



SCALE: 1" = 200'

DEVELOPMENT INFORMATION

1. WATER SYSTEM - CITY WATER BOARD
2. SEWER SYSTEM - SEPTIC TANK
3. GAS SYSTEM - GREY FOREST UTILITY
4. DEVELOPMENT WILL BE BUSINESS WITH LOTS PRICING FM 1604 BEING RESERVED FOR RETAIL.
5. ANTICIPATED COMPLETION OF DEVELOPMENT 3 YEARS.
6. OWNER: GREAT WESTERN CORP.  
400 N.W. LOOP 410 SUITE 212  
SAN ANTONIO, TEXAS 78229  
733-3861
7. THERE IS NO ZONING CLASSIFICATION FOR DEVELOPMENT OUTSIDE CITY LIMIT.
8. STREETS WILL BE TYPE "B" WITH 60' R.O.W. AND 40' PAVEMENT.

RECEIVED  
JUL 17 1984  
DEPARTMENT OF PLANNING  
Subdivision Section

Revisions: JUL 15, 1984	<b>NORTHWEST BUSINESS PARK</b> PRELIMINARY OVERALL AREA DEVELOPMENT PLAN	
	Date: JUL 2, 1984	Project: 78230
FLORES & COMPANY Consulting Engineers 3740 Colony Drive, Suite 204 San Antonio, Texas 78230		Sheet: 1 of 1

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

FILE NO. 84-10-63-80  
(To be assigned by the Planning Dept.)

NORTHWEST BUSINESS PARK  
P.O.A.D.P. NAME

GREAT WESTERN CORP.  
NAME OF DEVELOPER/SUBDIVIDER

4100 N.W. LOOP A10 SUITE 212  
ADDRESS

733-3861  
PHONE NO.

MR. TOM FLORES  
FLORES & Co. ENGS  
NAME OF CONSULTANT

3740 COLONY DR. SUITE 204  
ADDRESS

699-9747  
PHONE NO.

GENERAL LOCATION OF SITE ALONG THE N.W. R.O.W. LINE OF F.M. 1609 APPROX.  
750' S.W. OF ITS INTERSECTION WITH F.M. 1560

EXISTING ZONING (If Applicable) O.C.L. & TEMP E-1

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

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

- Single Family  
 Duplex  
 Multi-Family  
 Business RETAIL  
 Industrial

- City of San Antonio  
 Other System \_\_\_\_\_  
Name  
 Septic Tank(s)

DATE FILED July 17, 1984

REVISIONS FILED \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE July 14, 1984  
(within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(within 15 working days of receipt)

Jan 1984  
(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: (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.

DISTRIBUTION: TRAFFIC 7-17-84

TRANSPORTATION STUDY OFFICE 7-17-84

COMMENTS: 7-9-84 called Tom regarding backing info. + 4 copies of P.O.A.D.P.

7-17-84 received 800 call with all info

7-20-84 committee reviewed & concurred.



# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

✓ Date: July 20, 1984

Flores & Co. Engineers

Applicant: Mr. Tom Flores  
Address: 3740 Colony Drive, Suite 204  
San Antonio, Texas 78230

Northwest  Preliminary Plan  
Re: Business Park  P.O.A.D.P.  
File #: 84-10-63-80

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.

- |                                    |                                    |                                    |
|------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> 36-20D(a) | <input type="checkbox"/> 36-20D(e) | <input type="checkbox"/> 36-20D(i) |
| <input type="checkbox"/> 36-20D(b) | <input type="checkbox"/> 36-20D(f) | <input type="checkbox"/> 36-20D(j) |
| <input type="checkbox"/> 36-20D(c) | <input type="checkbox"/> 36-20D(g) | <input type="checkbox"/> 36-20D(k) |
| <input type="checkbox"/> 36-20D(d) | <input type="checkbox"/> 36-20D(h) | <input type="checkbox"/> _____     |

- is in general compliance with the Subdivision Regulations
- lacks compliance with the Subdivision Regulations regarding:

- |   |  |
|---|--|
| <input type="checkbox"/> Street layout                        | <input type="checkbox"/> Low density lots                  |
| <input type="checkbox"/> Relation to adjoining street system  | <input type="checkbox"/> fronting onto major thoroughfares |
| <input type="checkbox"/> Stub streets                         | <input type="checkbox"/> 24' alley(s)                      |
| <input type="checkbox"/> Street jogs or intersections         | <input type="checkbox"/> _____                             |
| <input type="checkbox"/> Dead-end streets                     | _____  |
| <input type="checkbox"/> 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 Rebecca Antonillo Leal