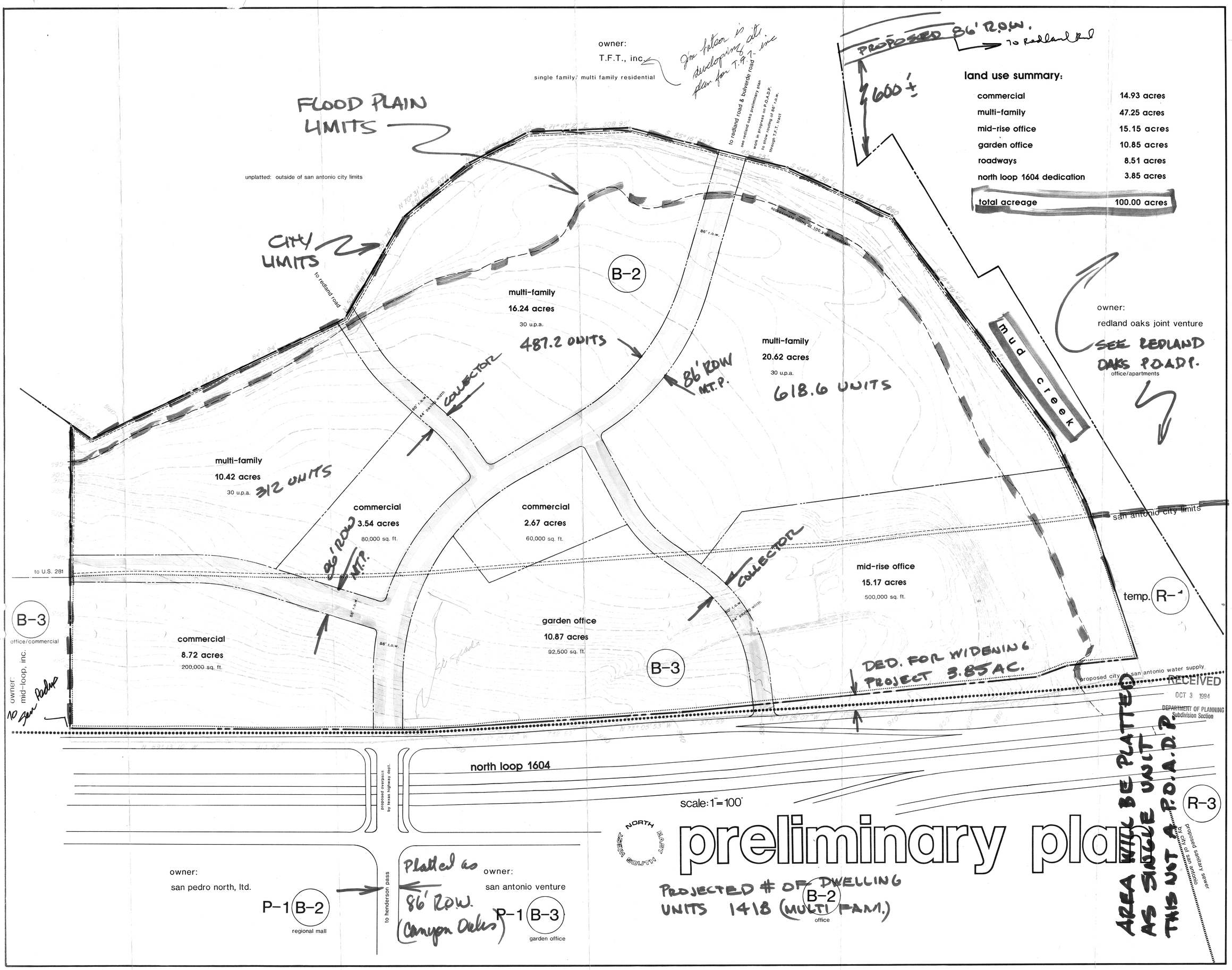

RECEIVED
OCT 3 1984
DEPARTMENT OF PLANNING
Subdivision Section

w.k.m. companies
11723 whisper valley drive
san antonio, texas 78230

JAMES DESIGN ASSOC.

ARCHITECTS
PLANNERS
INTERIORS
LANDSCAPE

AUSTIN
SAN ANTONIO

PLANNED ENVIRONMENTS INC.

LAND PLANNERS

8000 WEST AVENUE, SUITE #2 ■ SAN ANTONIO, TEXAS 78213 ■ 512.340-5474

#132

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

FILE NO. 84-~~16~~ 17-64-~~46~~ 24
(To be assigned by the Planning Dept.

WKM 100-AC. TRACT
P.O.A.D.P. NAME

W.K.M. COMPANIES
NAME OF DEVELOPER/SUBDIVIDER

11723 WHISPER VALLEY DR.
ADDRESS SA. 78230

PHONE NO.

PLANNED ENVIRONMENTS INC.
NAME OF CONSULTANT

8000 WEST AVE. SUITE #2
ADDRESS

340-5474
PHONE NO.

GENERAL LOCATION OF SITE ALONG THE NORTH R.O.W. LINE OF F.M. 1604 & NORTH OF HENDERSON PASS

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
(X) City Water Board	( ) Single Family	(X) City of San Antonio
( ) Other District _____ Name	( ) Duplex	( ) Other System _____ Name
	( ) Multi-Family	
( ) Water Wells	( ) Business	( ) Septic Tank(s)
	( ) Industrial	

This is a preliminary plan. area will be platted as single unit

DATE FILED Oct 3, 1984

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Oct 31, 1984
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

_____
(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;
- ___ (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;
- ___ (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: Requested info that was lacking from Jim Folson 9-18-84
10-5-84
Committee reviewed plan, and there was a staff concenous to see that the collector st. jog be eliminated by directly linking the collector strut system/rational was because of current design (jog) would not facilitate expected volume of traffic between FM.1604 & Redland Rd. also as a result of the jog traffic signaling would be difficult to address. It was also suggested that entry (86' ROW) at 1604 contains excess strut grades. ← Decided to disregard last statement See addition notes on Review sheet

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

November 5, 1984

Applicant: Planned Environments, Inc.
Mr. James B. Latson
Address: 8000 West Avenue, Suite 2
San Antonio, Texas 78213

Re: W.K.M. 100 Acre Tract
(XX) Preliminary Plan
( ) P.O.A.D.P.

File #: 84-~~16~~-64-~~46~~
17 24

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.

(X) Comments: Thank you for submitting to the Departments' Transportation Division the additional information reflecting the relationship of this POADP with planned development in the immediate area.

Based on the new information, the staff has reconsidered your proposal and we offer no objections.

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
Chief, Current Planning

sm

"AN EQUAL OPPORTUNITY EMPLOYER"

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

October 10, 1984

Applicant: Planned Environments, Inc.
Mr. James B. Latson
Address: 8000 West Avenue, Suite #2
San Antonio, Texas 78213

Re: W.K.M. 100 Ac. Tract
File #: 84-16-63-46

[X] Preliminary Plan
[ ] P.O.A.D.P.

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

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( ) 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.

(X) Comments: (see attached)

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 MCorbal

Attachment
W.K.M. 100 Ac. Tract

It is recommended that consideration be given to re-alignment of the collector street system. The new alignment being suggested is a direct linkage of the two collector streets located to the northwest and southeast of the proposed north-south 86' facility. Staff believes that a merger such as this will enhance vehicular movement in the area and also addresses a traffic signalization concern raised in the review.

If you concur to the recommendation, please resubmit your plan with the change. However, if you believe the matter should be discussed further, we will be glad to meet with you.

10-17-84
Jim Latsen called in regards to staff recommendation
He said that the purpose of the offset street design
was to discourage through traffic. I explained
the bases for staff rec. Jim said he would discuss
the re alignment purposal with his client. & then
he would like to meet with the staff. He also
stated that the 86' facility would provide the necessary
movement between 1604 & Redland Rd.

Al
Dean
Ed.

10-23-84 Met with Jim, Pat Vi[illegible] to discuss staff comments
dated 10-10-84 Jim indicated that the plan was designed in this
fashion (offset street) to discourage thru traffic because
area to the north 108 ac. parcel is heavy planned for
res. development (5 unit per ac.)
(2) site plan has been developed and staff rec. would
require redoing of layout.
(3) anticipated traffic patterns in area do not warrant
linkage of collector streets.
(4) exit ramp design on 1604 (F.M.) would by pass
entry (collector street) at 1604.
Based on reason above requested from Jim an overall
sketch reflecting relationship of all proposed development
in the immediate area.
This will give staff a better idea of the situation

11-2-84 Eisenmenger advised committee that the info requested by staff had been
submitted to him & based on the new info he had no problem with the design as
planned by Latsen.

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO TEXAS 78285

Planned Environments, Inc.

Applicant: Mr. James B. Fatson
Address: 8000 West Ave Suite 2
San Antonio Texas
78213

Re: W.K.M. 100 ac. tract

☒ Preliminary Plan
☐ P.O.A.D.P.

File #: 84-17-64-46

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

(X) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

- ( ) Street layout
- ( ) Relation to adjoining street system
- ( ) Stub streets
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- ( ) _____

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

(X) Comments: Thank you for submittin to the dept's transportation division the additional info reflecting the relationship of this P.O.A.D.P. with planned development in the immediate area. Based on the new info the staff has reconsidered your proposal & we offer no obj

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

"AN EQUAL OPPORTUNITY EMPLOYER"

PLANNED ENVIRONMENTS INC.

LAND PLANNERS

mco
Eddie

March 17, 1988

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

Dear Mr. O'Neal

I am writing in response to your letter dated March 8, 1988 regarding preliminary overall area development plans still in your files. The P.O.A.D.P numbers mentioned were 140, 132, 208, and 209. Although plats have been filed on none of these they all remain active. We would appreciate your cooperation in keeping these active for another eighteen (18) months.

Thank you for your assistance, if you have any questions, please do not hesitate to contact me.

Sincerely,

PLANNED ENVIRONMENTS, INC.

James B. Latson

James B. Latson
Vice President
General Manager

JBL/cjc

RECEIVED
1988 MAR 23 PM 4 10
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

A LAND CORP AFFILIATE WITH
BECHTOL HOFFPAUIR, LAND STRATEGIES, INC.
BECHTOL HOFFPAUIR & EHRLER, INC., TRAFFIC CONSULTANTS, INC., AVENUE ARCHITECTS

1502 WEST AVENUE • AUSTIN, TEXAS 78701 • 512/474-0806
1000 CENTRAL PARKWAY NORTH, SUITE 165 • SAN ANTONIO, TEXAS 78232 • 512/491-9013

PLANNED ENVIRONMENTS INC.

LAND PLANNERS

October 1, 1984

Mr. Eddie Guzman
Planning Subdivision Coordinator
Planning Department
City of San Antonio
111 Plaza De Armas
San Antonio, Texas 78205

RE: WKM 100-Acre Tract on Loop 1604

Dear Mr. Guzman:

In regards to the construction scheduling on the WKM 100-acre tract on Loop 1604 for which I have submitted a P.O.A.D.P., the Owner informs me that construction will begin within three (3) months either side of the date that the City of San Antonio supplies sewer and water service. After consultations with the Project Engineers and City Staff, I understand this time period to be approximately twenty-four (24) months.

If you have any questions, please do not hesitate to contact me.

Sincerely,

James B. Latson
Vice President

JBL:bs

RECEIVED
OCT 2 1984
DEPARTMENT OF PLANNING
Subdivision Section

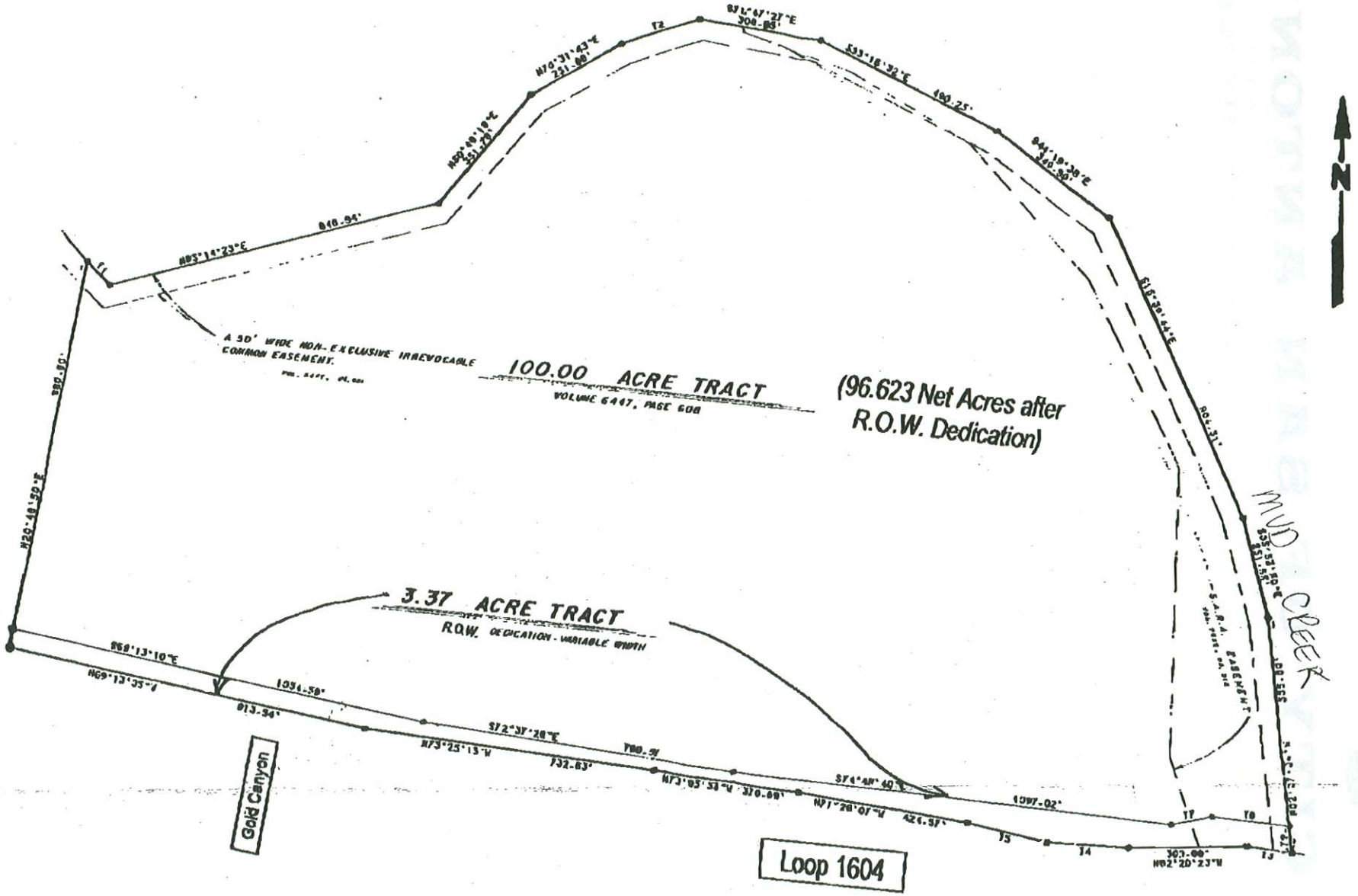
In affiliation with
BECHTOL-HOFFPAUIR
LANDSCAPE ARCHITECTS

1502 WEST AVENUE
AUSTIN, TEXAS 78701
512/474-0806

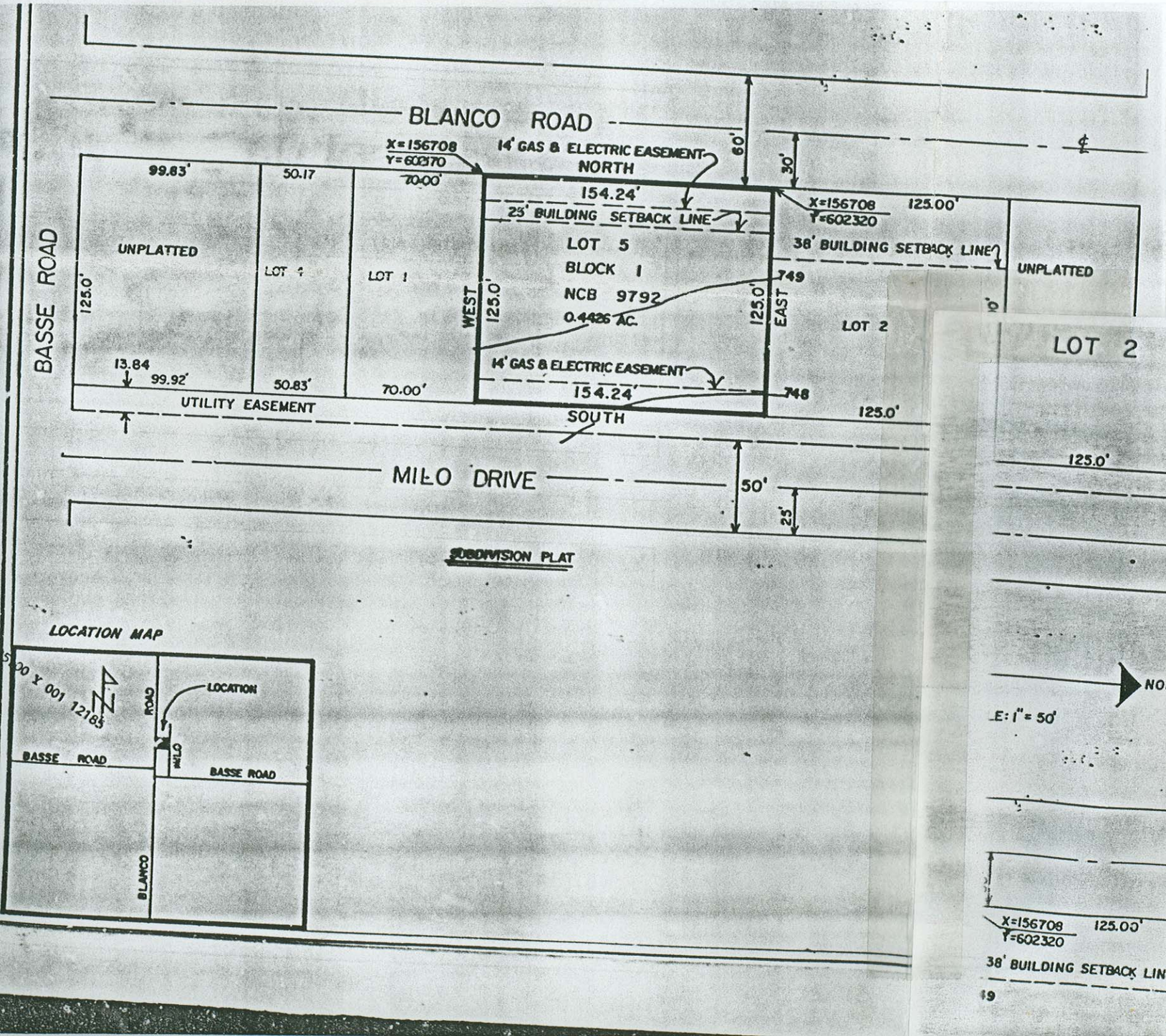
8000 WEST AVENUE, SUITE #2
SAN ANTONIO, TEXAS 78213
512/340-5474

Roalson Interests, Inc.
Real Estate Services

Survey



All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.


BLANCO ROAD
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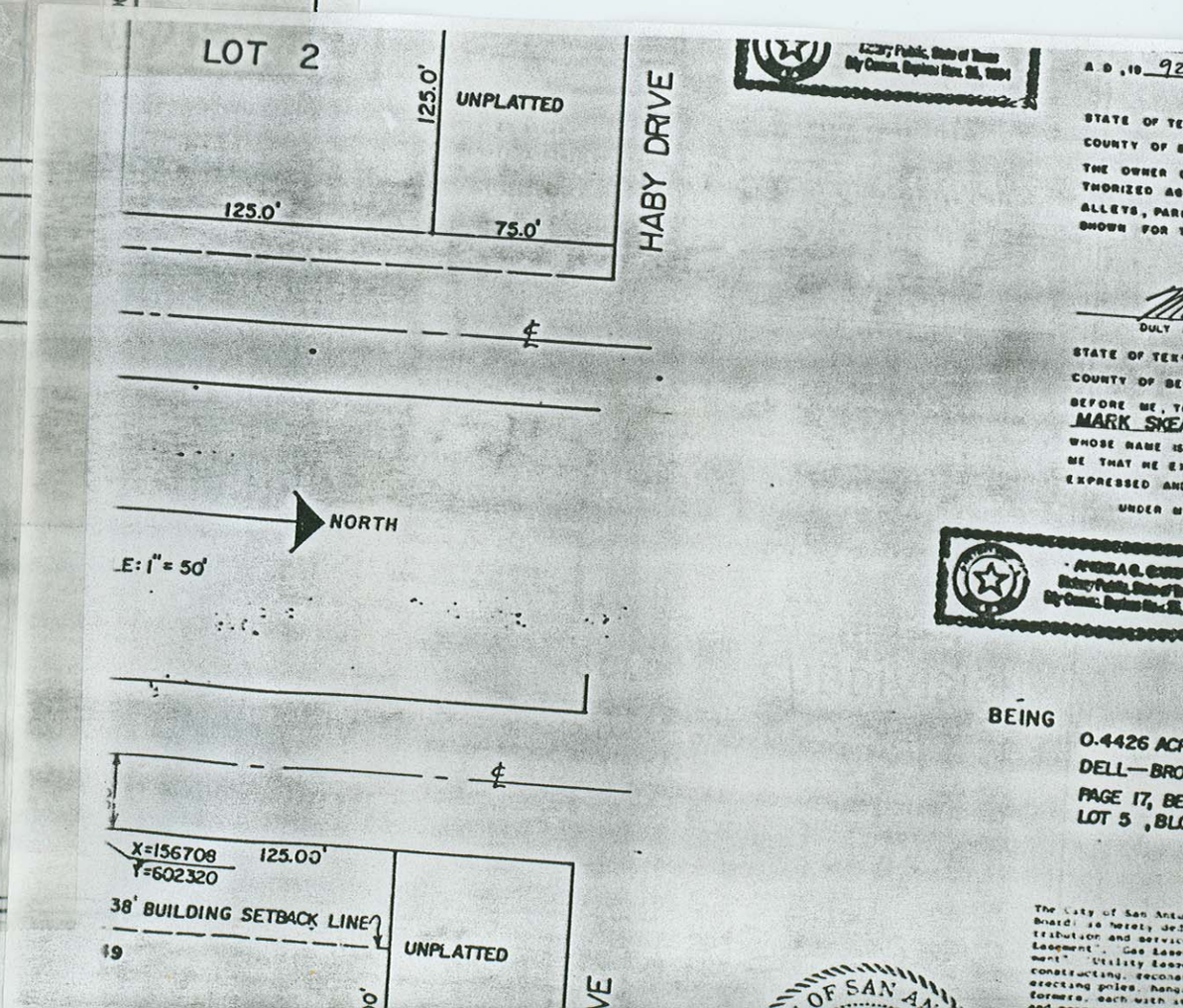
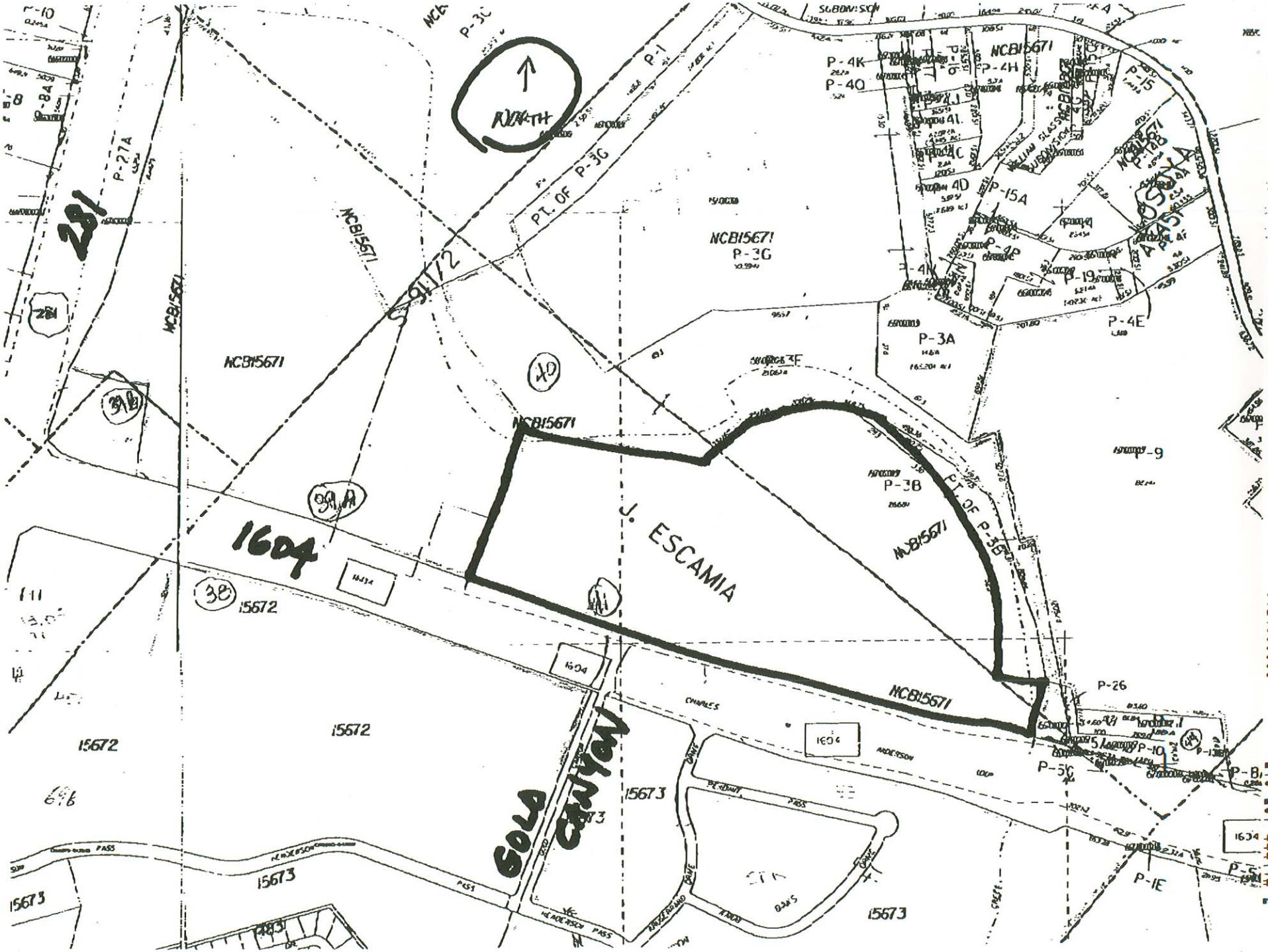
Y=602370
14' GAS & ELECTRIC EASEMENT
NORTH
60'
30'
99.83'
50.17
70.00'
154.24'
25' BUILDING SETBACK LINE
X=156708
Y=602320
125.00'
38' BUILDING SETBACK LINE
UNPLATTED
LOT 4
LOT 1
LOT 5
BLOCK 1
NCB 9792
0.4426 AC.
749
UNPLATTED
BASSE ROAD
125.0'
WEST
125.0'
125.0'
EAST
LOT 2
13.84
99.92'
50.83'
70.00'
14' GAS & ELECTRIC EASEMENT
154.24'
748
UTILITY EASEMENT
SOUTH
125.0'
MILO DRIVE
50'
25'
SUBDIVISION PLAT
LOCATION MAP
LOCATION
BASSE ROAD
BASSE ROAD
BLANCO


LOT 2
125.0'
UNPLATTED
HABY DRIVE
125.0'
75.0'
NORTH
E: 1" = 50'
X=156708
Y=602320
125.00'
38' BUILDING SETBACK LINE
UNPLATTED
BEING
0.4426 AC
DELL—BRO
PAGE 17, BE
LOT 5 , BLO



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