

CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78205

August 2, 1983

Pape-Dawson Engineering  
Attn: Mr. John K. Rinehardt  
9310 Broadway  
San Antonio, Texas 78217

Re: Woods of Shavano &  
University Oaks

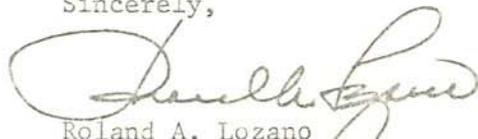
Dear Mr. Rinehardt:

This is to inform you that the revision to the Preliminary Overall Area Development Plan (POADP) for the above captioned subdivision has been reviewed by staff. Staff poses no objections to the amendment reflecting the stub street as recommended by staff. Although, not initially mentioned in staffs previous comments, and if not already planned, it will be necessary to upgrade the subject stub street to a collector status. This is attributed to the collection of vehicular traffic from the Woods of Shavano area which will ultimately carry traffic to the planned Lockhill Selma thoroughfare.

Please note that these are staffs 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 do not hesitate to contact our office.

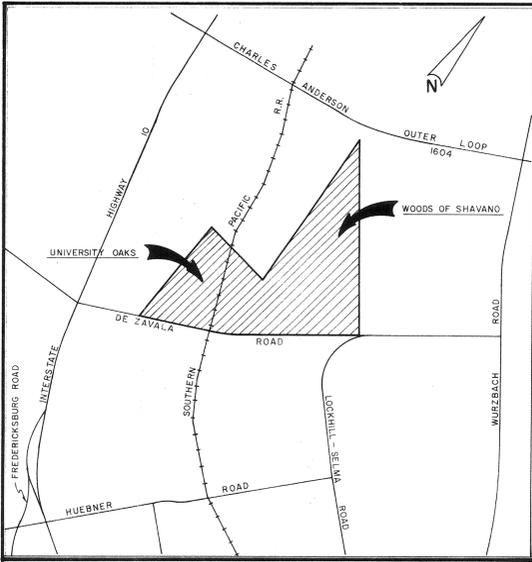
Sincerely,



Roland A. Lozano  
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering



LOCATION MAP



UNIVERSITY OAKS DEVELOPMENT

UNITS 1 THRU	
SINGLE FAMILY	237 LOTS
COMMERCIAL	3.437 AC.
RECREATIONAL	1.209 AC.
PIUD	56 LOTS
CHURCH	4.206 AC.
COVINGTON OAKS CONDO.	6.344 AC.

WOODS OF SHAVANO DEVELOPMENT

UNITS 1 THRU 20	
SINGLE FAMILY	879 LOTS
GARDENHOMES	158 LOTS
DUPLEXES	15 LOTS
CHURCH	6.272 AC.
COMMERCIAL	24.49 AC.
RECREATIONAL	3.182 AC.
SHAVANO OAK TOWNHOMES	9.987 AC.

REMAINING	
SINGLE FAMILY	22,830 AC.
MULTI-FAMILY	18.464 AC.
COMMERCIAL	5.00 AC.
NORTH Δ	11,003 AC.



RECEIVED  
FEB 13 1984  
DEPARTMENT OF PLANNING  
Subdivision Section

REVISED P.O.A.D.P.  
Sent copy to all of Dec 2, 1983

2-21-84  
Advised committee  
of changes was  
objection was  
repaired. Advised  
committee that  
R.O. had already  
app. the R.O.D. app.  
preliminary and was  
pending final app.  
purpose of revised plan was  
to update P.O.A.P.

WOODS OF SHAVANO & UNIVERSITY OAKS  
DEVELOPMENT PLAN #19

Pape - Dawson  
Consulting Engineers  
San Antonio, Texas

REVISED FEB. 9, 1984  
REVISED DEC 5, 1982  
REVISED AUG 2, 1982  
REVISED AUG 5, 1981  
REVISED JULY 16, 1981  
REVISED MARCH 14, 1979  
DATE: JULY 8, 1977

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

FILE NO. 85-13-63-40  
(To be assigned by the Planning Dept.)

WOODS OF SHAVANO &  
UNIVERSITY OAKS  
P.O.A.D.P. NAME

Jesse Baker  
NAME OF DEVELOPER/SUBDIVIDER

16205 Sam Redco 78232  
ADDRESS

496-2288  
PHONE NO.

Pape & Dawson Eng. Co.  
NAME OF CONSULTANT

9310 Broadway 78217  
ADDRESS

824-9494  
PHONE NO.

GENERAL LOCATION OF SITE North R.O.W. line of De Zavala Rd., east  
of its intersection with I.H. 10.

EXISTING ZONING (If Applicable) \_\_\_\_\_

PROPOSED WATER SERVICE

- City Water Board  
 Other District \_\_\_\_\_  
Name  
 Water Wells

PROPOSED LAND USE

- Single Family  
 Duplex  
 Multi-Family  
 Business  
 Industrial

PROPOSED SEWER SERVICE

- City of San Antonio  
 Other System \_\_\_\_\_  
Name  
 Septic Tank(s)

DATE FILED \_\_\_\_\_

REVISIONS FILED: \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE 4/1/85  
(Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(Within 15 working days of receipt)

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

REVIEWED BY STAFF ON \_\_\_\_\_

COMMENTS: \_\_\_\_\_

NEEDED INFORMATION:

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

- (a) perimeter property lines;
- (b) name of the plan and the subdivisions;
- (c) scale;
- (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.

DISTRIBUTION: TRAFFIC \_\_\_\_\_ TRANSPORTATION STUDY OFFICE \_\_\_\_\_

COMMENTS: Revised Plan submitted ~~2/13~~ 3/13/85. Original submitted  
7/8/77, 3/14/79/  
7/16/81, 8/5/81, 8/2/82, 12/15/82, 2/9/84.  
cannot locate original file.

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

FILE NO. 83-13-63-42  
(To be assigned by the Planning Dept).

WOODS OF SHAVANO & UNIVERSITY OAKS  
P.O.A.D.A

NAME OF DEVELOPER/SUBDIVISION <u>JOHN K. EINEHAET</u> <u>PAPE - DAWSON</u>	ADDRESS <u>9310 BROADWAY 78217</u>	PHONE NO. <u>824-9499</u>
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 DE ZAVALA RD. ON THE EAST & WESTSIDE OF THE  
SOUTHERN PACIFIC R.R.

EXISTING ZONING (If Applicable) \_\_\_\_\_

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

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

DATE FILED <u>MAY 4, 1983</u>	REVISIONS FILED <u>July 19, 1983</u> (if applicable)
<u>DATE OF RESPONSE JUNE 1, 1983</u> (within 20 days of receipt).	<u>DATE OF RESPONSE</u> (within 15 days of receipt).

NOV. 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.)  
*need to show street widths, walkways & proposed*
- (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 9066

SAN ANTONIO TEXAS 78285

April 1, 1985

Applicant: John Rinehardt  
Address: 9310 Broadway  
San Antonio, Texas 78217

Woods of Shavano &  Preliminary Plan  
Re: University Oaks  P.O.A.D.P.

File #: 85-13-63-40

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: Your POADP has been reviewed and accepted by  
the POADP Committee.

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



# CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78265

2-22-84

Date: February 22, 1984

Applicant: Pape-Dawson Engineering  
Mr. John K. Rinehardt  
Address: 9310 Broadway  
San Antonio, Texas 78217

Woods of Shavano  Preliminary Plan  
Re: & University Oaks  K.P.O.A.D.P.  
File #: 83-13-63-42 Revised plan dated  
February 13, 1984.

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

- 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
- lacks compliance with the Subdivision Regulations regarding:
  - Street layout       Low density lots
  - Relation to adjoining street system       fronting onto major thoroughfares
  - Sub streets       24' alley(s)
  - 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: Staff has reviewed the amendment to the POADP and no objection is imposed.

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 Frederic Quintanilla, Director



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78204

June 6, 1983

Pape-Dawson Engineering  
Attn: Mr. John K. Rinehardt  
9310 Broadway  
San Antonio, Texas 78217

Re: Woods of Shavano &  
University Oaks

Dear Mr. Rinehardt:

This is to inform you that the Preliminary Overall Area Development Plan (POADP) for Woods of Shavano and University Oaks (File #83-13-63-42) has been jointly reviewed by Traffic Engineering and Planning staff. Said review consisted of areas for which plats have not been approved or recorded.

Based on the information made available to this office by you, all of the area contained in the POADP has been approved or recorded. Exceptions to this, is the proposed Unit-18 and the 40.289 and 13.223 acre tract north of Unit-15 and 18. Analysis of the conceptual plan concludes that the design is in general conformance with requirements of Chapter 36 of the City Code. However, it is noted that no provisions for a stub street has been made as required by Sec. 36-10(C). Therefore, we recommend that a stub street be planned to the eastern limits of ~~Unit-18~~ <sup>the 90.52 tract</sup>. The preferred location is to maintain the same alignment of the most southerly local street planned in the aforementioned unit. Essentially said street would bisect Lots 62 and 63.

*clarify location by phone bulkhead John 6-4-83*

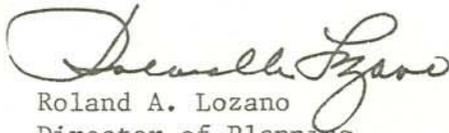
The street stub will then allow a tie with the proposed alignment of Lockhill Selma Road as shown on the current Major Thoroughfare Plan. Preliminary discussion with property owners in the immediate area indicate that the proposed alignment of Lockhill Selma will have some impact on your planned development. The tentative plan calls for said thoroughfare to curve into a northwesterly direction which traverse the most northerly portion of Woods of Shavano Development. As a result of this, we ask that you work with adjacent property owners and the Highway Department in an effort to address the proposed alignment. If you need additional information regarding the proposed alignment, please contact Al Eisenmenger in our Transportation Study Office.

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.