SANITARY SEWER
BLDG.	BUILDING
EXIST.	EXISTING

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
STONERIDGE, UNIT-9A

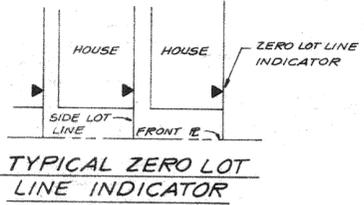
REPLAT OF A PORTION OF STONERIDGE, UNIT-5 (0.168 ACRE) AND A PORTION OF UNIT-7 (0.300 ACRES) AND A SUBDIVISION CONTAINING 4.899 ACRES OUT OF A 16.050 ACRE, A 33.595 ACRE AND A 171.35 ACRE TRACT, ALL BEING OUT OF THE LOUIS KNEIPP SURVEY NO. 11, ABSTRACT NO. 391, C.B. 5014 BEKAR COUNTY, TEXAS AND ESTABLISHING STONERIDGE, UNIT-9A CONSISTING OF 4.899 ACRES.

GENERAL NOTES: (ALL LOTS)
1. LOT OWNERS TO PROVIDE 12' REMOVABLE SECTIONS IF FENCE IS BUILT ON SIDE LOT LINE ACROSS ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION EASEMENTS.
2. 3/4 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.



CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TAN
"a"	91°28'21"	5.00'	7.98'	5.13'
"b"	90°00'00"	5.00'	7.85'	5.00'



NOTES:
LOTS 127 AND 128, BLOCK 6; LOTS 1 THROUGH 23, BLOCK 24; AND LOTS 10 AND 11, BLOCK 25 ARE DESIGNATED FOR "SMALL LOT SUBDIVISION".
1. FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NONATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES. A COPY OF THE REQUIRED RESTRICTIONS WILL BE FILED IN THE PLAT AND DEED RECORDS OF BEKAR COUNTY ON THE SAME DATE AS THIS PLAT.
2. LOCATION OF CITY PUBLIC SERVICE BOARD METERS IS RESTRICTED TO THE WALL OPPOSITE THE ZERO LOT LINE WALL.
3. NO GARAGE FACING SHALL BE PLACED CLOSER THAN TWENTY (20) FEET TO THE FRONT PROPERTY LINE.
4. WHERE OFF-STREET PARKING (FRONT VEHICULAR ACCESS) IS PROVIDED TO THE FRONT OF THE STRUCTURE, THE MINIMUM FRONT YARD SETBACK SHALL BE TWENTY FEET (20') UNLESS THE DEVELOPER ELECTS TO STAGGER THE SETBACKS. SHOULD THAT OPTION BE CHOSEN, THEN WITHIN ANY TEN CONSECUTIVE LOTS AT LEAST ONE-THIRD ARE SETBACK BETWEEN FIFTEEN FEET (15') AND SEVENTEEN FEET (17'); ANOTHER ONE-THIRD BETWEEN EIGHTEEN FEET (18') AND TWENTY FEET (20'); AND THE REMAINING ONE-THIRD BETWEEN TWENTY-ONE FEET (21') AND TWENTY-THREE FEET (23').

THE AREAS BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON PLATS (KNOWN AS STONERIDGE, UNIT-5 AND STONERIDGE, UNIT-7) WHICH ARE RECORDED IN VOLUME 9501, PAGE 131 AND VOLUME 9504, PAGE 93 RESPECTIVELY, BEKAR COUNTY PLAT AND DEED RECORDS.

AREA BEING REPLATTED THROUGH A PUBLIC HEARING

BEING A 50' X 104' DRAINAGE EASEMENT (0.120 ACRE); A 16' X 130' SANITARY SEWER EASEMENT (0.048 ACRE); AS PLATTED WITH STONERIDGE, UNIT-5, AND A 10' X 104' ELECTRIC, CABLE TELEVISION, & ACCESS ROAD EASEMENT (0.024 ACRE); A 50' X 110' WATER LINE EASEMENT (0.126 ACRE) AND A 50' X 150' DRAINAGE EASEMENT (0.173 ACRE) AS PLATTED WITH STONERIDGE, UNIT-7 AND RECORDED IN VOLUME 9501, PAGE 131 AND VOLUME 9504, PAGE 93 RESPECTIVELY, IN THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEKAR
I, **LLOYD A. DENTON, JR.**, DULY AUTHORIZED AGENT OF THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DO HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER THE BOUNDARIES OF THE LAND SHOWN ON THIS PLAT AND THAT THE REPLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORGANIC ACT, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.
DATE: 6-18-85
NOTARY PUBLIC: **Paul R. Denton, Jr.**

STATE OF TEXAS
COUNTY OF BEKAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORGANIC ACT, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.
DATE: 6-18-85
REGISTERED PROFESSIONAL ENGINEER: **Paul R. Denton, Jr.**
NOTARY PUBLIC: **Paul R. Denton, Jr.**

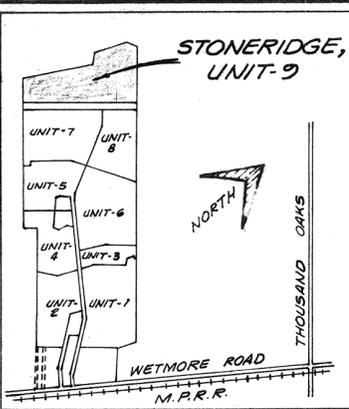
STATE OF TEXAS
COUNTY OF BEKAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE DATES AND AT THE PLACES INDICATED HEREON.
DATE: 6-18-85
REGISTERED PUBLIC SURVEYOR: **Paul R. Denton, Jr.**
NOTARY PUBLIC: **Paul R. Denton, Jr.**

STATE OF TEXAS
COUNTY OF BEKAR
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 18th DAY OF JUNE, 1985, AT 10:35 A.M. AND DULY RECORDED ON THE 18th DAY OF JUNE, 1985, AT 10:35 A.M. IN THE RECORDS OF SAID COUNTY IN BOOK VOLUME 101,357 ON PAGE 33,671.
DATE: 6-18-85
COUNTY CLERK: **Paul R. Denton, Jr.**
DEPUTY: **Paul R. Denton, Jr.**

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

NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSES OF ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINE OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
ANY CPIS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPIS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

#9



CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TAN
1	1°58'27"	130.00'	4.48'	2.24'
2	19°52'15"	130.00'	45.09'	22.77'
3	23°41'45"	100.00'	41.36'	20.98'
4	24°05'12"	130.00'	54.65'	27.74'
5	25°23'21"	100.00'	44.31'	22.53'
6	25°23'21"	130.00'	57.81'	29.28'
7	19°27'47"	215.00'	108.55'	54.80'
8	33°00'00"	215.00'	123.83'	63.69'
9	21°44'14"	188.00'	71.32'	36.10'
10	19°13'28"	212.00'	71.43'	35.90'
11	33°00'00"	138.00'	79.48'	40.88'
12	33°00'00"	162.00'	93.31'	47.99'
13	33°00'00"	188.00'	108.28'	55.69'
14	33°00'00"	212.00'	122.10'	62.80'
15	29°51'11"	185.00'	96.39'	49.32'
16	29°51'11"	215.00'	112.02'	57.31'
17	44°11'21"	85.00'	65.56'	34.51'
18	44°11'21"	115.00'	88.69'	46.68'
19	23°16'35"	288.00'	117.00'	59.32'
20	23°16'35"	312.00'	126.75'	64.26'
21	17°18'32"	100.00'	39.21'	15.22'
22	17°18'32"	24.00'	10.87'	5.48'
23	19°27'07"	198.00'	68.54'	33.59'
24	29°32'05"	65.00'	33.51'	17.13'

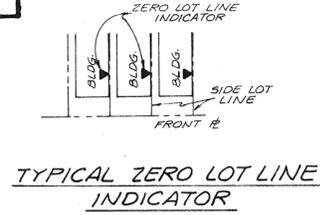
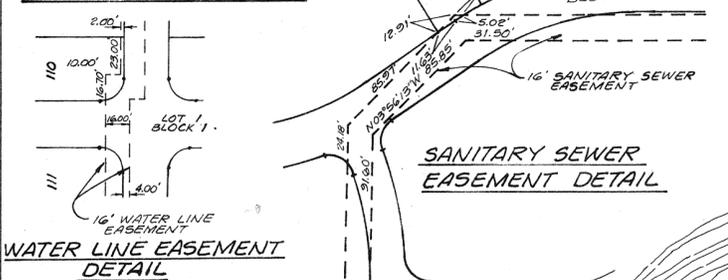
CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TAN
1	71°57'45"	15.00'	18.84'	10.89'
2	89°04'36"	15.00'	23.32'	14.76'
3	78°46'48"	15.00'	20.62'	12.32'
4	87°26'40"	15.00'	22.89'	14.35'
5	88°38'57"	15.00'	23.21'	14.65'
6	91°21'03"	15.00'	23.92'	15.36'
7	90°00'00"	25.00'	39.27'	25.00'
8	108°02'15"	20.00'	37.71'	27.55'
9	102°13'33"	20.00'	35.68'	24.81'
10	107°18'33"	35.00'	55.55'	47.57'
11	90°00'00"	15.00'	18.84'	10.89'
12	104°39'49"	20.00'	38.98'	27.90'
13	85°47'35"	25.00'	31.27'	21.27'

- NOTES:
- LOT 1, BLOCK 1 CONTAINS 5.754 ACRES AND 15 COMMON USE LAND AREA.
 - NO GARAGE RACING SHALL BE PLACED CLOSER THAN TWENTY (20) FEET TO THE FRONT PROPERTY LINE.
 - SAFETY LANES, ELECTRIC, GAS, TELEPHONE, SANITARY SEWER, WATER LINE & CABLE TELEVISION EASEMENTS ARE DESIGNATED BY SHADED AREA.
 - 268 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.

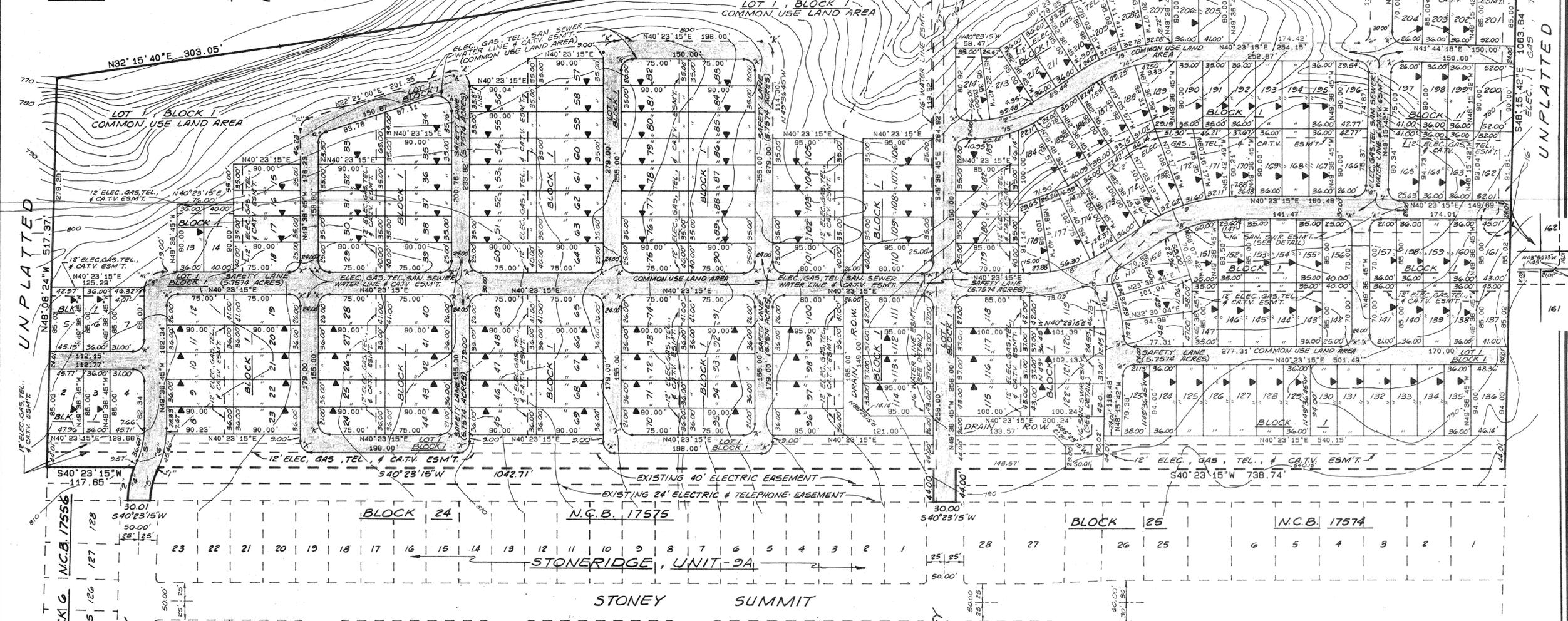
SUBDIVISION PLAT OF STONERIDGE, UNIT - 9 PLANNED UNIT DEVELOPMENT

BEING 34.5547 ACRES OF LAND OUT OF A 16.050 ACRE, A 33.595 ACRE, AND A 171.35 ACRE TRACT, ALL BEING OUT OF THE LOUIS KNEIPP SURVEY No. 11, ABSTRACT No. 391, COUNTY BLOCK 501A.

LOCATION MAP



SCALE: 1"=100'



STATE OF TEXAS
COUNTY OF BEXAR

I, THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Louis Kirchofer Jr.
OWNER NASH, PHILLIPS COPUS INC. LOUIS KIRCHOPFER JR., VICE-PRES.

STATE OF TEXAS
COUNTY OF BEXAR

DULY AUTHORIZED AGENT

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
LOUIS KIRCHOPFER JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC
BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO.

Louis Kirchofer Jr.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 19____

NOTARY PUBLIC
BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OR THE SUPERVISION OF AN ASSISTANT REGISTERED PUBLIC SURVEYOR.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 19____

NOTARY PUBLIC
BEXAR COUNTY TEXAS

THIS PLAT OF STONERIDGE, UNIT-9 P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 19____

BY _____ SECRETARY BY _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. AT _____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO LOCATE WITHIN SAID EASEMENT AND RIGHT OF WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HEREIN TO, IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CURB OR OTHER OBSTRUCTION REQUIRED BY THE CITY OF SAN ANTONIO, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

#9

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

FILE NO. 83-17-62-86
(To be assigned by the Planning Dept).

STONERIDGE
~~NAME~~ NAME OF PLAN

LAD PROPERTIES INC. 8103 BROADWAY 828-6131
NAME OF DEVELOPER/SUBDIVISION ADDRESS PHONE NO.

M.B.C. 415 BREESPORT DR. 78216 349-0151
NAME OF CONSULTANT ADDRESS PHONE NO.

TO NEAREST PUBLIC STREET
GENERAL LOCATION OF SITE & TIE DOWN DISTANCE ALONG THE WEST R.O.W. LINE
OF WETMORE RD. 3325' NORTH OF ITS INTERSECTION
WITH STARCREST DR.

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

- | | | |
|---|---|---|
| <u>PROPOSED WATER SERVICE</u> | <u>PROPOSED LAND USE</u> | <u>PROPOSED SEWER SERVICE</u> |
| <input checked="" type="checkbox"/> City Water Board | <input checked="" type="checkbox"/> Single Family | <input checked="" type="checkbox"/> City of San Antonio |
| <input type="checkbox"/> Other District _____
Name | <input type="checkbox"/> Multi Family | <input type="checkbox"/> Other System _____
Name |
| <input type="checkbox"/> Water Wells | <input type="checkbox"/> Business | <input type="checkbox"/> Septic Tank(s) |
| | <input type="checkbox"/> Industrial | |
| | <input type="checkbox"/> DUPLEX | |

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

DATE FILED APRIL 11, 1983 REVISIONS FILED _____
(if applicable)
DATE OF RESPONSE MAY 9, 1983 DATE OF RESPONSE _____
(within 20 days of receipt) (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, ans 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: (side-walks, 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;
- UNKNOWN (h) projected sequence of phasing;
- O.C.U. (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

Edshi



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78202

April 26, 1983

M.B.C. & Associates, Inc.
Attn: Mr. Roger Bose
415 Breesport Drive
San Antonio, Texas 78216

Dear Mr. Bose:

This is to advise you that a joint review of the P.O.A.D.P. for Stoneridge (File #83-17-62-86) has been conducted by Planning and Traffic Engineering staff. Specifically, the review was concentrated on areas for which plats have not been approved or recorded.

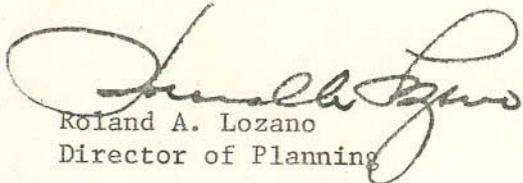
Our review of the aforementioned P.O.A.D.P. concludes that the proposal is in general compliance with Chapter 36 of the City Code. The plan illustrates a collector street (60' R.O.W.) linking Wetmore Road to the eastern boundary of Unit-9. At its most western end, Ridge Country Street intersects with a proposed north and south street which appears to be a planned local type "A" street (50' R.O.W.). It is contiguous to the eastern perimeter of Unit-9. We note and concur with said street is being stubbed to the northern limits of the project as suggested by Sec. 36-10(C) of Chapter 36. However, it is recommended that this street be upgraded to a 60' collector standard. The collector street could be extended from Ridge Country north of the unplatted adjacent land. This, in our opinion would cause a viable collector system which would eventually connect with Thousand Oaks Road. Also, said proposal would facilitate distribution of potential traffic to Wetmore Road and Thousand Oaks Drive upon ultimate development of adjacent properties.

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 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.
Wendell Davis, 8103 Broadway