



# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO TEXAS 78285

*PFA and Assoc. Inc.*

Applicant: Mr. Sam Guido  
Address: 442 Breesport  
S.A. Texas  
78216

*Westmore Business Park*  
*Office Service Center Park*  Preliminary Plan  
Re:  P.O.A.D.P. *Revision*  
*dated*  
File #: 84-18-62-28

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- 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 thoroughfares                                   |
| <input type="checkbox"/> Stub streets                         | <input type="checkbox"/> 24' alley(s) <i>cul de sac</i>             |
| <input type="checkbox"/> Street jogs or intersections         | <input checked="" type="checkbox"/> <i>Provision of turnarounds</i> |
| <input checked="" type="checkbox"/> Dead-end streets          | <i>at Flagship Dr, Liberty Dr</i>                                   |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | <i>&amp; Exchange Dr.</i>   |

See annotations/comments on attached copy of your plan.

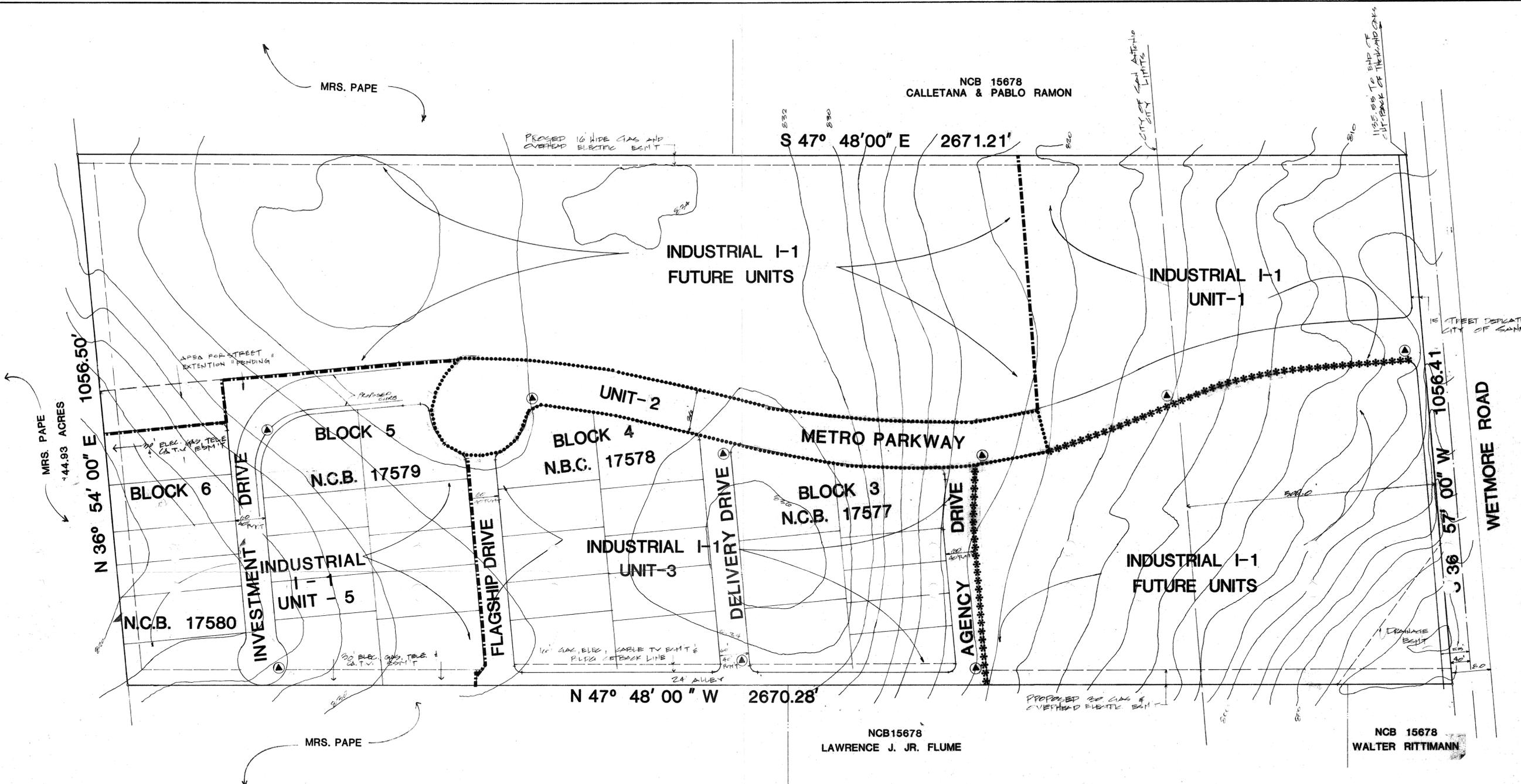
Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 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.

Michael C. O'Neal  
Chief, Current Planning

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**PRELIMINARY OVERALL DEVELOPMENT PLAN**

**WETMORE BUSINESS PARK OFFICE-SERVICE CENTER DEVELOPMENT**

**CONSTRUCTION TIME TABLE**

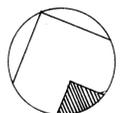
UNIT-1	UNDER CONSTRUCTION
UNIT-2	UNDER CONSTRUCTION
UNIT-3	FEBRUARY 1985
UNIT-4	AUGUST 1985
FUTURE UNITS	DECEMBER 1985

#57

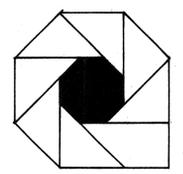
⊙ STREET LIGHTS

**LEGEND**

EXISTING CONTOURS ——— 822



SCALE 1"=100'



**ELMWOOD PROPERTIES**  
A DIVISION OF  
**QUINCY LEE INTERESTS**

**NOTES:** WATER SERVICE WILL BE PROVIDED BY CITY WATER BOARD AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO

THE ALLEY S ARE TO TO BE USED AS PART OF THE CIRCULATION SYSTEM FOR THE ARTERIAL STREETS

~~Plan~~ **Plan Submitted by P.F.A.**  
 INFORMATION SHEET FOR  
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
 (P.O.A.D.P.)

FILE NO. 83-18-62-28  
 (To be assigned by the Planning Dept.)  
 (QUINCY LEE INTEREST)

WETMORE BUSINESS PARK OFFICE  
 P.O.A.D.P. NAME  
SERVICE CENTER DEVEL.

<u>ELWOOD PROPERTIES</u>		
NAME OF DEVELOPER/SUBDIVIDER	ADDRESS	PHONE NO.
<u>San Geronimo</u>		
<u>P.F.A. &amp; Assoc Inc.</u>	<u>442 Blueport</u>	<u>341-2241</u>
NAME OF CONSULTANT	ADDRESS	PHONE NO.

GENERAL LOCATION OF SITE ALONG THE WEST R.O.W. LINE OF WETMORE ROAD 1135' SOUTH OF INTERSECTION WITH THOUSAND OAKS

EXISTING ZONING (If Applicable) I-1

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
<input checked="" type="checkbox"/> City Water Board	<input type="checkbox"/> Single Family	<input checked="" 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 checked="" type="checkbox"/> Industrial	

DATE FILED Nov. 27, 1984

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

DUE DATE OF RESPONSE Dec. 26, 1984  
 (Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
 (Within 15 working days of receipt)

Mar 1984  
 (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; clarify
- (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; Construct timetable
- (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.

DISTRIBUTION: TRAFFIC \_\_\_\_\_ TRANSPORTATION STUDY OFFICE \_\_\_\_\_

COMMENTS: 11-30-84 - Committee reviewed & agreed to postpone pending additional info regarding ownership. Staff consensus was to also discuss potential zoning in the area with Andy. There is concern regarding the extension of 86' and potential linkage with Thousand Oaks 11-14-84

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

FILE NO. 83-18-62-28  
(To be assigned by the Planning Dept.)

WETMORE BUSINESS PARK  
P.O.A.D.P. NAME  
OFFICE-SERVICE CENTER DEVELOP.

QUINCY LEE INDUSTRIAL ADDRESS PHONE NO.  
NAME OF DEVELOPER/SUBDIVIDER  
SHEP LONG  
VICKREY & ASSOC. INC. 7334 BLANCO RD. SUITE 109 349-3271  
NAME OF CONSULTANT ADDRESS PHONE NO.

GENERAL LOCATION OF SITE ALONG THE WEST ROW. LINE OF WETMORE  
RD. 1135.55 SOUTH OF ITS INTERSECTION WITH  
THOUSAND OAKS

EXISTING ZONING (If Applicable) O.C.C. & I-1  
applicant is requesting rezoning from R.U.D. to I-1

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

DATE FILED Nov. 30, 1983 REVISIONS FILED \_\_\_\_\_  
(if applicable)  
DUE DATE OF RESPONSE Dec. 29, 1983 DATE OF RESPONSE \_\_\_\_\_  
(within 20 working days of receipt) (within 10 working days of receipt)

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

*See new Plan dated 11-27-84*

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.

*copies to all of Dean 12-1-83  
Committee 12-6-83*



# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

June 10, 1985

Applicant: P.F.A. & Assoc., Inc.  
Sam Guido  
Address: 442 Breesport  
San Antonio, TX 78216

Wetmore Business Park  Preliminary Plan  
Re: Office Service Center  P.O.A.D.P.

File #: 84-18-62-28 Revised May 31, 1985

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

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)

36-10 ft Cul-de-sac for industrial development

requires 100' centerline radius.

See annotations/comments on attached copy of your plan.

Comments: The cul-de-sac at the end of Investment Drive requires 100' centerline radius.

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.

*McNeal*  
Michael C. O'Neal  
Planning Administrator  
Current Planning Division



Eddie

# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

December 11, 1984

P.F.A. and Assoc., Inc.  
 Applicant: Mr. Sam Guido  
 Address: 442 Breesport  
San Antonio, Texas 78216

Wetmore Business Park  Preliminary Plan  
 Re: Office Service Center  P.O.A.D.P. revision  
Development dated November 27, 1984  
 File #: 84-18-62-28

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- ( ) 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) cul de sac
  - Provision of turn-arounds at Flagship Dr., Liberty Dr., and Exchange Dr.

( ) 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 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.

  
 Michael C. O'Neal  
 Chief, Current Planning

sm



# CITY OF SAN ANTONIO

P. O. BOX 1000  
SAN ANTONIO, TEXAS 78205

Date: December 6, 1983

Applicant: Vickrey & Associates, Inc.  
Mr. Shep Long  
Address: 7334 Blanco Road  
San Antonio, Texas 78216

Wetmore Business Park ( ) Preliminary Plan  
Office Service Center (X) P.O.A.D.P.

File #: 83-18-62-28

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
- (X) 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                     | _____                             |
| (X) 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 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 *Shep Long*