



CITY OF SAN ANTONIO

P.O. BOX 100
SAN ANTONIO, TEXAS 78285

July 5, 1983

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

Re: Woodglen

Dear Mr. Bose:

Please be advised that review of the Preliminary Overall Area Development Plan (POADP) for Woodglen (File #83-10-59-66) has been completed. The review was primarily directed at areas for which plats have not been approved or recorded as shown on the P.O.A.D.P.

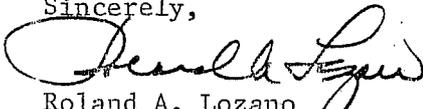
Analysis of the planned layout is that it is in general compliance with Chapter 36 of the City Code. However, some planned cul-de-sac streets are in excess of 500' as referenced in Section 36-10(H) of Chapter 36. Although this situation does not require a variance, it will be necessary upon application of a Letter of Certification with the Public Works Department for your firm or the subdivider, to address in writing the facts which are believed to warrant the longer cul-de-sac street design. As you know, the Commission may accept or reject longer cul-de-sacs based on its merit after considering density, land-use, safety and convenience.

Another issue addressed in the review was that of single family lots fronting onto the two planned collector streets (Village Parkway and Star Creek Dr.). Staff recommends that said lots not front onto the collector street system since this encourages vehicular on-street parking and back-up maneuver onto heavily traveled thoroughfares which create traffic circulation problems. To address this situation, consideration should be given to provisions for 24' alleys to allow rear loading in order to diminish potential traffic circulation problems.

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.

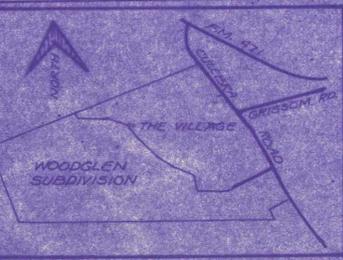
If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,


Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering



NOTE: DEVELOPMENT PROJECTION SCHEDULE
 a. UNIT-1 PROJECT COMPLETE
 b. UNIT-2 TO BE COMPLETED BY JANUARY 1984.
 c. UNIT-3 TO BE COMPLETED BY JULY 1984.
 d. REMAINING PHASE 4 CONSTRUCTION TO BE COMPLETED BY THE YEAR 1990 APPROXIMATELY.

*Area containing
 units to village
 on site (village phase)*

*omit copies to Cal & Peter
 6-16-83*

NORTH
 SCALE 1"=200'

Recorded:
 July 9, 1983

VOL. 9502, P. 174

Recorded
 Vol. 9300, P. 22

*Unit 1, 2, 3, 4
 Area and from
 Vol. 9300*

UNPLATTED
 (RICHLAND HILLS)
 GEORGE WIMBY OF TEXAS

DENTON-GULEBRA ROAD
 MASTER PLAN
 WOODGLEN SUBDIVISION

MARION BOSE COPELAND
 AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 NEW BRUNSWICK, TEXAS

RECEIVED
 JUN 14 1983
 DEPARTMENT OF PLANNING
 Subdivision Section

#36