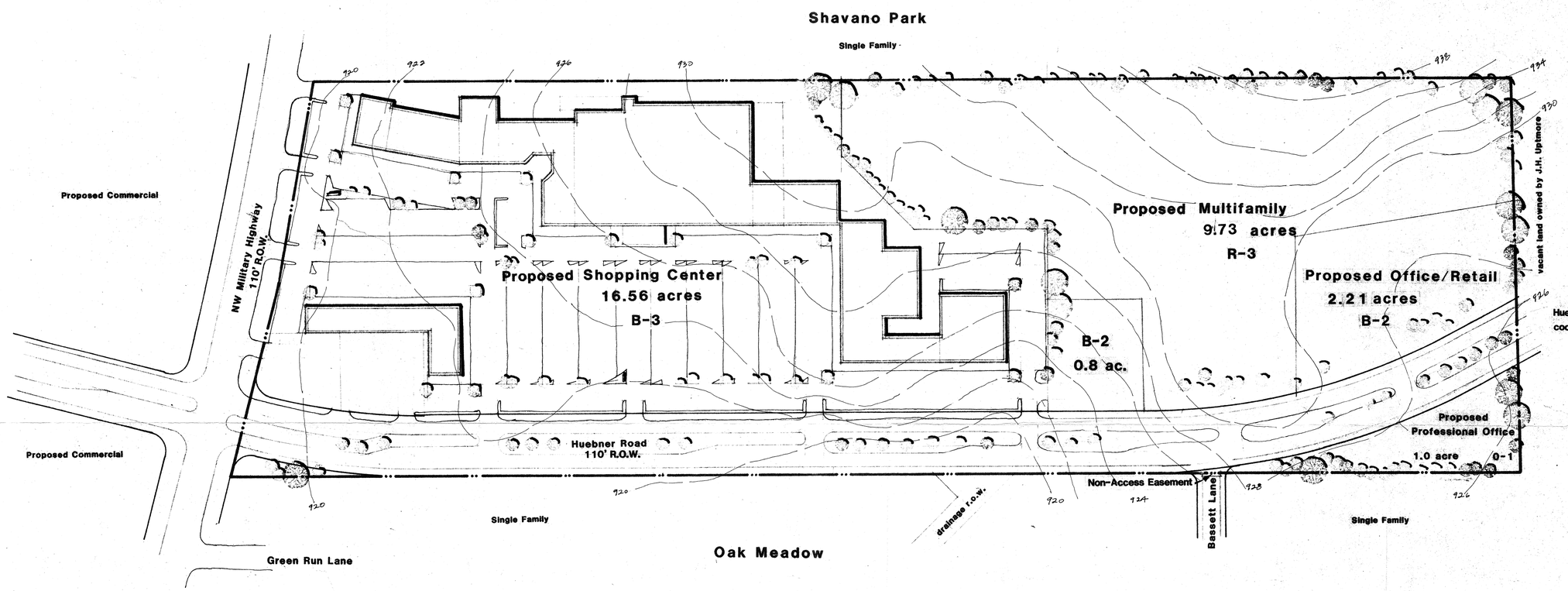

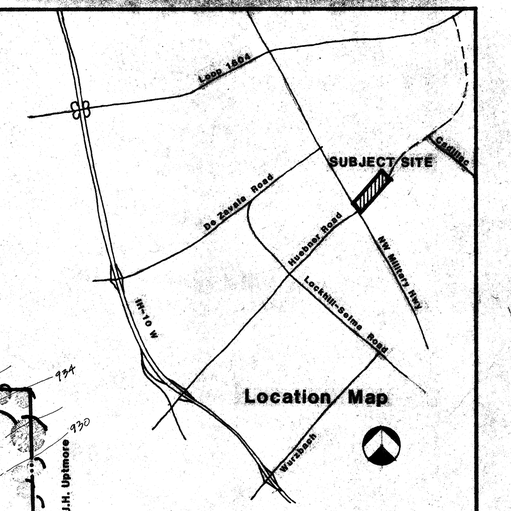

scale: 1" = 100'

the oaks

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (P O A D P)

Allied Development Company
16500San PedroAvenue, Suite 300
San Antonio, Texas 78232

RECEIVED
SEP 20 1985
DEPARTMENT OF PLANNING
Subdivision Section

Water - City Water Board
Sewer - City of San Antonio

#185

July 1985
September 1985

WENDELL DAVIS & ASSOCIATES
planning and development consultants
SAN ANTONIO, TEXAS 512/824-6333

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

FILE NO. ~~#85-14-63-44~~ 85-13-62-66
(To be assigned by the Planning Dept.

The Oaks POADP
P.O.A.D.P. NAME

Allied Dev. Co.
NAME OF DEVELOPER/SUBDIVIDER

16500 San Pedro Ave., suite 300 78232
ADDRESS

PHONE NO.

Wendel Davis
NAME OF CONSULTANT

ADDRESS

824-6333
PHONE NO.

GENERAL LOCATION OF SITE Northeast corner of N.W. Military Hwy. and Huebner Rd.

EXISTING ZONING (If Applicable) proposed "B-3" & "R-3"

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 Sept. 20, 1985

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Sept. 30, 1985 → DATE OF RESPONSE Sept. 30, 1985
(Within 20 working days of receipt) (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:

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AUG 26 1985
DEPARTMENT OF PLANNING
Subdivision Section

✓ (a) Perimeter property lines;
✓ (b) Name of the plan and the subdivisions;
✓ (c) Scale of map;
✓ (d) Proposed land uses by location, type, and acreage;
✓ (e) Existing and proposed circulation system of collector, arterial and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
_____ (f) Contour lines at intervals no greater than ten feet;
✓ (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
_____ (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
_____ (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
✓ (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
_____ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

September 30, 1985

Wendell Davis
Box 12674
San Antonio, Texas 78212

RE: The Oaks POADP
(File #85-14-63-44)

Dear Mr. Davis:

The POADP Committee has reviewed and accepted your revised plan. The plan is in general compliance with the Subdivision Regulations. However, staff would recommend that upon formal plat filing you coordinate the project with the Highway Department for possible street dedication along N.W. Military Dr.

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, please contact Roy Ramos or Edward Guzman in our Subdivision Section.

Sincerely,

MCO Neal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/sm

WENDELL DAVIS & ASSOCIATES
planning & development consultants

August 20, 1985

Mr. Eddie Guzman
City of San Antonio
Department of Planning
P.O. Box 9066
San Antonio, Texas 78285

Re: The Oaks Preliminary Overall Area Development Plan

Dear Mr. Guzman:

Attached is one copy of the above referenced Preliminary Overall Area Development Plan. Additional copies will be delivered by National Blueprint. I am representing the owner on this P.O.A.D.P, which is:

Allied Development Company
16500 San Pedro Avenue, Suite 300
San Antonio, Texas 78232

The project includes a 110' right-of-way extension of Huebner Road, east from Northwest Military Highway to the east property line, abutting vacant property owned by J.H. Uptmore & Associates. Proposed land uses are for a community shopping center (16.56 acres), multifamily (10.53 acres), office/retail (2.21 acres) and professional office (1.0 acre). The northern property line abuts the City of Shavano Park, backing up to several large lot single family residences. The south property line abuts the Oak Meadow single family subdivision with numerous owners.

Water service will be provided by City Water Board. Sewer service will be provided by the City of San Antonio. Electrical service will be relocated to the Huebner Road r.o.w. on the north side of the street.

Phasing of the project is tentatively as follows:

Huebner Road - begin construction November 1985 to east end of shopping center
begin construction May 1986 to east p.l.
Shopping Center - begin construction May 1986
Multifamily - begin construction November 1986
Professional Office - begin construction May 1987

Please place this plan before the P.O.A.D.P. Committee at your earliest convenience. I will be happy to meet with you to discuss the plan any time. You may call me at 824-7836. Thank you for your review and consideration.

Sincerely,

Wendell Davis

Wendell Davis, AICP

Enclosure

~~8103 Broadway Suite 107~~ • (512) 824-6333 (512) 828-6131 • Box 12674 San Antonio Texas 78212