

May 26, 1983

Mr. Eduardo Descamps
Pape & Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

RE: Woodridge

Dear Mr. Descamps:

This is to inform you that Traffic Engineering and Planning staff has reviewed the revised copy of the Preliminary Overall Area Development Plan (POADP) for Woodridge (File #83-12-62-82).

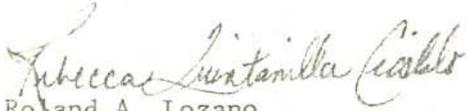
The revised POADP as submitted reflects a stub street to the east and to the north as initially recommended by staff. Staff is in agreement with the planned stub street being provided to the east. However, regarding the stub street to the north depicted on the revised POADP, staff is still of the opinion that Woodridge Bluff should be extended to the northern perimeter of the overall plan, instead of the alternate location which you have selected. As indicated in our letter dated April 18, 1983, from a planning perspective, the reference street stub as recommended by staff is a more viable street network. Secondly, it provides an important link between the DeZavala and Prue Road areas. If you choose to maintain the subject stub street as planned, it is recommended that the portion of street connecting Woodridge Bluff and the planned stub street be upgraded to a collector status in order to accommodate expected traffic volumes filtering through this subdivision.

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,

A handwritten signature in cursive script, appearing to read "Roland A. Lozano".

Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering

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

FILE NO. 83-12-62-82

WOODRIDGE Subd's

(To be assigned by the Planning Dept).

ARTHUR C. BORDICK

WOODRIDGE LAND CO. 1635 N.E. LOOP 410 828-0636
NAME OF DEVELOPER/SUBDIVISION ADDRESS PHONE NO.

(MR. WILLIAM R. COWAN)

PAPE & DAWSON ENG. Co. 9310 BROADWAY 78217 824-9494
NAME OF CONSULTANT ADDRESS PHONE NO.

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE Along the north R.O.W.
line of Pine Rd., west of its intersection with I.H. 10.
(between Babcock Rd. & Rockwell Blvd.)

EXISTING ZONING (If Applicable) TEMP C-1

<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 _____	<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.)

DATE FILED April 5, 1983 REVISIONS FILED _____

DATE OF RESPONSE May 2, 1983 (within 20 days of receipt).
DATE OF RESPONSE _____ (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, and 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.

DRAFT



CITY OF SAN ANTONIO

P. O. BOX 9744
SAN ANTONIO, TEXAS 78235

Date: March 14, 1984

Applicant: Pape-Dawson Engineering Co.
Mr. Ed Descamps
Address: 9310 Broadway
San Antonio, Texas 78217

Re: Woodridge Subd. Preliminary Plan
 P.O.A.D.P.
File #: 83-12-62-82 (Revised 3-~~8~~⁵-84)

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
 - 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)
 - Sec. 36-10(M)(1)(a) Pavement width & R.O.W. width.
- See annotations/comments on attached copy of your plan.
- Comments: This will acknowledge receipt of the revised POADP for the captioned subdivision. Staff poses no objections to the amendments as submitted. However, since in staff's opinion Woodridge Hill will function as a collector street upon ultimate development, it will be necessary to upgrade it to a collector status.

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By *Kenneth J. Santilla*



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78205

April 18, 1983

Pape-Dawson Engineers
Attn: Mr. William R. Cowan
9310 Broadway
San Antonio, Texas 78217

Dear Mr. Cowan:

Reference is made to the P.O.A.D.P. for Woodridge, File #83-12-62-82 submitted for staffs review. Said plan was jointly reviewed by Planning and Traffic Engineering staff. Specifically, the review consisted of the overall plan with the exception of the area described as Unit-1 which has already been approved and recorded.

The results of our review is that the proposed scheme is in general compliance with Chapter 36. Our initial review and written comments to your office dated November 5, 1982 addressed this proposal. Our recommendation is still that street stub-outs to the north and east of this development should be provided to allow orderly development and accessibility to the overall area. Sec. 36-10(C) of the Subdivision Regulations states that where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided areas.

From a planning perspective, the street stub-out to the north provides an important link between the De Zavala and Prue Road areas. Additionally, this will enable emergency vehicles to service this area more efficiently. The Traffic Engineering Section of the Department of Public Works has also reviewed the overall plan and is of the same opinion. Further, Traffic and Planning staff would recommend that residential lots not front onto the collector street since this encourages on-street parking and backup maneuvers onto a heavily traveled thoroughfare which creates traffic circulation problems. Similar situations have resulted in the subsequent need for remedies such as 4-way stop signs, and one-way streets. It is noted that the current revised plan now under review does not reflect the continuation of Woodridge Bluff to the northern limits of the project as previously designed. Staff is still of the opinion that stub streets should be provided to the north (Woodridge Bluff) and east (Woodridge Valley or Woodridge Hill) of this development.

Essentially, our recommendation would allow future access to adjoining areas as suggested by Sec. 36-10(C) of Chapter 36. Regarding the recommended stub street to the east, it is our understanding that Mr. Harry Jewett, Engineer, is currently designing a plan for development which is situated east of your project. Therefore, you may wish to make contact with him in an effort to coordinate planned development in the areas. Staff also notes that a collector street and stub out to the

east where you now show lot 66 would appear more functional and certainly more central than between lots 79 and 80 where your office has indicated a willingness to provide a stub-out. In any event you may wish to consider both stub-outs to the east. In addition, we note that Prue Road is designated as a secondary arterial type "A" street on the Major Thoroughfare Plan. Any platting activity taking place along said thoroughfare will require dedication for future street widening in accordance with the Major Thoroughfare Plan.

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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.

November 5, 1981

Mr. Eduardo Descamps
Pape & Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

Dear Ed:

Reference is made to the proposed Woodridge overall development plan submitted for staffs' review. Although the plan is presently designed to provide a stub-out street to the north of this proposed development, it is now our understanding that you and your client would like to delete said street stub-out to the north, and instead provide a street stub-out to the east of this development. This is due to the proposed Business/Industrial park located to the north of the subject site.

Planning staff recommends that street stub-outs to the north and east of this development should be provided to allow orderly development and accessibility to the overall area. Sec. 36-10(C) of the Subdivision Regulations states that where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided areas.

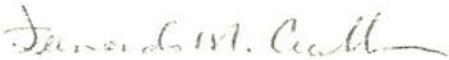
From a planning perspective, the street stub-out to the north provides an important link between the DeZavala and Prue Road areas. Additionally, this will enable emergency vehicles to service this area more efficiently. The Traffic Engineering Section of the Department of Public Works has also reviewed the overall plan and is of the same opinion. Further, Traffic and Planning staff would recommend that residential lots not front onto the collector street since this encourages on-street parking and backup maneuvers onto a heavily traveled thoroughfare which creates traffic circulation problems. Similar situations have resulted in the subsequent need for remedies such as 4-way stop signs, and one-way streets.

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.

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If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,



Fernando M. Cuellar
Principal Planner
Dept. of Planning

sm