CITY OF SAN ANTONIO
P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

October 6, 1983

Vickrey & Associates, Inc.
Mr. Anibal Gutierrez
7334 Blanco Road, Suite 109
San Antonio, Texas 78216

RE: Woodland Hills

Dear Mr. Gutierrez:

Please be advised that the Preliminary Overall Area Development Plan (POADP) review for Woodland Hills (File #83-13-62-44) has been completed. The proposed scheme was jointly reviewed by Traffic Engineering and Planning staff. Analysis of the POADP concludes that the planned proposal is in general compliance with the requirements set forth in Chapter 36 of the City Code.

Staff concensus is that the planned Vance Jackson Road alignment is in accordance with the current Major Thoroughfare Plan. Additionally, it is noted that Huebner Road is classified as a primary arterial (110' R.O.W.). Any platting activity along said thoroughfare will require dedication for future street widening in accordance with the Major Thoroughfare Plan.

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,

Rebecca Quintanilla Cedillo
for Roland A. Lozano
Director of Planning

RAL/EG/sm
cc: Dean Chadwick, Traffic Engineering

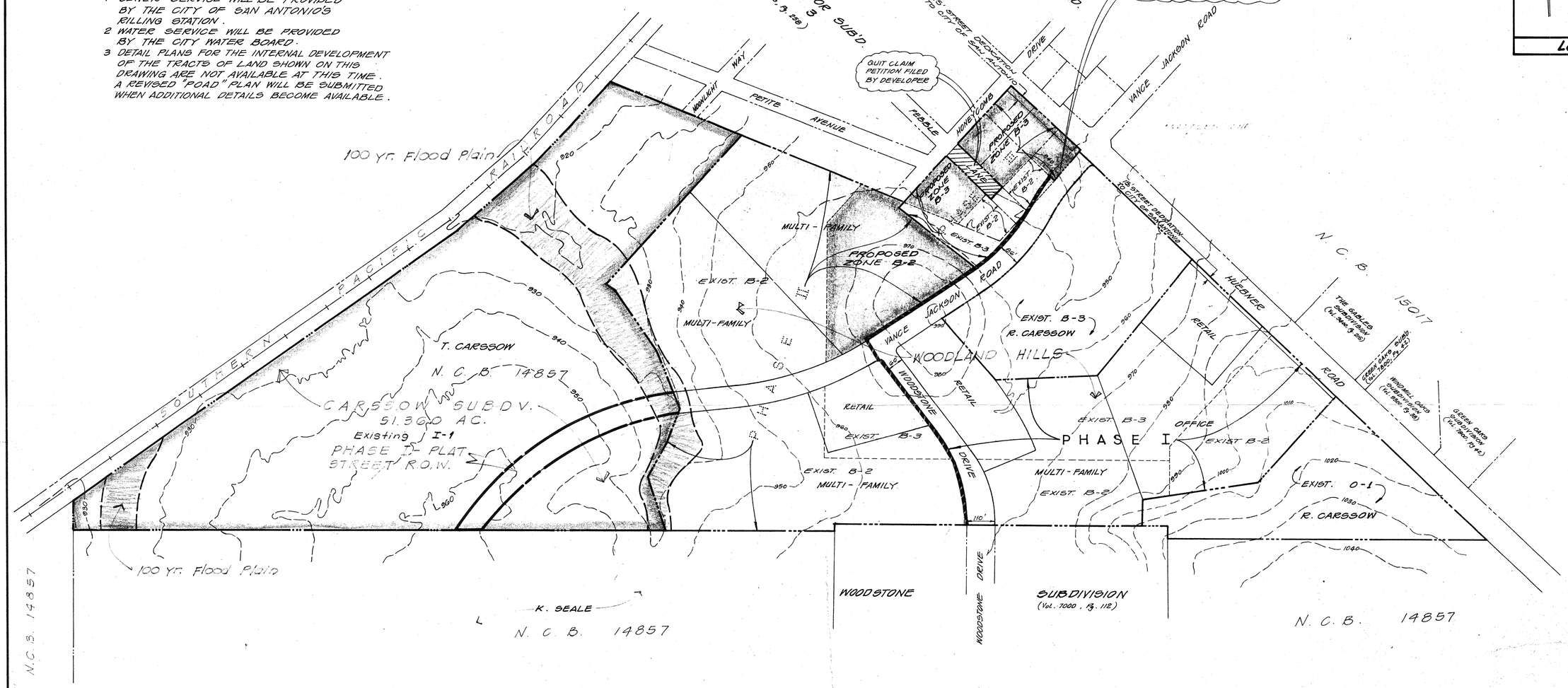
"AN EQUAL OPPORTUNITY EMPLOYER"

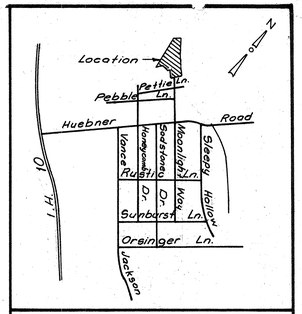
RECEIVED
1985 MAR 14 PM 4:29
DEPT. OF ENGINEERING
CURB & STREET IMPROVEMENT
SECTION

SCALE : 1" = 200'

NOTES

1. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO'S BILLING STATION.
2. WATER SERVICE WILL BE PROVIDED BY THE CITY WATER BOARD.
3. DETAIL PLANS FOR THE INTERNAL DEVELOPMENT OF THE TRACTS OF LAND SHOWN ON THIS DRAWING ARE NOT AVAILABLE AT THIS TIME. A REVISED "POAD" PLAN WILL BE SUBMITTED WHEN ADDITIONAL DETAILS BECOME AVAILABLE.





Location Map

#72

OWNER/DEVELOPER
WILLIAM B. CARSSOW
800 SOUTHWEST TOWER
SEVENTH AT BRAZOS, AUSTIN TX. 78701

REVISED P. O. A. D. P.
ADDED CARSSOW SUBDIVISION
BY: BROWN ENGINEERING CO.
MARCH 13, 1985

DATE	DESCRIPTION	APPROVED
4/4/84	REVISED PROPOSED ZONING LIMITS	A.A.G.
4/2/84	ADDED PHASE III	A.A.G.

REVISIONS

JOB NO. 0697-04-04
FILE NO:
FILE LOCATION
DRAWN BY:
DATE: SEPT. 19, 1983
CHECKED BY:
APPROVED BY:
CERTIFIED BY:
Registered Professional Engineer

VICKREY & ASSOCIATES, Inc.
ENGINEERS - ARCHITECTS
7334 BLANCO ROAD SUITE 109 • SAN ANTONIO, TEXAS 78216 • 512-349-3271

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
for
WOODLAND HILLS SUBDIVISION
"A Vance Jackson Joint Venture"

0 100 200 400
SCALE IN FEET

SHEET 1 OF 1

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

FILE NO. 83-13-62-44
(To be assigned by the Planning Dept.)

WOODLAND HILLS
P.O.A.D.P. NAME

VANCE JACKSON JOINT VENTURE — NAME OF DEVELOPER/SUBDIVIDER
5545 FREDERICKSBURG — ADDRESS 78229
341-9696 — PHONE NO.

VICKREY & ASSOC. INC. — NAME OF CONSULTANT
7334 BLANCO RD. SUITE 109 — ADDRESS S.A. 78216
349-3271 — PHONE NO.

GENERAL LOCATION OF SITE N.W. OF THE INTERSECTION HUEBNER RD. & VANCE JACKSON RD.

EXISTING ZONING (If Applicable) B-3, B-2 & R-1

PROPOSED WATER SERVICE
(✓) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE
( ) Single Family
( ) Duplex
(✓) Multi-Family
(✓) Business & OFFICE
( ) Industrial

PROPOSED SEWER SERVICE
(✓) City of San Antonio
( ) Other System _____ Name
( ) Septic Tank(s)

DATE FILED Sept. 20, 1983

DUE DATE OF RESPONSE Oct. 18, 1983
(within 20 working days of receipt)

REVISIONS FILED
(if applicable)
DATE OF RESPONSE 3/15/85
(within 15 working days of receipt)

MAR. 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: (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;
need to clarify. ✓ (i) existing and/or proposed zoning classification(s);
~~AA~~ ✓ (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.

9-15-83
Spoke to A. Sutersize and requested additional info.
(1) proposed, existing R.O.W. width also need pavement width for all planned 60' ROW
(2) known planned development.
(3) adjacent ~~ROW~~ ownership
(4) construction time tables

Recieved new Prints 9-20-83
copies to AC & Dean 9-20-83
Reviewed by committee 9-27-83 — (OK. as submitted.)

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

March 15, 1985

Vickrey & Associates Inc.
Applicant: Mr. Anibal Gutierrez
Address: 7334 Blanco Rd., Suite 109
San Antonio, Texas 78216

Re: Woodland Hills
File #: 83-13-62-44

☐ Preliminary Plan
☒ P.O.A.D.P.
April 5, 1984
April 19, 1984

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

(XX) 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)
- ( ) _____

( ) See annotations/comments on attached copy of your plan.

(XX) Comments: This acknowledges receipt of the revised plan showing new alignment of Vance Jackson Road.

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.

MCOneal

Michael C. O'Neal
Planning Administrator

Jack S. Brown, 7801 Broadway, SAT 78209

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: April 19, 1984

Vickrey & Associates, Inc.
Applicant: Mr. Anibal Gutierrez
Address: 7334 Blanco Road - Suite 109
San Antonio, Texas 78216

Re: Woodland Hills
File #: 83-13-62-44

☐ Preliminary Plan
XX P.O.A.D.P. (Revision date April 5, 1984)

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

(X) 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)	( ) _____

(X) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout	( ) Low density lots fronting onto major thoroughfares
( ) Relation to adjoining street system	( ) 24' alley(s)
( ) Stub streets	( ) _____
( ) Street jogs or intersections	
( ) Dead-end streets	
( ) Cul-de-sac streets in excess of 500'	

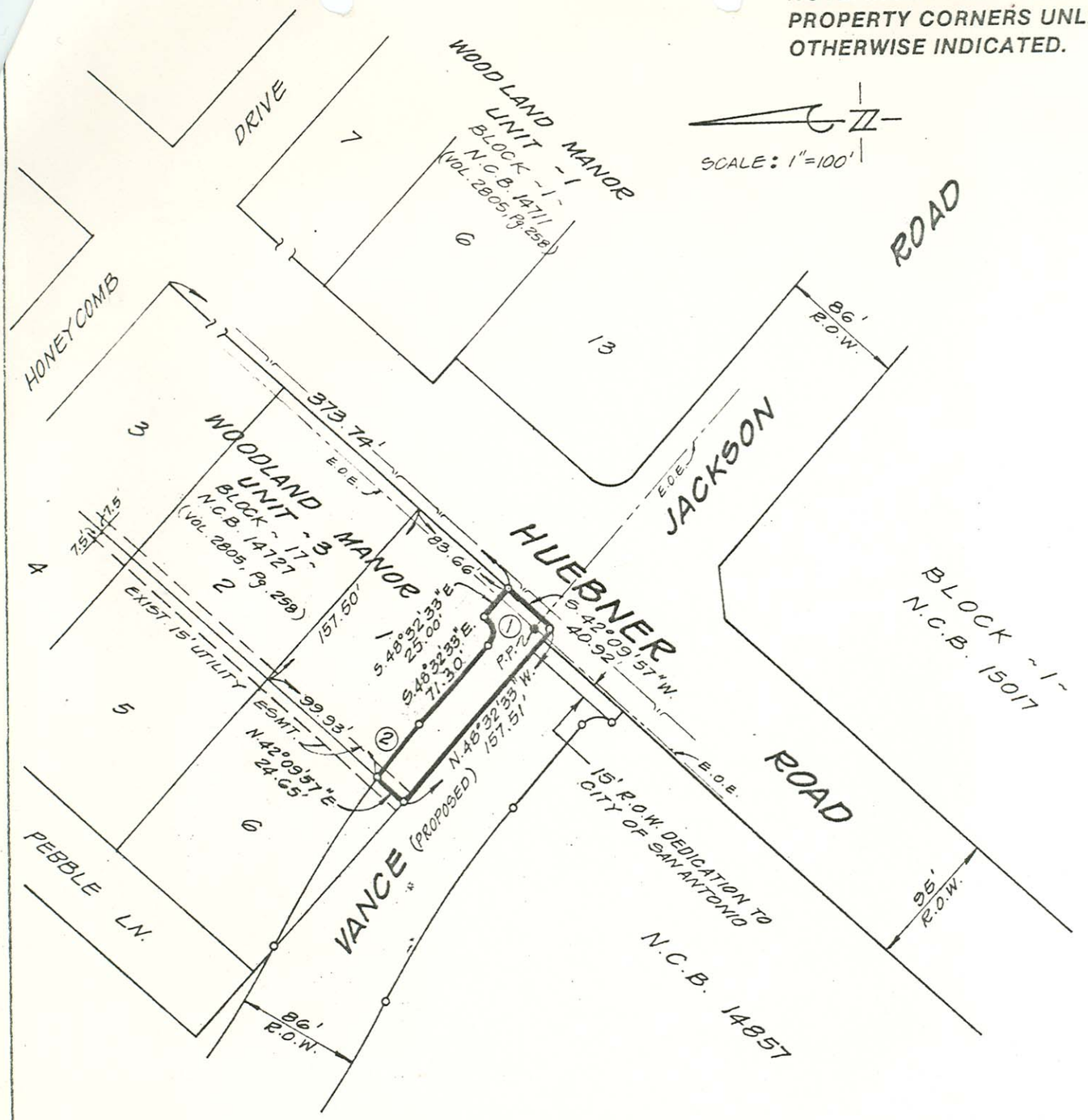
( ) See annotations/comments on attached copy of your plan.

(X) Comments: This acknowledges receipt of the revised plan reflecting Phase III and the planned zoning for the area.

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 _____

NOTE: IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.



CURVE DATA					
Cv.	Δ	R	L	C	T
1	89°17'30"	15.00'	23.38'	21.08	14.82'
2	03°34'54"	743.00	46.45'	46.44'	23.23'

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS
7334 BLANCO ROAD SUITE 109 • SAN ANTONIO, TEXAS 78216 • 512-349-3271

PLAT OF : 0.103 ACRES, 4,506 SQ. FT. OF LAND OUT OF LOT 1, N.C.B. 14727, OF THE SUBDIVISION PLAT OF WOODLAND MANOR UNIT-3 SAN ANTONIO, BEXAR COUNTY, TEXAS.

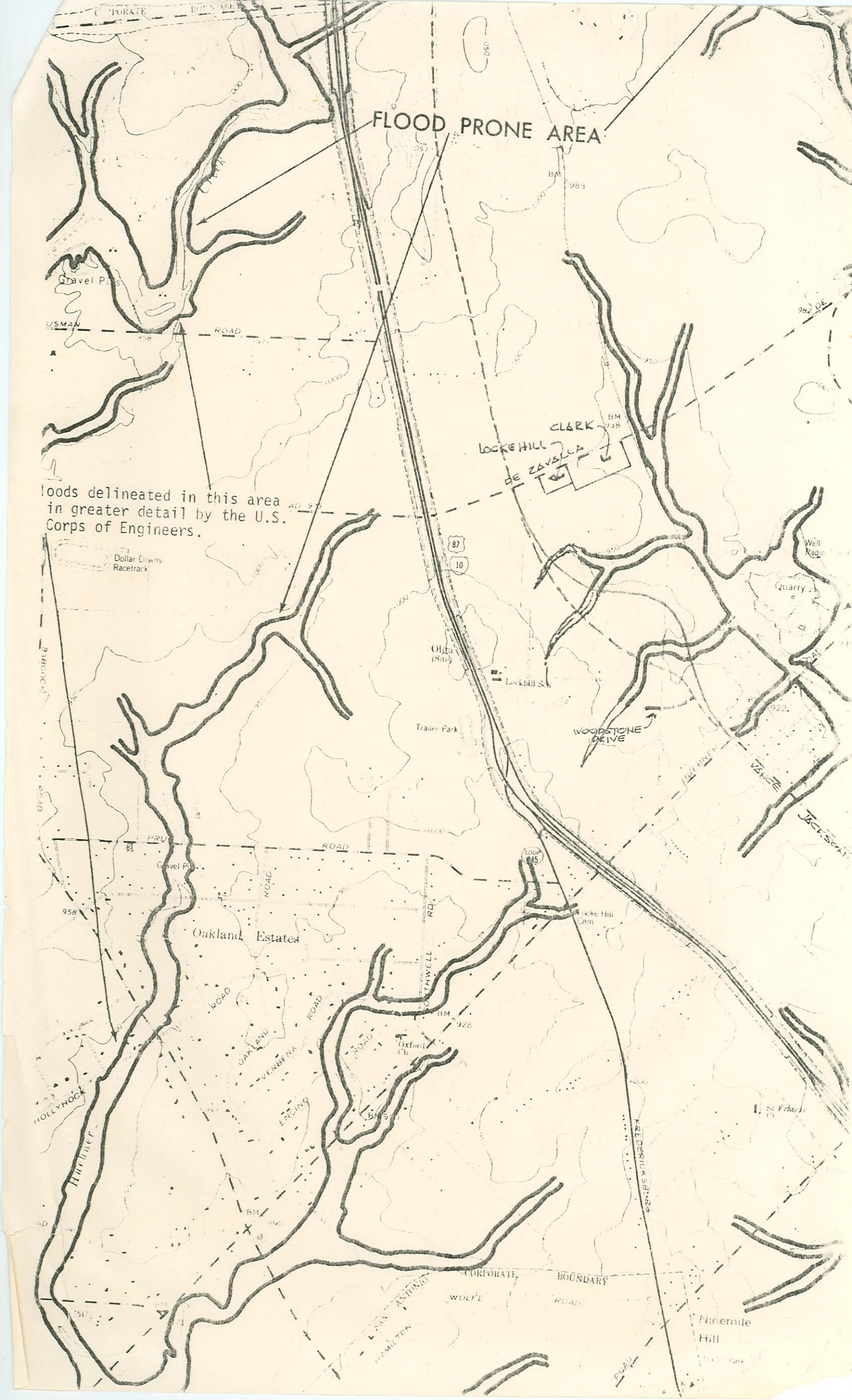
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 6TH day of SEPTEMBER, 19 83 A.D.

Reference: VOL. 2805 PAGE 258
RESTRICTIVE COVENANTS VOL. PAGE

Job No. 0697-04-27


FLOOD PRONE AREA
loods delineated in this area
in greater detail by the U.S.
Corps of Engineers.
CLARK
LOCKE HILL
DE ZAVALLA
Gravel Pits
USMAN
ROAD
Dollar Downs
Racetrack
Olga
(Site)
Lockhill Sch
Trailer Park
WOODSTONE
DRIVE
Quarry
Well
Radio
VANCE
JACKSON
PRU
ROAD
Gravel Pit
Oakland Estates
Locke Hill
Cem
Oxford
Ch
OAKLAND
VERBENA
ENCINO
HOLLYHOCK
Huebner
FREDERICKSBURG
CORPORATE
BOUNDARY
WOLFE
ROAD
SAN ANTONIO
HAMILTON
Ninemile
Hill
St Francis
BM
988
938
928
922
958
87
10
LOOP
45