



CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

December 17, 1985

Dennis Hoyt, P.E.
Senior Project Manager
9310 Broadway
San Antonio, Texas 78217

Dear Mr. Hoyt:

The POADP Committee has reconsidered the conceptual plan for Castle Hills Forest Unit-8 as you requested. Although the scheme does not constitute a POADP your interest in filing the plan for staff review is appreciated. Based on the information you provided in your letter dated December 6, 1985, the Committee and staff concurred with the plan as submitted.

Sincerely,

A handwritten signature in cursive script that reads "McNeal".

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/EG/hdlv

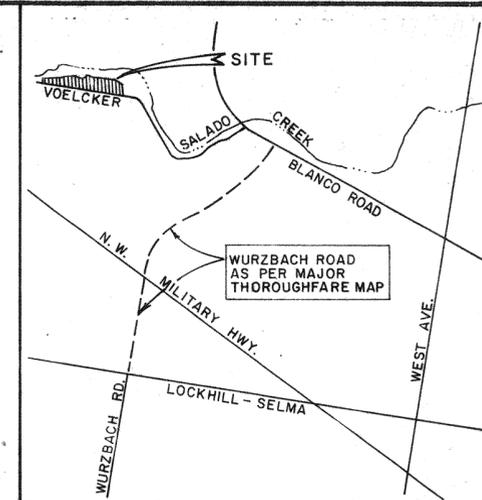
CASTLE HILLS FOREST UNIT 8 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

OWNER: SCHAEFER-BURDICK HOMES
ADDRESS: 1635 N.E. LOOP 410, SUITE 200
SAN ANTONIO, TEXAS 78209

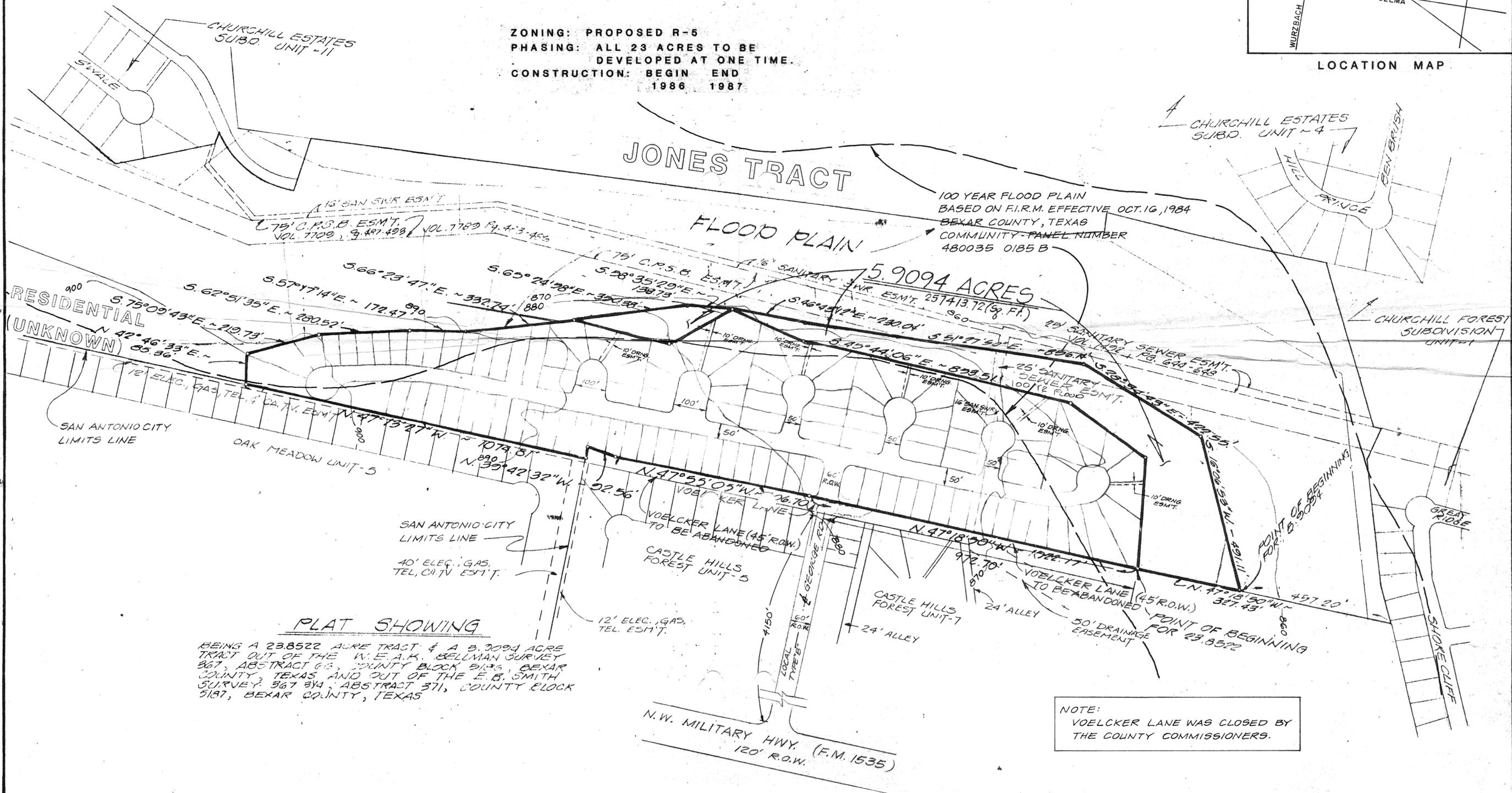
WATER SUPPLY: CITY WATER BOARD
SEWER DISPOSAL: CITY OF SAN ANTONIO
GAS & ELECTRIC: CITY PUBLIC SERVICE
PROPOSED USE: SINGLE FAMILY RESIDENTIAL



ZONING: PROPOSED R-5
PHASING: ALL 23 ACRES TO BE
DEVELOPED AT ONE TIME.
CONSTRUCTION: BEGIN END
1986 1987



LOCATION MAP



PLAT SHOWING

BEING A 238522 ACRE TRACT & A 5.9094 ACRE TRACT OUT OF THE W.E.A.K. BELLMAN SURVEY 867, ABSTRACT 68, COUNTY BLOCK 5126, BEXAR COUNTY, TEXAS AND OUT OF THE E.B. SMITH SURVEY 367 3/4, ABSTRACT 371, COUNTY BLOCK 2187, BEXAR COUNTY, TEXAS

NOTE:
VOELCKER LANE WAS CLOSED BY
THE COUNTY COMMISSIONERS.

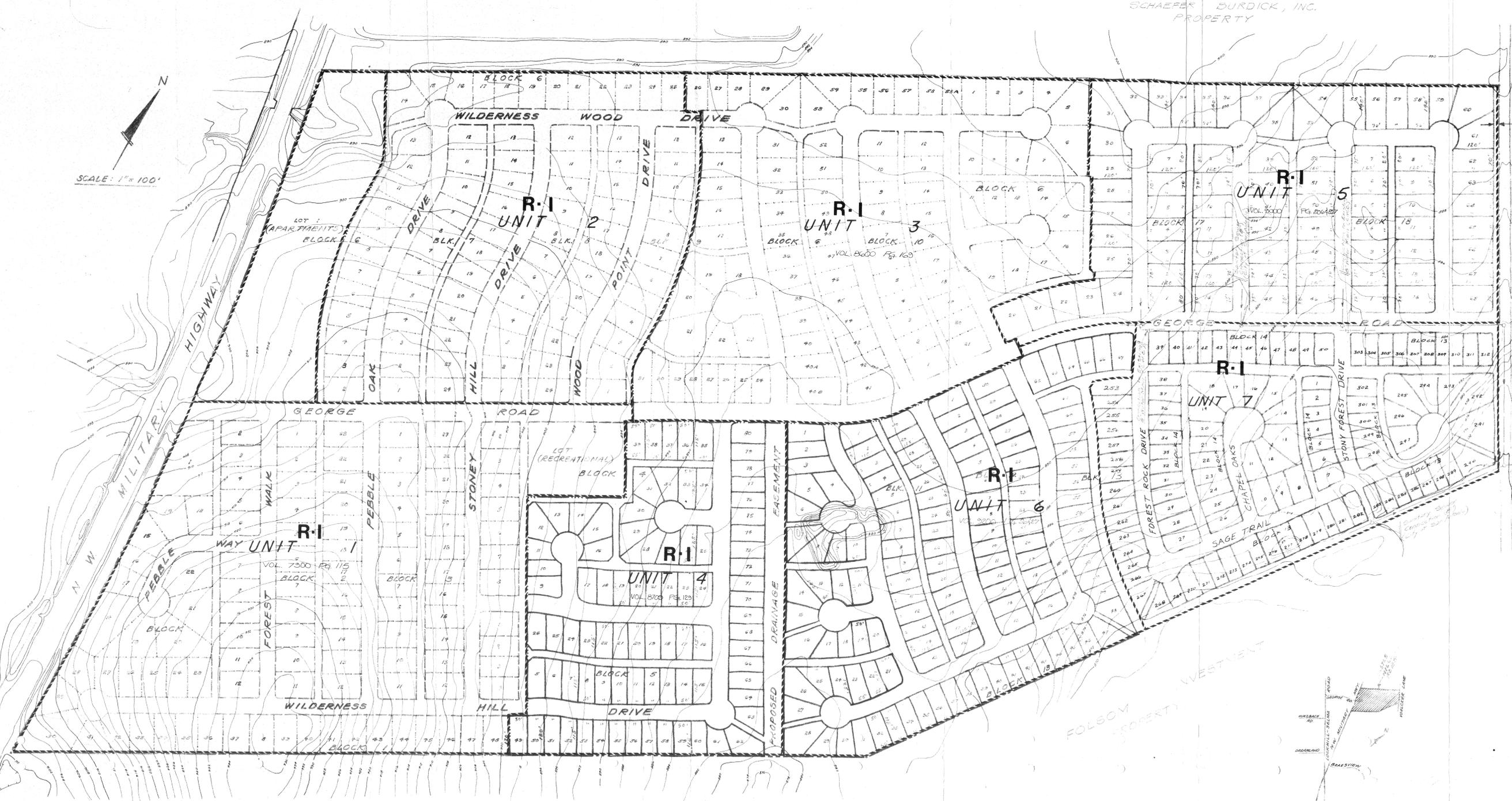
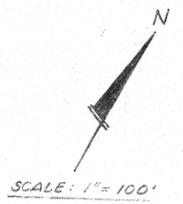
#40

LOT LAYOUT BY:
PAPE-DAWSON ENGINEERS



SURVEY BY: FERNANDEZ, FRAZER, WHITE & ASSOCIATES, INC.
CONSULTING ENGINEERS/PLANNERS/LANDSCAPE ARCHITECTS

JOB NO: 2399-00



15' DEDICATION FOR WIDENING OF VOELCKR LANE.

LOCATION MAP

NOTE:
CASTLE HILLS FOREST UNIT-7 IS
THE LAST UNIT TO BE DEVELOPED
WITHIN THIS PROPERTY.
OWNER: CASTLE HILLS FOREST, INC.
ADDRESS: 1635 N.E. LOOP 410, SUIT 200
TELEPHONE: 820-0636

DEVELOPMENT PLAN OF CASTLE HILLS FOREST

PAPE-DAWSON ENGINEERS

#40

RECEIVED
JUL 16 1983
DEPARTMENT OF PLANNING
Subdivision Section

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

FILE NO. # 85-15-63-00
(To be assigned by the Planning Dept.)

CASTLE HILLS FORST #8
P.O.A.D.P. NAME

Schaefer - Bendick Homes
NAME OF DEVELOPER/SUBDIVIDER

1635 N.E. COOP 410, Suite 200
ADDRESS 78209 PHONE NO.

Pape & Dawson Eng. Co.
NAME OF CONSULTANT

9310 Broadway, 78217
ADDRESS 828-9498 PHONE NO.

GENERAL LOCATION OF SITE along the N.W. R.O.W. line of Uvelcker Ln., south of N.W. Military Hwy (FM. 1535).

EXISTING ZONING (If Applicable) _____

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

DATE FILED Nov. 8, 1985

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE _____
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

Nov. 26, 1985
(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 of map;
- _____ (d) Proposed land uses by location, type, and acreage;
- _____ (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
- _____ (f) Contour lines at intervals no greater than ten feet;
- _____ (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
- _____ (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
- _____ (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
- _____ (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
- _____ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____

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

FILE NO. 83-14-63-80
(To be assigned by the Planning Dept.)

CASTLE HILLS FOREST UNIT-7
P.O.A.D.P. NAME

CASTLE HILLS FOREST INC.
NAME OF DEVELOPER/SUBDIVIDER

1635 N.E. LOOP 410 SUITE 200
ADDRESS

828-0636
PHONE NO.

PAPE - DANSON (GARY SUMMERS)
NAME OF CONSULTANT

9310 BROADWAY 78217
ADDRESS

8249490
PHONE NO.

GENERAL LOCATION OF SITE EAST OF THE INTERSECTION OF N.W. MILITARY
HWY. & GEORGE RD.

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

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 July 14, 1983

REVISIONS FILED _____
(if applicable)

DUE DATE OF RESPONSE Aug 11, 1983
(within 20 working days of receipt)

DATE OF RESPONSE _____
(within 15 working days of receipt)

Jan, 1985
(Date of expiration of plan, if no plats are
received within 18 months of the plan filing)

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: (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.

Eddie



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

November 26, 1985

Pape & Dawson Engineering Co.
Mr. Dennis Hoyt
9310 Broadway
San Antonio, Texas 78217

RE: Castle Hills Forest Unit-8
File #85-15-63-20

Dear Mr. Hoyt:

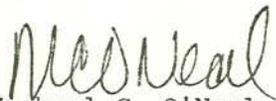
Thank you for meeting with the staff to discuss the development proposal for Castle Hills Forest Unit-8. The issues involved access to the Jones Tract across the flood plain as shown on the Churchill POADP, the proposed abandonment of Voelcker Lane, and related recommendation to redesign Castle Hills Forest Unit-8 in order to maintain public access to adjoining properties. With regard to access to the Jones Tract, it is our understanding that you will coordinate accessibility to the subject tract and the need to revise the Churchill Estates POADP consistent with your design. Additionally as discussed, you will present for your client's consideration an optional subdivision design which will include Voelcker Lane in the design work in order to have access to your development and adjoining properties.

This plan will be held in abeyance pending the amended Churchill Estates POADP and your consideration of redesigning of your plan.

Please note that this action by the committee 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,


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

MCO/EG/sm

cc: J.H. Uptmore, 3740 Colony Drive, San Antonio, Texas 78230



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78285

July 21, 1983

Pape-Dawson Engineers
Attn: Mr. Gary Summers
9310 Broadway
San Antonio, Texas 78217

Re: Castle Hills Forest

Dear Mr. Summers:

Please be advised that the review of the Preliminary Overall Area Development Plan (POADP) for Castle Hills Forest File #83-14-63-80 has been completed. More specifically, said review was concentrated on Unit 7 which is the only area for which a plat has not been approved or recorded. Analysis of the proposal is that it is in general compliance with Chapter 36 of the City Code.

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/lya

cc: Dean Chadwick, Traffic Engineering