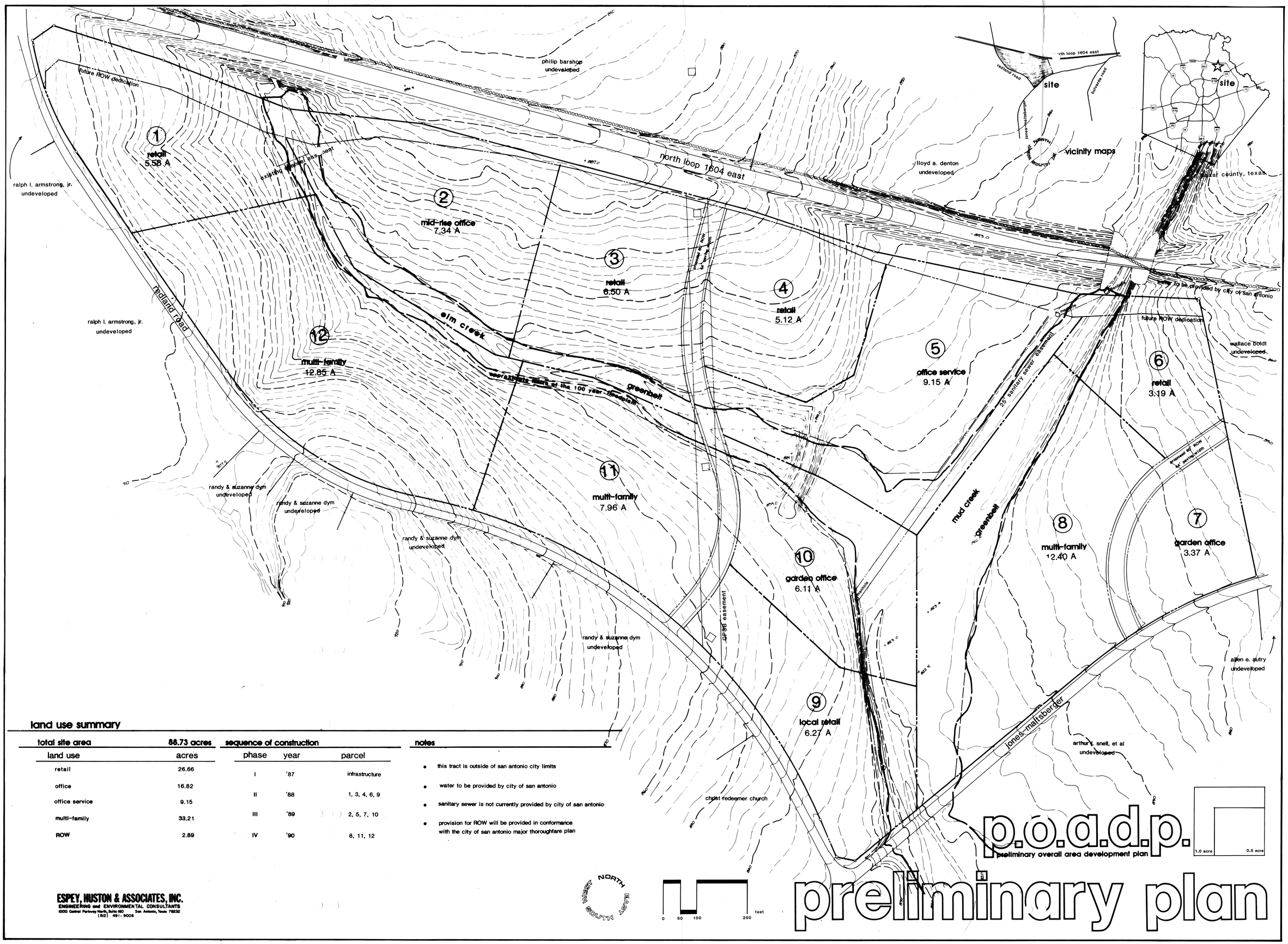


land use summary

total site area	88.73 acres
land use	**acres**
retail	26.66
office	16.82
office service	9.15
multi-family	33.21
ROW	2.89

sequence of construction

phase	year	parcel
I	'87	infrastructure
II	'88	1, 3, 4, 6, 9
III	'89	2, 5, 7, 10
IV	'90	8, 11, 12

notes

- this tract is outside of san antonio city limits
- water to be provided by city of san antonio
- sanitary sewer is not currently provided by city of san antonio
- provision for ROW will be provided in conformance with the city of san antonio major thoroughfare plan

ESPEY, HUSTON & ASSOCIATES, INC.
ENGINEERING and ENVIRONMENTAL CONSULTANTS
1000 Central Parkway North, Suite 160 San Antonio, Texas 78232
(512) 491-9008

p.o.a.d.p.
preliminary overall area development plan

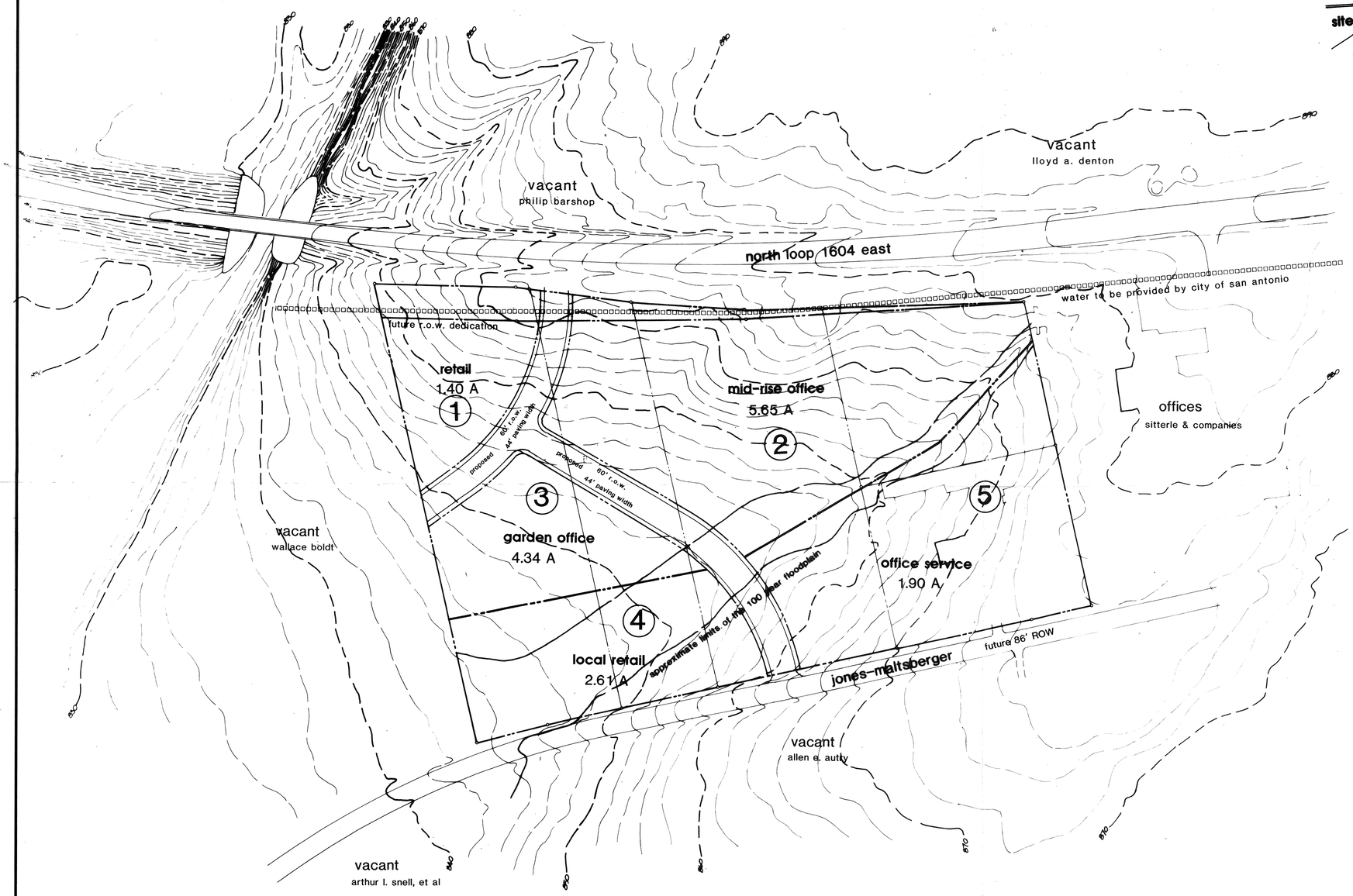
preliminary plan

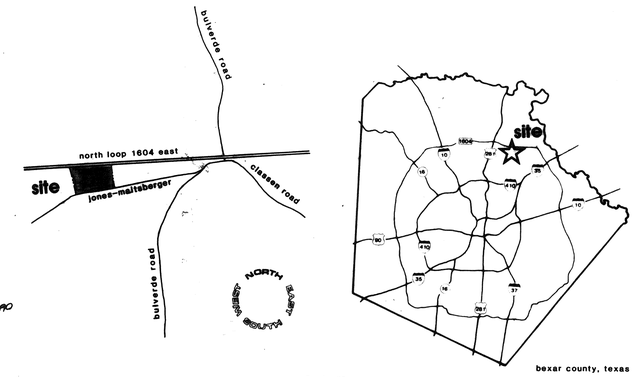
PLANNED ENVIRONMENTS INC.
LAND PLANNERS
1000 CENTRAL PKY. NORTH, SUITE 165 ■ SAN ANTONIO, TEXAS 78232 ■ 512/491-9013

wallace l. boldt
17205 jones-maltsberger
san antonio, texas 78247

88.73 acre tract

208





vicinity maps

land use summary

total site area	17.28 acres
land use	acres
retail	4.01
office	7.55
office service	4.34
ROW	1.38
total	17.28 acres

sequence of construction

phase	year	parcel
I	jan. '87	infrastructure
II	'88	1, 2
III	'89	3, 4, 5

notes

- water to be provided by city of san antonio
- sanitary sewer is not currently provided by city of san antonio
- provision for ROW will be provided in conformance with the city of san antonio major thoroughfare plan
- this tract is outside of san antonio city limits

p.o.a.d.p.
preliminary overall area development plan

preliminary plan

ESPEY, HUSTON & ASSOCIATES, INC.
ENGINEERING and ENVIRONMENTAL CONSULTANTS
1000 Central Parkway North, Suite 160 San Antonio, Texas 78232
(512) 491-9008

NORTH EAST SOUTH WEST

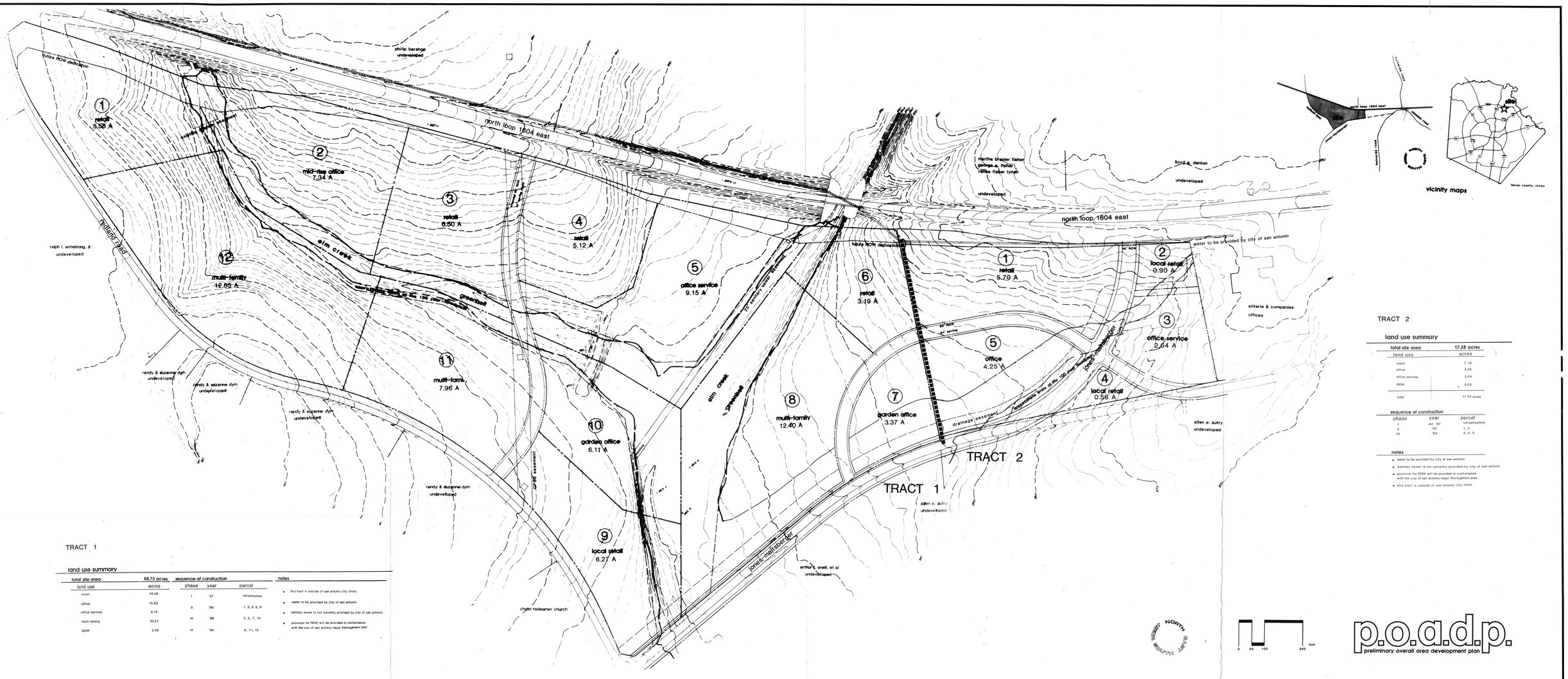
0 50 100 250 500 feet

PLANNED ENVIRONMENTS INC.
LAND PLANNERS
1000 CENTRAL PKY. NORTH, SUITE 160 ■ SAN ANTONIO, TEXAS 78232 ■ 512-491-9008

wallace l. boldt
17205 jones-maltsberger
san antonio, texas 78247

17.28 acre tract

208



TRACT 1

land use summary

total site area	88.73 acres
land use	acres
retail	26.66
office	16.82
office service	9.15
multi-family	33.21
ROW	2.89

sequence of construction

phase	year	parcel
I	'87	infrastructure
II	'88	1, 3, 4, 6, 9
III	'89	2, 5, 7, 10
IV	'90	8, 11, 12

notes

- this tract is outside of san antonio city limits
- water to be provided by city of san antonio
- sanitary sewer is not currently provided by city of san antonio
- provision for ROW will be provided in conformance with the city of san antonio major thoroughfare plan

TRACT 2

land use summary

total site area	17.28 acres
land use	acres
retail	7.16
office	4.25
office service	2.64
ROW	3.23
total	17.28 acres

sequence of construction

phase	year	parcel
I	jan. '87	infrastructure
II	'88	1, 2
III	'89	3, 4, 5

notes

- water to be provided by city of san antonio
- sanitary sewer is not currently provided by city of san antonio
- provision for ROW will be provided in conformance with the city of san antonio major thoroughfare plan
- this tract is outside of san antonio city limits

p.o.a.d.p.

preliminary overall area development plan

ESPEY, HUSTON & ASSOCIATES, INC.
ENGINEERING and ENVIRONMENTAL CONSULTANTS
5000 Lakes Parkway Drive, Suite 100 San Antonio, Texas 78232
(512) 491-9000

PLANNED ENVIRONMENTS INC.
LAND PLANNERS
ARCHITECTURAL RESEARCH CENTER ■ ALAMO NATIONAL BUILDING ■ SAN ANTONIO, TEXAS 78205 ■ 512/227-8211

owner: wallace l. boldt
17205 jones-maltsberger
san antonio, texas 78247

88.73 & 17.28 ACRE TRACTS

REVISED 7/16/86

208

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

FILE NO. #85-18-64-02
(To be assigned by the Planning Dept.

Wallace Boldt P.O.A.D.P.
P.O.A.D.P. NAME

Wallace Boldt
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

Planned Environments Inc.
NAME OF CONSULTANT

ADDRESS

491-9013
PHONE NO.

GENERAL LOCATION OF SITE Along the So. R.O.W. line of FM 1604, west of Classen Rd.

EXISTING ZONING (If Applicable)

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 Nov. 15, 1985

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Nov. 26, 1985
(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 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

November 26, 1985

Planned Environment, Inc.
Attn: Mr. James Latson
1000 Central Parkway, Suite 165
San Antonio, Texas

RE: Wallace Boldt POADP
File #85-18-64-02

Dear Mr. Latson:

The POADP Committee has reviewed the attached plan. However, in accordance with Sec. 36-10(J) of the Subdivision Regulations, the plan is not acceptable due to noncompliance with the Major Thoroughfare Plan. The current Major Thoroughfare Plan calls for a new alignment of Jones Maltsberger Road to intersect FM 1604. In view of this, it will be necessary to coordinate the new street intersection at FM 1604 with Wendell Davis and Associates, Planning Consultant, for the Fisher Tract on the north side of FM 1604.

Please note that this action by the committee 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, contact Roy Ramos at 299-7900.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Dept. of Planning

sm
Attach.

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/ac

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

RECEIVED
1986 FEB -5 AM 10:16
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

January 30. 1986

Mr. Roy Ramos
Planning Department
City of San Antonio
111 Plaza De Armas
San Antonio, Texas 78205

Dear Mr. Ramos:

I would like, by this letter, to formally request the withdrawal of the P.O.A.D.P. for the 17.28-acre Wallace Boldt Tract. As you may recall it was submitted around September or October of 1985. It was then re-submitted, at your request, combined with the adjacent 93-acre Boldt P.O.A.D.P. This request does not affect the 93-acre tract, only the smaller tract. The applicant has his offices on the 17.28-acre tract and has decided not to develop the property at this time. If you have any questions, please call.

Sincerely,

James B. Latson
Vice President

JBL:jc

In affiliation with
BECHTOL-HOFFPAUIR LAND STRATEGIES, INC.
BECHTOL, HOFFPAUIR & EHRLER, INC. · TRAFFIC CONSULTANTS, INC.

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