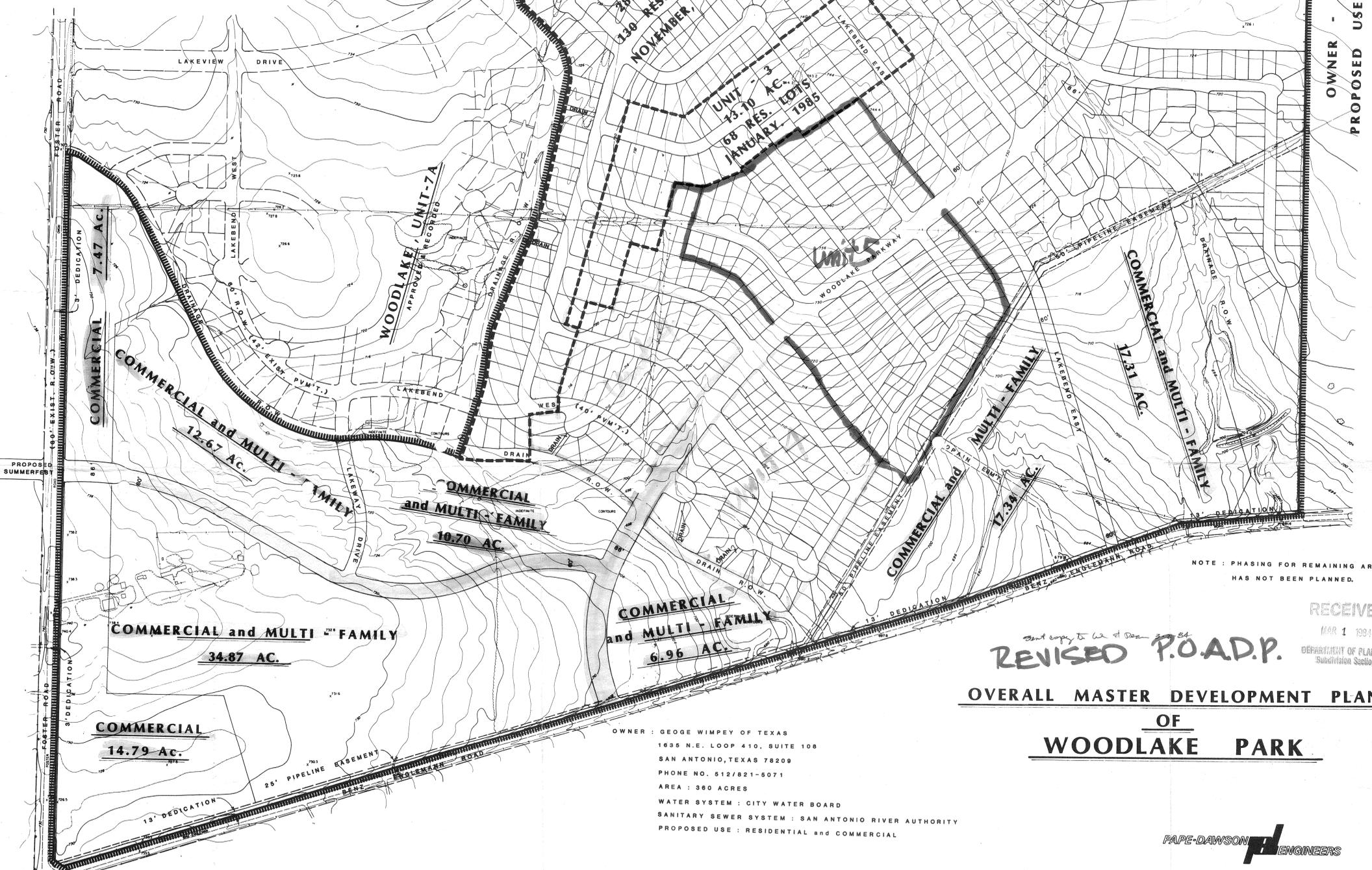


102



SCALE: 1"=200'

SUNRISE SUBDIVISION



UNPLATTED  
OWNER - UNKNOWN  
PROPOSED USE - UNKNOWN

UNPLATTED

NOTE: PHASING FOR REMAINING AREAS HAS NOT BEEN PLANNED.

RECEIVED  
MAR 1 1984  
DEPARTMENT OF PLANNING  
Subdivision Section

REVISED P.O.A.D.P.

# OVERALL MASTER DEVELOPMENT PLAN OF WOODLAKE PARK

OWNER: GEORGE WIMPEY OF TEXAS  
1635 N.E. LOOP 410, SUITE 108  
SAN ANTONIO, TEXAS 78209  
PHONE NO. 512/821-5071  
AREA: 380 ACRES  
WATER SYSTEM: CITY WATER BOARD  
SANITARY SEWER SYSTEM: SAN ANTONIO RIVER AUTHORITY  
PROPOSED USE: RESIDENTIAL and COMMERCIAL

PAPE-DAWSON ENGINEERS

Computer version 3-6-84

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

FILE NO. 84-20-59-64  
 (To be assigned by the Planning Dept.)

WOODLAKE PARK  
 P.O.A.D.P. NAME

GEORGE WIMPEY OF TEXAS  
 NAME OF DEVELOPER/SUBDIVIDER

1635 N.E. LOOP 410 SUITE 108  
 ADDRESS

821-5071  
 PHONE NO.

PAPE-DAWSON ENG.  
 NAME OF CONSULTANT

9310 BROADWAY 78217  
 ADDRESS

824 9494  
 PHONE NO.

GENERAL LOCATION OF SITE NE CORNER OF THE INTERSECTION OF  
FOSTER RD. & BENZ-ENGELMANN RD.

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

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

- City Water Board
- Other District \_\_\_\_\_  
Name \_\_\_\_\_
- Water Wells

- Single Family
- Duplex
- Multi-Family
- Business
- Industrial

- City of San Antonio
- Other System SAN ANTONIO  
RIVE AUTHORITY Name \_\_\_\_\_
- Septic Tank(s)

DATE FILED Jan. 18, 1984  
 DUE DATE OF RESPONSE Feb. 15, 1984  
 (within 20 working days of receipt)

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

June 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.

Spoke to George P. 1-16-84 and requested additional info  
 (1) existing R.O.W. width at Foster, Benz Engelmann & Lake Jean.  
 (2) planned paving width for all 60 rows  
 (3) entry to Sunrise build. at Foster.  
 (4) provide updated completion dates for project.

Discussed with required info 1-13-84 copy to all & Papan  
 1-24-84 P.O.A.D.P. committee met to review Woodlake Park. All, suggest  
 that defer the review pending word from George Dawson regarding the possible realignment  
 of Woodlake Parkway into Benz Engelmann. He said we could expect some word by



# CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78285

Date: March 7, 1984

Applicant: Pape-Dawson Engineers  
Mr. Jesse Pacheco  
Address: 9310 Broadway  
San Antonio, Texas 78217

Re: Woodlake Park  Preliminary Plan  
 P.O.A.D.P.  
File #: 84-20-59-64 (Revised)  
**3-1-84**

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
- 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.

Comments: This is to acknowledge receipt of the revised POADP. Said plan reflects the realignment of Woodlake Parkway and the downgrading of the 86' street section west of the new alignment as recommended by staff. In this regard, staff poses no objection to the amendment as submitted.

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 Rebecca Smith

# CITY OF SAN ANTONIO



Elle

85

Date: February 6, 1984

Applicant: Pape-Dawson Engineers  
Mr. Jesse Pacheco  
 Address: 9310 Broadway  
San Antonio, Texas 78217

City of San Antonio  
 No: Woodlake Park  
 File # 84-20-59-64

The above has been reviewed by Planning and Public Works 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
- lacks compliance with the Subdivision Regulations regarding:
  - Street layout
  - Relation to adjoining street systems
  - Stub streets
  - Street joins or intersections
  - Dead-end streets
  - Cul-de-sac streets in excess of 500'
  - Lot density
  - Front setback
  - Thoroughfares
  - 20' alley (a)

See annotations/comments on attached copy of your plan.

Comments: It is recommended that a portion of Woodlake Parkway be realigned. The street alignment depicted on the attached POADP will then be consistent with the proposed amendments to the Major Thoroughfare Plan. Additionally, the 86' street section west of the new alignment can be downgraded to a 60' collector.

Please note that these are staff comments and not binding on the City. This action does not establish any commitment for the provision of utility 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 and a plat submitted in accordance with the Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By Leticia Santilla

April 8, 1988

RECEIVED

1988 APR 12 AM 11:20

DEPT. OF PLANNING  
 CURRENT PLANNING  
 DIVISION

*Mac/Eddie  
 Key*

Mr. Mike O'Neal  
 Planning Department  
 City of San Antonio  
 P. O. Box 9066  
 San Antonio, Texas 78285

Re: POADP Applications Status  
 Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

**PLATTED OR PARTIALLY PLATTED**

| <u>MAP NUMBER</u> | <u>DESCRIPTION</u>                  |
|-------------------|-------------------------------------|
| 94                | Embassy North                       |
| 115               | Sterling Oak                        |
| 173               | Metropolitan Business Park          |
| 110               | Westover Hills                      |
| 127               | Interchange Park                    |
| 129               | Cinnamon Hills                      |
| 162               | Seltzer Subdivision                 |
| 40                | Castle Hills Forest                 |
| 214               | Woodway Park                        |
| 10-217            | Encino Park-NPC                     |
| 233               | Indian Springs Corp. Center Subdiv. |
| 3                 | Country View                        |
| 73                | Grand Oaks                          |
| 17                | Woodlake Golf Villas, Unit-2        |
| 19                | Woods of Shavano & University Oaks  |
| 27                | Northgate                           |
| 28                | Woodridge, Unit-4                   |
| 31                | Timber Ridge                        |
| 33                | Camino Real                         |
| 35                | Richland Hills                      |
| 42                | Blanco Woods                        |

Mr. Mike O'Neal  
 Planning Department  
 City of San Antonio  
 Re: POADP Applications Status  
 April 8, 1988  
 Page 2 of 3

**PLATTED OR PARTIALLY PLATTED (continued)**

| <u>MAP NUMBER</u> | <u>DESCRIPTION</u>             |
|-------------------|--------------------------------|
| 51                | Woodlake Duplex, Unit-1        |
| 52                | Oakwell Farms                  |
| 54                | Oakridge                       |
| 56                | Bluebonnet Park                |
| 61                | Falcon Ridge                   |
| 64                | Crownridge of Texas            |
| 68                | Fawn Meadow                    |
| 70                | Olmos Creek Office Park        |
| 30- 79            | Guilbeau Place                 |
| 85                | The Arbor                      |
| 86                | Hacienda Real                  |
| 103               | Santa Fe                       |
| 108               | Afton Oaks                     |
| 174               | Braun Oaks                     |
| 182               | Perrin Creek                   |
| 55                | Dominion                       |
| 49                | Braun Oaks - Tres Cinco Unit-2 |
| 194               | Alamo Cement Company           |
| 20- 102           | Woodlake Park-Wimpey           |
| 265               | Woodlake Subdiv, U-8, 6        |
| 261               | Woodlake Country Club Estates  |
| 271               | S.A. Joint Participation       |

**NOT PLATTED, BUT STILL ACTIVE**

|         |                          |
|---------|--------------------------|
| 101     | Woodlake Park            |
| 237     | La Cantera               |
| 46- 189 | Eastwood Industrial Park |

**UNKNOWN**

|        |                              |               |
|--------|------------------------------|---------------|
| 7- 137 | North San Pedro 16           | Not Platted*  |
| 146    | Starcrest Hills              | Not Platted*  |
| 147    | Woller Road Tract - 28 Acres | Not Platted*  |
| 169    | The Park                     | Not Platted*  |
| 211    | SRC Development              | Not Platted*  |
| 78     | Pembroke Place               | Not Platted*  |
| 241    | Pace-Picante                 | Not Platted** |

Mr. Mike O'Neal  
Planning Department  
City of San Antonio  
Re: POADP Applications Status  
April 8, 1988  
Page 3 of 3

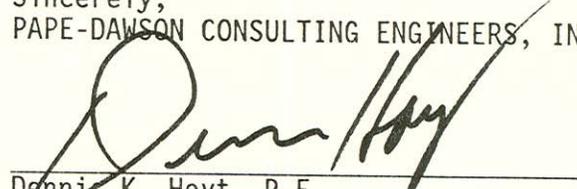
\* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

\*\* Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,  
PAPE-DAWSON CONSULTING ENGINEERS, INC.



---

Dennis K. Hoyt, P.E.  
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department  
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)

January 11, 1984

Mr. Edward Guzman  
Department of Planning  
City of San Antonio  
P.O. Box 9066  
San Antonio, Texas 78284

RE: Woodlake Park Subdivision  
Preliminary Overall Area Development Plan

Dear Mr. Guzman:

Attached, please find three (3) prints and one (1) reproducible sepia of the Preliminary Overall Area Development Plan for the above referenced subdivision for your review. We are now in the process of engineering Unit-1 and Unit-2.

Should additional information be required, please call our office.

Sincerely,

PAPE-DAWSON CONSULTING ENGINEERS, INC.

  
\_\_\_\_\_  
Jesse F. Pacheco

JFP/srh

Attachments

**RECEIVED**

JAN 13 1984

**DEPARTMENT OF PLANNING**  
**Subdivision Section**

*POUOP lacks info.*

February 29, 1984

Mr. Edward Guzman  
Department of Planning  
City of San Antonio  
P.O. Box 9066  
San Antonio, Texas 78284

Re: Woodlake Park P.O.A.D.P.

Dear Mr. Guzman:

Attached, please find three (3) prints and a reproducible sepia of the above referenced subdivision with revisions for your review.

Should additional information be required, please call our office.

Sincerely,

PAPE-DAWSON CONSULTING ENGINEERS, INC.

  
Jesse F. Pacheco

JFP/mj

Attachments