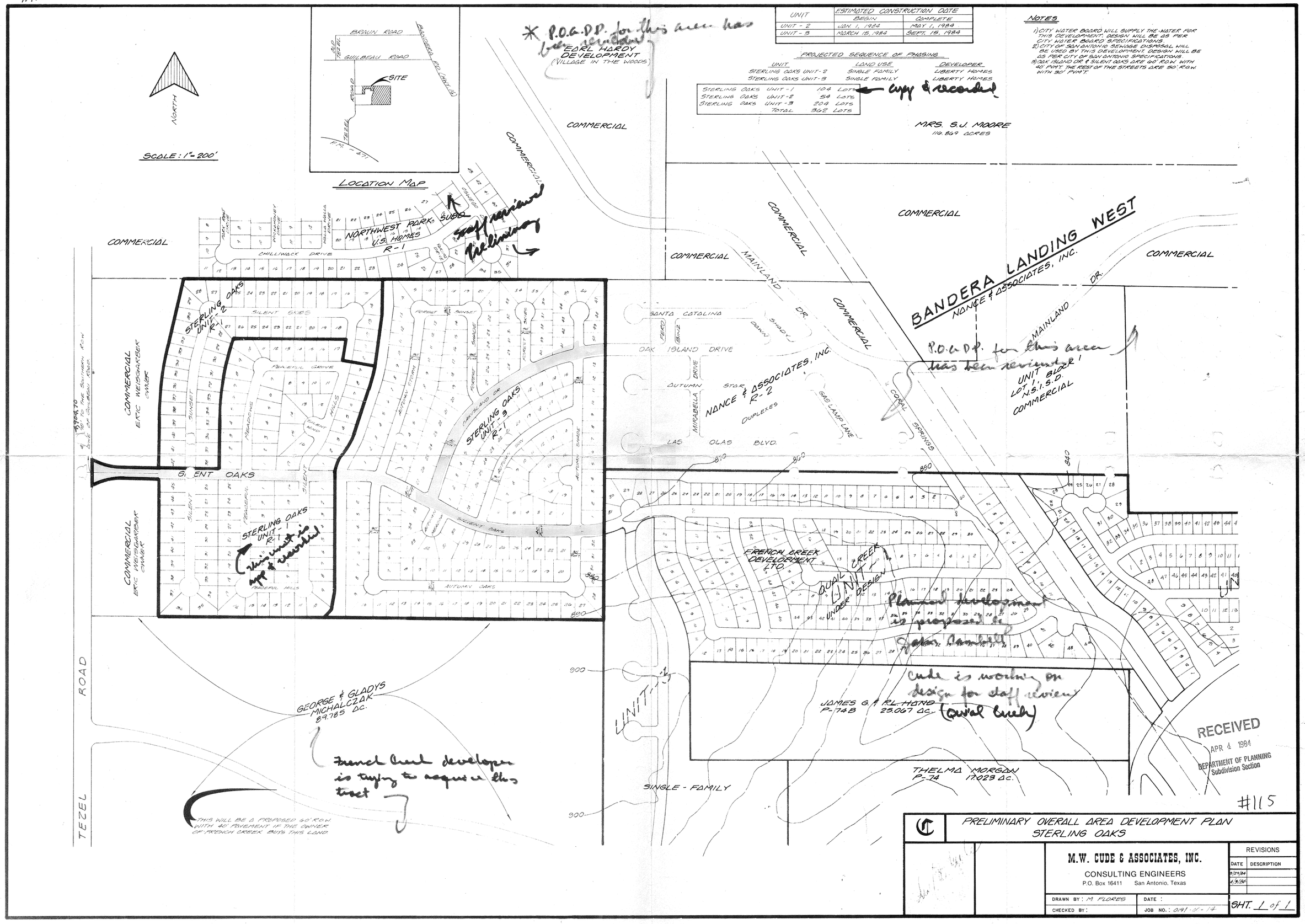
#115



UNIT	ESTIMATED CONSTRUCTION DATE	
	BEGIN	COMPLETE
UNIT - 2	JAN. 1, 1984	MAY 1, 1984
UNIT - 3	MARCH 15, 1984	SEPT. 15, 1984

PROJECTED SEQUENCE OF PHASING

UNIT	LAND USE	DEVELOPER
STERLING OAKS UNIT-2	SINGLE FAMILY	LIBERTY HOMES
STERLING OAKS UNIT-3	SINGLE FAMILY	LIBERTY HOMES

STERLING OAKS UNIT-1	104	LOTS
STERLING OAKS UNIT-2	54	LOTS
STERLING OAKS UNIT-3	204	LOTS
TOTAL	362	LOTS

← copy & recorded

NOTES

1) CITY WATER BOARD WILL SUPPLY THE WATER FOR THIS DEVELOPMENT. DESIGN WILL BE AS PER CITY WATER BOARD SPECIFICATIONS.
2) CITY OF SAN ANTONIO SEWAGE DISPOSAL WILL BE USED BY THIS DEVELOPMENT. DESIGN WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
3) OAK ISLAND DR. & SILENT OAKS ARE 60' R.O.W. WITH 40' PVM'T. THE REST OF THE STREETS ARE 50' R.O.W. WITH 30' PVM'T.

RECEIVED
APR 4 1984
DEPARTMENT OF PLANNING
Subdivision Section

#115

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
STERLING OAKS

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
P.O. Box 16411 San Antonio, Texas

REVISIONS	
DATE	DESCRIPTION
3/29/84	
4/3/84	

DRAWN BY: M. FLORES DATE:
CHECKED BY: JOB NO.: 0191-01-14

SHT. 1 of 1

INFORMATIONAL LETTER
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 84.10.60.88
(To be assigned by the Planning Dept.)

STERLING OAKS
P.O.A.D.P. NAME

DOUG CROSS
LIBERTY HOMES
NAME OF DEVELOPER/SUBDIVIDER | ADDRESS | PHONE NO.

M.W. CUDE & ASSOC. INC. | P.O. BOX 16411 | 681-2551
NAME OF CONSULTANT | ADDRESS | PHONE NO.

GENERAL LOCATION OF SITE ALONG THE EAST R.O.W. LINE OF TEZEL RD. & SOUTH OF ITS INTERSECTION OF GUILBEAU RD.

EXISTING ZONING (If Applicable) O.C.L. AREA IS PLANNED

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 April 4, 1984

REVISIONS FILED (if applicable)

DUE DATE OF RESPONSE May 2, 1984
(within 20 working days of receipt)

DATE OF RESPONSE (within 15 working days of receipt)

Oct 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 proposed 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;
O.C.L. (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.

3-16-84 Called Carlos for additional info.
3-19-84 Carlos will make necessary changes & additions

Copies to Dean & al 4.5.84
Committee reviewed 4-17-84

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78[illegible]

Date: April 19, 1984

M.W. Cude & Associates, Inc.
Applicant: Mr. Michael Cude
Address: P.O. Box 16411
San Antonio, Texas 78216

Re: Sterling Oaks ☐ Preliminary Plan ☒ P.O.A.D.P.
File #: 84-10-60-88

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.

( ) 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 _____

Mco/Eddie

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9474

April 8, 1988

RECEIVED
1988 APR 12 AM 11:20
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

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

MAP NUMBER	DESCRIPTION
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
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

PLATTED OR PARTIALLY PLATTED (continued)

MAP NUMBER	DESCRIPTION
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
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
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
189	Eastwood Industrial Park

UNKNOWN

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**

* 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)