



# CITY OF SAN ANTONIO

P. O. BOX 9046  
SAN ANTONIO, TEXAS 78288

May 2, 1983

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

Dear Mr. Bose:

This is to inform you that the Preliminary Overall Area Development Plan (POADP) for Northwest Crossing (File #83-10-60-48) was jointly reviewed by Planning and Traffic Engineering staff. Said review concentrated on areas for which plats have not been approved or recorded.

Based on information made available to us by your office the only remaining units pending Planning Commission action are Units-6B, 11 and 17. Staff review concludes that the aforementioned units are in general compliance with Chapter 36 of the City Code. Regarding Unit-11 consideration should be given to provide a stub street to the most westerly limits of the overall plan as suggested by Sec. 36-10(C) of Chapter 36. But given the timing of this review and the application of letters of certification on Unit-11, you may wish to provide the recommended stub-street on any future unit north of Unit-11. This will allow a future street extension to the adjoining area.

Additionally, we recognize some areas covered by the P.O.A.D.P. have not been designed. In order to address this matter at an early stage, it is suggested that single family lots not be planned to front onto Dover Ridge or Bowen Crossing. The platting of such lots onto collectors encourage on-street parking and also cause back-up maneuvering onto collectors. In effect, they cause circulation problems by obstructing free flowing traffic. Efforts should be made to develop a viable scheme in order to reduce this type of situation. Further, since vast areas of land included in the POADP have not been designed, we ask that upon preparation of any further proposed design, a plan be submitted for staff review at the earliest possible time, but no later than application for a Letter of Certification. It is difficult, as in this case, to review a POADP which reflects only areas that have already been platted or for which plats are rather firmly set.

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.

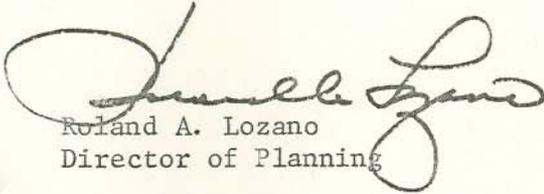
This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing

*This review covered area on plan dated  
April 29, 1983*

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.

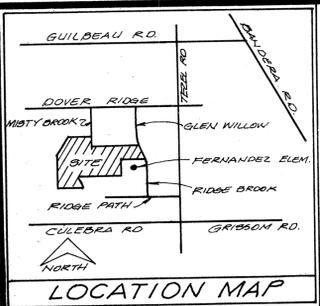
Sincerely,



Roland A. Lozano  
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering, Public Works Dept.



**NORTHWEST CROSSING UNIT-9B**

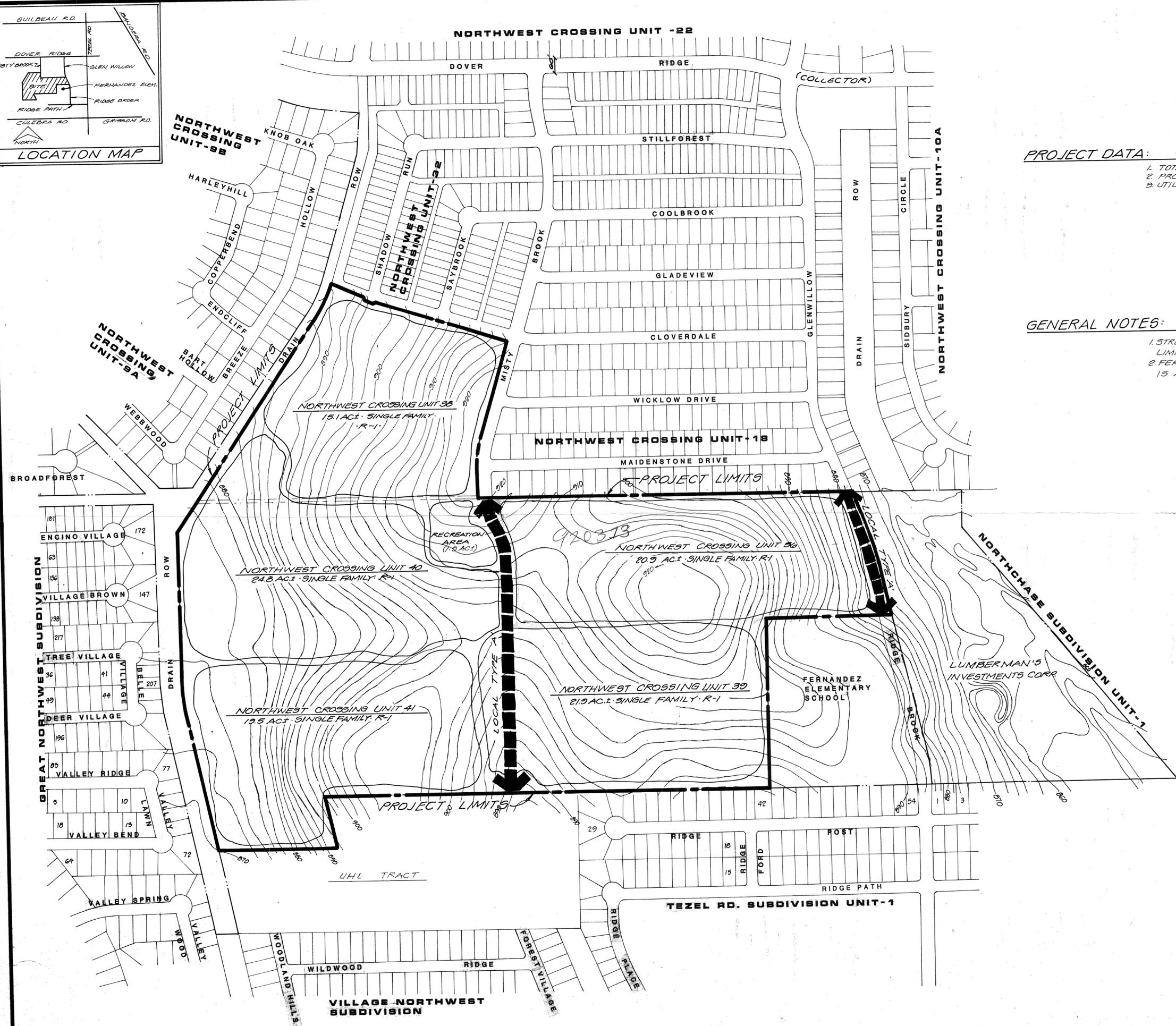
**NORTHWEST CROSSING UNIT -22**

**PROJECT DATA:**

1. TOTAL LAND AREA: 104.10 ACRES
2. PROJECT LOCATED OUTSIDE CITY OF SAN ANTONIO
3. UTILITIES: ELECTRIC - CITY PUBLIC SERVICE  
TELEPHONE - S.W. BELL TELEPHONE CO.  
CABLETV - PARAGON CABLEVISION  
SEWER - SAN ANTONIO WATER SOURCES  
WATER - SAN ANTONIO WATER SOURCES

**GENERAL NOTES:**

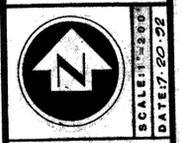
1. STREETS SHOWN, HEREIN, LOCATED OUTSIDE PROJECT LIMITS ARE EXISTING STREETS.
2. FERNANDEZ ELEMENTARY SHOWN, HEREIN, IS AN EXISTING SCHOOL.



RECEIVED  
92 JUL 22 AM 11:49  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: September 10, 1992  
File # 23  
Signed: *D. Paul*

**NORTHWEST CROSSING SUBDIVISION**  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN



Land Planning Department  
**RAYCO LTD.**  
Home Builder - Community Developer  
2000 West Loop West, Suite 200  
Houston, TX 77056



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

FILE NO. 83-10-60-48

NORTHWEST CROSSING  
NAME OF P.O.A.D.P.

(To be assigned by the Planning Dept).

JERRY WALKER  
NASH PHILLIPS/COPUS  
NAME OF DEVELOPER/SUBDIVISION

3441  
1443 BLANCO RD.  
ADDRESS

492 5122  
PHONE NO.

(ROGER BOSE)  
M.B.C. & ASSOC. INC.  
NAME OF CONSULTANT

415 BREESEPORT DR. 78216  
ADDRESS

349-0151  
PHONE NO.

TO NEAREST ROAD STREET

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE WEST R.O.W. LINE OF TERRELL RD.  
SOUTH OF ITS INTERSECTION WITH GUILBEAU RD.

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

PROPOSED WATER SERVICE

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

PROPOSED LAND USE

- Single Family
- Multi Family
- Business
- Industrial
- DUPLEX

PROPOSED SEWER SERVICE

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

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

DATE FILED APRIL 18, 1983

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

*Per* DATE OF RESPONSE MAY 16, 1983  
(within 20 days of receipt).

DATE OF RESPONSE \_\_\_\_\_  
(within 15 days of receipt).

NOV. 1984

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

NEEDED INFORMATION:

D. 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: (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;
- (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.

*need 3 copy. - one is still working this plan.  
was submitted in the interim.*

RECEIVED



# CITY OF SAN ANTONIO

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

August 17, 1984

Re: Northwest Crossing  
File #: 83-10-60-48

Preliminary Plan  
 P.O.A.D.P.

*Revision dated  
10-10-84*

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)       ( ) \_\_\_\_\_
- (X) 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
  - ( ) Stub 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.

(X) Comments: Due to projected average daily trips generated by the area under review, it is strongly recommended that provisions for a local type "B" street (60' ROW 40' paving), be made to serve units 25, 27, 28 and 29. A viable option is to upgrade Trendwood west of Bowen Crossing and portions of Heatheridge, Branston and Brandyridge.

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 \_\_\_\_\_

Esch



# CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78205

Date: February 7, 1984

Applicant: M.B.C. and Associates Inc.  
Mr. Roger Bose  
Address: 415 Breesport Drive  
San Antonio, Texas 78216

Northwest  
Re: Crossing 110th Street

File #: 83-10-60-48 (Supplemental Update)

The above has been reviewed by Planning and Traffic 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  | fronting onto major thoroughfare          |
| <input type="checkbox"/> Stub streets                         | <input type="checkbox"/> 25' alley(e)     |
| <input type="checkbox"/> Street ways or intersections         | <input type="checkbox"/> _____            |
| <input type="checkbox"/> Dead-end streets                     | _____                                     |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | _____                                     |

See annotations/comments on attached copy of your plan.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 right 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 Justinilla Sedillo

*This review covered P.O.A.D.P. dated Jan. 25, 1984*



# CITY OF SAN ANTONIO

P O BOX 839966

SAN ANTONIO, TEXAS 78283-3966

September 1, 1989

Mr. Paul DeLeon  
M.B.C. Engineering Co.  
415 Breesport  
San Antonio, Texas. 78216

RE: Northwest Crossing POADP  
File #23

Dear Mr. DeLeon:

The Development Review Committee has reviewed and accepted your revised plan for Northwest Crossing. The plan has been assigned file #23 for future reference.

Although the revisions reflected on this plan are in general compliance with the current requirements and regulations, staff expresses a concern with the location of the proposed school site. School sites in the middle of residential areas generally create traffic problems due to the circulation patterns of local residential streets and often create maneuvering difficulties for school buses as well as passenger vehicles. Also, high volumes of traffic are generated during morning and afternoon hours which increases the possibility of accidents with children before and after school hours. We would appreciate it if you take these comments into consideration and make every effort to improve the situation.

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 Unified Development Code. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any questions, please contact Raul Ramos at 299-7900.

Sincerely,

Michael C. O'Neal  
Planning Administrator  
Department of Planning

RR:  
Encl.



# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

June 10, 1987

M.B.C. Engineers  
Mr. Roger Bose, P.E.  
415 Breesport Drive  
San Antonio, Texas 78216

RE: Northwest Crossing P.O.A.D.P.  
File #23  
Dear Mr. Bose:

The Development Review Committee has reviewed and accepted your revised plan for Northwest Crossing. The plan has been assigned File #23 for future reference.

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 299-7900.

Sincerely,

A handwritten signature in cursive script that reads "MCO'Neal".

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

MCO/RR/sm  
Encl.



September 10, 1992

Mr. Herb Quiroga  
Vice-President  
Rayco  
P.O. Box 5250  
San Antonio, Texas 78201

RE: N.W. Crossing Subdivision POADP, Plan #23

Mr. Quiroga:

The Development Review Committee has reviewed and accepted your revised N.W. Crossing Subdivision Preliminary Overall Area Development Plan #23. An approved copy is enclosed for your files. However, the Traffic Design Engineer recommends the following:

1. Both Glenwillow and Ridge Brook are local (Type A) streets with single-family residential frontage. If these streets were connected as shown on the POADP, then both streets will likely suffer with increased traffic volumes and speeds. Therefore, it is recommended that a direct connection not be constructed.
2. The above notwithstanding, we recognize a need to provide access between the existing Fernandez Elementary School and the residential area to the north. Therefore, it is recommended that a circuitous route between these two areas be designed by the developer, and that such a design satisfactorily discourage high volume and high speed traffic on these streets.

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.

P. O. Box 839966 San Antonio, TX 78283-3966

(512) 299-7870

FAX (512) 299-7897

(512) 299-7245 TDD

September 10, 1992

Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Pasley".

David W. Pasley, AICP  
Acting Director of Planning

DWP/ALG

cc: Andy Ballard, Traffic Design Engineer