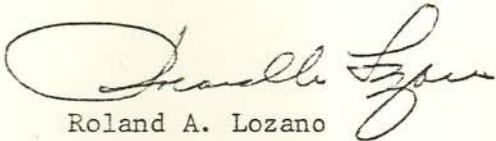


or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time to platting.

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

June 13, 1983

Denton Development Co.  
Attn: Mr. Allen Chormley,  
8103 Broadway  
San Antonio, Texas

Re: Encino Park

Dear Mr. Chormley:

Reference is made to the Preliminary Overall Area Development Plan (POADP) for Encino Park (File #83-17-65-86) submitted for staff review and comment. The conceptual plan was jointly reviewed by Traffic Engineering and Planning staff. Specifically, the review was directed at areas for which plats have not been approved or recorded.

Analysis of the overall plan concludes that the planned proposal is in general compliance with Chapter 36. However, please note that this department is currently studying the future need for a major thoroughfare in this rapidly growing area. A study of this area is indicative of the need to classify Evans Road and Bulverde Road as arterials streets. The tentative plan calls for designating Evans Road as a secondary arterial type "A" street (86' R.O.W.), and Bulverde Road as a primary arterial type "A" (110' R.O.W.) south of Evans and as a secondary (86' R.O.W.) north of Evans. Given the proposed addendum to the Major Thoroughfare Plan, it is recommended that you plan the collector street linking Evans Road and U.S. 281 North (San Pedro Avenue) as an 86' facility. Staff's recommended proposal would then be consistent with the planned major thoroughfare amendment.

Additionally, we are aware of a planned primary arterial (110' R.O.W.) thru Stone Oak Subdivision on the west side of U.S. 281 North. The proposed 110' facility on the Stone Oak plan appears to be in general alignment with your planned "Evans Road extension" street. In view of this, we recommend that the "Evans Road Extension" be 110' R.O.W. from U.S. 281 east to the first collector street (a distance of approximately 700') and then transition to 86' R.O.W. Further, it is recommended that the balance of Encino Rio which will be platted in conjunction with future units, be upgraded to an 86' facility up to the Evans Road extension. Regarding Bulverde Road, if areas contiguous to said road are expected to be platted in the near future, before consideration of the proposed Major Thoroughfare Plan by the Planning Commission and City Council, we ask that serious attention be given to provide dedication for street widening in order to accommodate the projected thoroughfare. If additional information relative to the proposed Major Thoroughfare is needed, please make contact with Mr. Al Eisenwenger of our Transportation Study Office.

# encino park master plan

## preliminary overall area development plan

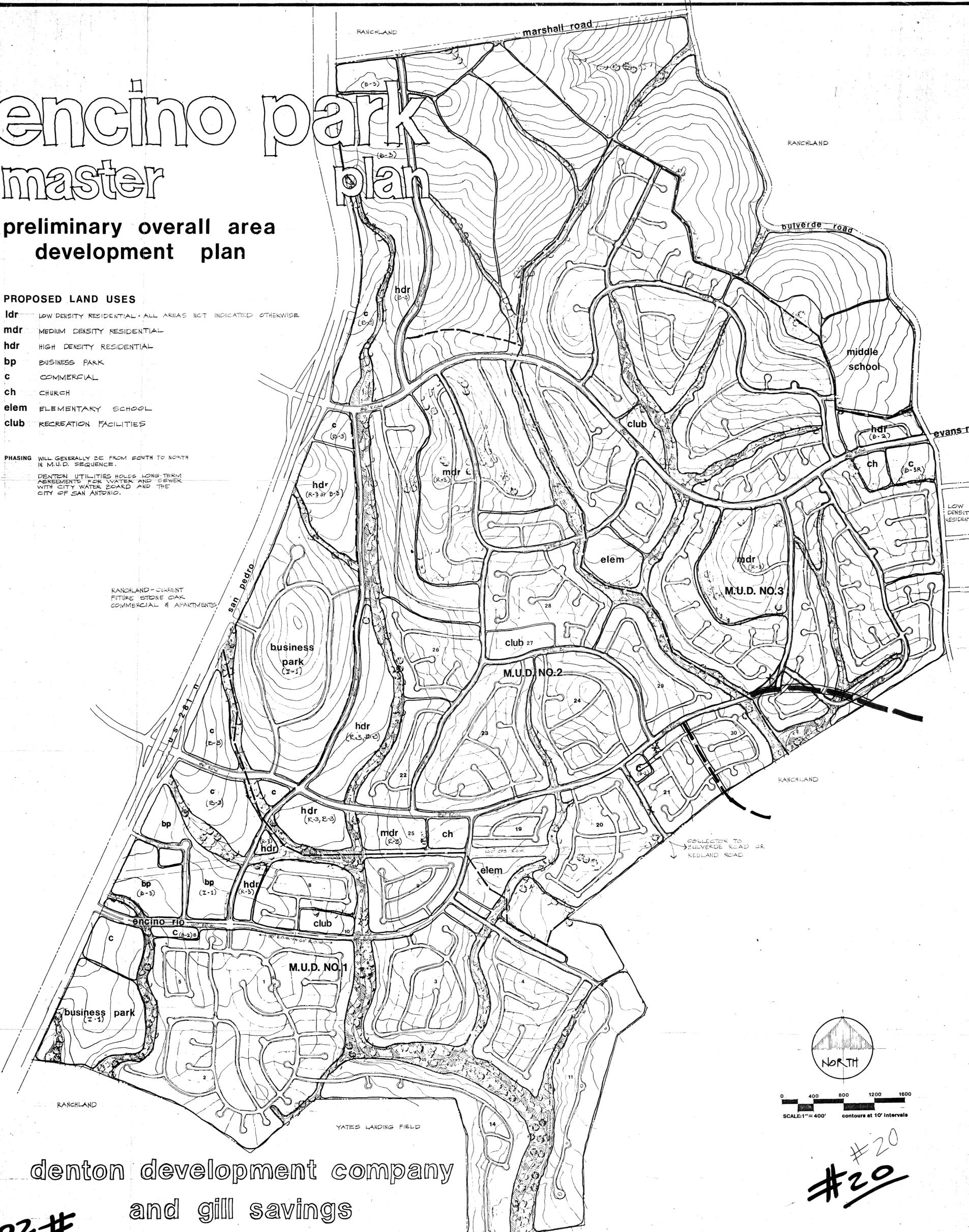
### PROPOSED LAND USES

- ldr LOW DENSITY RESIDENTIAL - ALL AREAS NOT INDICATED OTHERWISE
- mdr MEDIUM DENSITY RESIDENTIAL
- hdr HIGH DENSITY RESIDENTIAL
- bp BUSINESS PARK
- c COMMERCIAL
- ch CHURCH
- elem ELEMENTARY SCHOOL
- club RECREATION FACILITIES

PHASING WILL GENERALLY BE FROM SOUTH TO NORTH IN M.U.D. SEQUENCE.

DENTON UTILITIES HOLDS LONG TERM AGREEMENTS FOR WATER AND SEWER WITH CITY WATER BOARD AND THE CITY OF SAN ANTONIO.

RANCHLAND - CURRENT FUTURE STONE OAK COMMERCIAL & APARTMENTS



denton development company  
and gill savings

02#

the encino park master plan is subject to change by the developer.

WENDELL DAVIS & ASSOCIATES  
planning and development consultants  
SAN ANTONIO, TEXAS #812/824-6333

2/82  
4/82  
4/82  
5/82

#20  
#20

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

ENCINO PARK  
P.O.A.P.P.

FILE NO. 83-17-65-86

(To be assigned by the Planning Dept).

*(DAN KOSSL) OR ALLEN GORMLEY*  
DENTON DEVELOPMENT CO.

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

NAME OF CONSULTANT JAMES W. FRENCH & ASSOC ADDRESS 8107 BROADWAY SUITE #203 PHONE NO. 828-6131

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE ALONG THE EAST R.O.W. LINE  
OF U.S. 281 NORTH SAN PEDRO AVE. NORTH OF ITS INTERSECTION  
WITH REDLAND RD.

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

<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 _____	<input checked="" type="checkbox"/> Multi Family	<input type="checkbox"/> Other System _____
<input type="checkbox"/> Water Wells _____ Name	<input checked="" type="checkbox"/> Business	<input type="checkbox"/> Septic Tank(s) _____ Name
	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> Duplex	

\* M.U.D. DENTON UTILITIES HOLDS LONG TERM AGREEMENT FOR WATER & SEWER WITH C.W.B. & CITY OF S.A.

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

DATE FILED MAY 2, 1983 REVISIONS FILED \_\_\_\_\_  
(if applicable)  
DATE OF RESPONSE MAY 30, 1983 DATE OF RESPONSE \_\_\_\_\_  
(within 20 days of receipt). (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: ( 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;
- O.C.C.  (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.

*Need dimensions for all proposed collectors, secondaries & arterials streets*

*Revised plan dates 1-6 84 was sent to me & Dean*

DRAFT

CITY OF SAN ANTONIO

January 25, 1984

Wendell Davis & Assoc.

Applicant: Mr. Wendell Davis
Address: 8103 Broadway, suite 107
San Antonio, Tx 78209

Encino Park
83-17-65-86
Revised

The above has been reviewed by Planning and Public Works and it is recommended 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...
( ) 36-200(a) ( ) 36-200(b) ( ) 36-200(c) ( ) 36-200(d)
( ) 36-200(e) ( ) 36-200(f) ( ) 36-200(g) ( ) 36-200(h)
( ) 36-200(i) ( ) 36-200(j) ( ) 36-200(k) ( ) 36-200(l)
( ) 36-200(m) ( ) 36-200(n)
( ) is in general compliance with the Subdivision Regulations
( ) lacks compliance with the Subdivision Regulations regarding:
( ) Street layout ( ) lot density
( ) Relation to adjoining street system ( ) fronting street
( ) Stub streets ( ) 25' setbacks
( ) Street form or intersections ( )
( ) Dead-end streets
( ) Cul-de-sac streets in excess of 500'

( ) See annotations/comments on attached copy of your plan.
(X) Comments: This is to acknowledge receipt of the revised POADP dated Jan. 20, 1984 reflecting a street between Units 21 & 30. Said street was formerly planned as a collector street and is now being upgraded to 86' facility as discussed in our meeting of January 17, 1984. In this regard, staff offers no objection to the street amendment.

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. The City of San Antonio, in approving this action does not confer any vested rights to the applicant under the Subdivision Regulations. Any platting will have to comply with the applicable regulations in force at the time of platting.

By [Signature]

note: area identified as M.U.D. #2 has been added. see new P.O.A.D.P. filed by SRC inc.



# CITY OF SAN ANTONIO

SA 4000 BOX 8056  
SAN ANTONIO, TEXAS 78285

*Wendell Davis & Assoc.*

Date: Jan 23, 1984

Applicant: Mr. Wendell Davis

Address: 8103 Broadway Suite 107  
S.A. 78209

CIPreliminary Plan

Re: ENCINO PARK P.O.A.D.P. Revised

File #: 83-17-66-86

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:

- |                                    |                                    |                                    |
|------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> 36-20D(a) | <input type="checkbox"/> 36-20D(e) | <input type="checkbox"/> 36-20D(i) |
| <input type="checkbox"/> 36-20D(b) | <input type="checkbox"/> 36-20D(f) | <input type="checkbox"/> 36-20D(j) |
| <input type="checkbox"/> 36-20D(c) | <input type="checkbox"/> 36-20D(g) | <input type="checkbox"/> 36-20D(k) |
| <input type="checkbox"/> 36-20D(d) | <input type="checkbox"/> 36-20D(h) | <input type="checkbox"/>           |

- is in general compliance with the Subdivision Regulations
- lacks compliance with the Subdivision Regulations regarding:

- |   |  |
|---|--|
| <input type="checkbox"/> Street layout                        | <input type="checkbox"/> Low density lots                  |
| <input type="checkbox"/> Relation to adjoining street system  | <input type="checkbox"/> fronting onto major thoroughfares |
| <input type="checkbox"/> Stub streets                         | <input type="checkbox"/> 24' alley(s)                      |
| <input type="checkbox"/> Street jogs or intersections         | <input type="checkbox"/>                                   |
| <input type="checkbox"/> Dead-end streets                     | <input type="checkbox"/>                                   |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | <input type="checkbox"/>                                   |

See annotations/comments on attached copy of your plan.

Comments: this is to acknowledge receipt of the revised P.O.A.D.P. dated Jan 20, 1984

reflecting a street between Units 21 & 30. Said street was formerly planned as a collection street and is now being upgraded to 36' facility as discussed in our meeting of Jan 17, 1984 as previously mentioned, staff offers no objection to the proposed street alignment.

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 \_\_\_\_\_



# CITY OF SAN ANTONIO

P. O. BOX 9066  
SAN ANTONIO, TEXAS 78285

October 3, 1983

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

Re: Encino Park

Dear Mr. Davis:

The revised Preliminary Overall Area Development Plan (POADP) for Encino Park (File #83-10-58-22) has been reviewed by staff. Amendments to the plan involved provisions for a new 86' thoroughfare from San Pedro to the extension of Evans Road, alignment of Encino Rio which creates a "T" intersection at the above mentioned 86' facility and the relocation of the "Evans Road extension" at San Pedro Avenue in order to cause a direct alignment with the proposed 110' street planned to the west of San Pedro Avenue in the Stone Oak Development.

In this regard, staff concensus is that the changes as shown on the P.O.A.D.P. are in accordance with prior discussion with you/client and staff. Also from that discussion, it is our understanding that the subdivision design adjacent to the 60' collector indicated to connect with Bulverde Road or Redland Road is a tentative design. This is a result of a potential amendment to the Major Thoroughfare Plan. The change if endorsed by the Planning Commission and City Council would call for a design causing the 86' thoroughfare, to curve in a southeasterly direction at or about where the 60' collector is illustrated to connect with Bulverde Road. Given the possible change to the Major Thoroughfare Plan, it is recommended that the area immediately adjacent to the collector not be platted until a definite plan has been established.

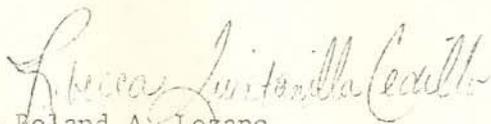
Additionally, it is noted that the POADP does not reflect Evans Road as a 110' type street where it connects with San Pedro. We have mentioned this to Mr. Ghormley in our earlier comments. We make this recommendation based on our understanding that the Stone Oak development plans call for said street to be 110' from San Pedro to the west thru their development. Therefore, relative to the intersection of Evans Road and San Pedro, we recommend that you continue Evans Road as a 110' street from San Pedro east to the first or second collector street along your proposed commercial development and then transitioning down to the 86' R.O.W.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities.

Please note that this staff review 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.

We appreciate your having met with us regarding this POADP and your indication of no problems with our recommended ROW's. 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/EMC/sm

*E.G.*

cc: Dean Chadwick, Traffic Engineering  
Wendell Davis, Planning & Development Consultant