



CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

April 7, 1989

Mr. Wendell Davis
3330 Oakwell Ct., Suite #110
San Antonio, Texas 78218

RE: Roger's West Shavano Tract P.O.A.D.P., File #41

Dear Mr. Davis:

The Development Review Committee has reviewed and accepted your revised plan for the Roger's Tract. The plan has been assigned File #41 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 Unified Development Code. Any platting will have to comply with the 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'.

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

MCO/RR/hdlv
Attachment

CLARK HIGH SCHOOL - NISD

Southern Pacific Railroad
drainageway

60' commercial collector
44' Pvm

I-1 OFFICE/SERVICE
63.7 Ac.

B-2 RETAIL
1.0 Ac.

B-3 OFFICE/SERVICE
29.3 Ac.

B-2 RETAIL
1.2 Ac.

B-2 RETAIL
1.0 Ac.

I-1 OFFICE/SERVICE

B-3 OFFICE/SERVICE

B-2 RETAIL

B-2 MULTIFAMILY

O-1 OFFICE PARK

B-2 RETAIL

CHURCH

PROPOSED RETAIL

PROPOSED OFFICE

PROPOSED PROFESSIONAL OFFICE

B-3 SHOPPING CENTER

I-1 OFFICE/SERVICE

B-2 MULTIFAMILY

O-1 OFFICE

O-1

B-2 RETAIL

B-2 RETAIL

B-2 RETAIL

O-1 OFFICE PARK

B-2 MULTIFAMILY

B-2 RETAIL

R-3 (B-2) MULTIFAMILY

R-3 MULTIFAMILY

B-2 SHOPPING CENTER

PROPOSED SPECIAL RETAIL

Huebner Road 110' r.o.w.

PARK FOREST SINGLE FAMILY

WOODS OF SHAVANO - MIXED DENSITY RESIDENTIAL

VACANT LAND - Rogers

VULCAN MATERIALS COMPANY

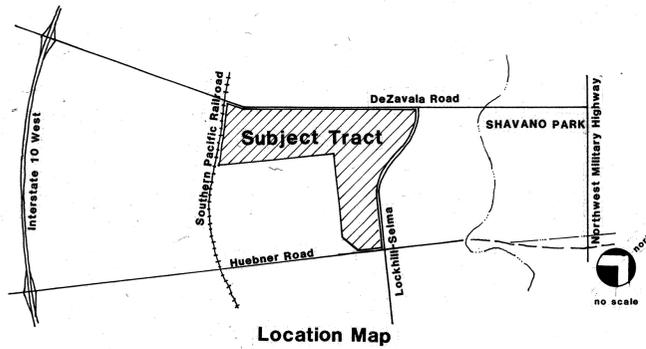
SHAVANO CREEK - SINGLE FAMILY RESIDENTIAL



TOTAL LAND AREA 265 Acres

scale 1" = 200'

FILE COPY



REVISED PLAN SHOWS NEW STREET DESIGN & LAND USES

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO P.O.A.D.P. COMMITTEE Date: 10-21-85 Signed: [Signature]

RECEIVED

OCT 17 1985

DEPARTMENT OF PLANNING

ROGERS WEST SHAVANO TRACT

LDR LIMITED 3330 OAKWELL COURT, SUITE 200 SAN ANTONIO, TEXAS 78218

WENDELL DAVIS & ASSOCIATES planning and development consultants SAN ANTONIO, TEXAS 512/824-6333

10/1/85 10/15/85

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

MTP calls for 110'

#41

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

FILE NO. 83-13-63-00
(To be assigned by the Planning Dept.)

ROGERS TRACT
P.O.A.D.P. NAME

WALLACE ROGERS SA.
NAME OF DEVELOPER/SUBDIVIDER

15411 N.W. MILITARY
ADDRESS
78216

PHONE NO.

WENDELL DAVIS & ASSOC.
NAME OF CONSULTANT

8103 BROADWAY SUITE 107
ADDRESS

824-6333
PHONE NO.

GENERAL LOCATION OF SITE S.E. CORNER OF THE INTERSECTION OF
DE ZAVALA RD. & THE SOUTHERN PACIFIC RAILROAD

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

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 18, 1983
DUE DATE OF RESPONSE Aug 15, 1983
(within 20 working days of receipt)

REVISIONS FILED _____
(if applicable)
DATE OF RESPONSE _____
(within 15 working days of receipt)

Open. 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.

Begin construction in about 1 yr. and complete in about 3 yr.

7-8-83
Spoke to Dirac Watkins regarding needed info.

Revised Plan dated Oct 17, 1985 was sent to traffic, transportation, date management on 10-17-85

CITY OF SAN ANTONIO

P.O. BOX 41870
SAN ANTONIO, TEXAS 78283-3966

February 17, 1992

Mr. Dixie Watkins, III
3330 Oakwell Ct., Suite #110
San Antonio, Texas 78218

Re: Rogers West - Shavano Tract
Plan #41

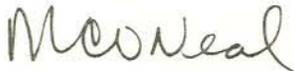
Dear Mr. Watkins:

The Development Review Committee has reviewed and accepted the revised plan for Rogers West - Shavano Tract, file #41.

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 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, AICP
Planning Administrator
Department of Planning

RR/MCO



CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

November 20, 1987

Wendell Davis
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218

RE: Rogers Tract POADP
File #41

Dear Mr. Davis:

The Development Review Committee has reviewed and accepted your revised plan for Rogers Tract. The plan has been assigned File #41 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 Unified Development Code. Any platting will have to comply with the 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, AICP
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

Roy

October 23, 1985

Wendell Davis
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218

Re: Rogers West Shavano Tract Plan
File: 83-13-63-60
Revised: 10/17/85

Dear Mr. Davis:

Please find attached a copy of Rogers West Shavano Tract Plan which has been reviewed and accepted by the POADP committee.

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 in our Subdivisions Section at 299-7900.

Sincerely,

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/sh

Attachment



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

October 9, 1984

Wendell Davis & Associates
Attn: Mr. Wendell Davis
8103 Broadway, suite 107
San Antonio, Texas 78212

Re: Rogers Tract

Dear Mr. Davis:

With regard to your letter dated September 25, 1984, the staff has reconsidered the Rogers Tract Preliminary Overall Area Development Plan (POADP). Although staff initially surfaced concern pertaining to the use of the land, we do not adamantly oppose the POADP filed. We note that development activity in the area lends itself to residential use; however, taking into consideration the constraint caused by the existing quarry operation, staff does not object to the projected land use scheme reflected on the plan. We find the POADP to be in general compliance with all requirements.

Please note that these are staff comments and not the 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 of 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 "Michael C. O'Neal".

Michael C. O'Neal
Chief, Current Planning

MCO/EG/sh



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

July 27, 1983

Wendell Davis & Associates
Attn: Mr. Wendell Davis
8103 Broadway, Suite 107
San Antonio, Texas 78

Re: Rogers Tract

Dear Mr. Davis:

Please be advised that the Preliminary Overall Area Development Plan (POADP) for the Rogers Tract (File #83-13-63-60) submitted for staff review and comment has been completed. Said plan was jointly reviewed by Traffic Engineering and Planning staff. Conclusion of the review is that the layout in general meets the requirements of Chapter 36 of the City Code.

Exception to this is no street projections have been provided to adjacent un-subdivided land as reference in Section 36-10(C) of the Code. Provision for such street extensions will be necessary in accordance with the requirement. Staff is recommending that the street projections be planned to the most southerly southwest common property line of the Rogers Tract and the Vulcan Material Co. parcel preferably, the extension of the already planned street located approximately 2,200 feet north of Huebner Road and west of the Lockhill Selma Road alignment, and the extension of the most westerly street at DeZavala to the southeast limits of the planned development. Provision of these street stubs will then permit a linkage with expected development in the immediate areas.

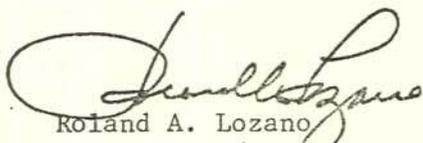
Another issue addressed in the review is that of the proposed use of land. Staff is concerned and of the opinion that the Business Park and Light Industrial uses contemplated by you are not in harmony with the existing and planned developments and uses in the area. Therefore, we recommend that you reconsider your plan and attempt to develop a plan which provides a positive rather than negative impact upon the area.

Further, it is noted that De Zavala Road and Huebner Road are classified as a secondary arterial type "A" (86' R.O.W.) and a primary arterial type "A" (110' R.O.W.) respectively on the current Major Thoroughfare Plan. Any platting activity along these thoroughfares will require dedication for future street widening in accordance with said plan. Regarding the proposed alignment of Lockhill Selma Road which is also designated as a Major Thoroughfare. Staff concurs with the 86' facility as planned.

Please note that these are staff comments and not the 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