186 LOTS
4.43 LOTS /AC.

TYP. LOT SIZE: 50'x 115'

122 LOTS.
4.96 LOTS/AC.

E.H. ZUERCHER
Vol. 2963/Pg. 3
64.04 Ac.

JERRY L. KNIPPA
Vol. 6809 / Pg. 464
63.20 Ac.

WILLIAM F. STOLHANDSKE TRUSTEE
Vol. 6515 / Pg. 433
53.08 Ac.

GEORGE F. & ESTELLE H. PERSYN

WHITE BIRCH
GRAPEVINE
PERSIMMON
MANZANITA
WILD
COOL
CREST
MADRONA
SUBDIVISION

UNIT II
42.01 AC.

UNIT I
24.59 AC.

RETAIL
3.2 AC.

27.0 ± ACRES WITHIN 100 YR.
FLOOD PRONE AREA
MEDIO CREEK

LIMITS OF 100 YR. FLOOD PLAIN

LOCAL TYPE "B" STREET

ARTERIAL STREET

COMMERCIAL
4.5 AC.

MULTI - FAMILY
11.9 AC.

MULTI - FAMILY

27.8 AC.

COMMERCIAL
10.5 AC.

COMMERCIAL
11.7 AC.

COMMERCIAL
8.0 AC.

MULTI - FAMILY

PROPOSED C.P.S.B. CAGNON R.D. SUBSTATION

PROPOSED 60' C.P.S.B. ESM'T.

EXISTING 200' C.P.S.B. ESM'T.

T.J. & WINONA A. RIGGS

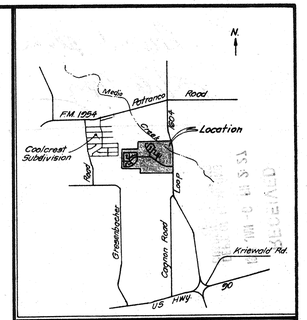
DE & MARY L. VAN DE WALLE

MID SEALE

E.C. BEAM

F.M. 1604

81.0 ACRES
4.6 LOTS/AC.
373 LOTS
TYP. 50' x 120'



LOCATION MAP

DEVELOPER: 327.1 1604 PROPERTY, JOINT VENTURE
9130 WURZBACH ROAD

SEWAGE TREATMENT AND WATER SUPPLY
BY LACKLAND CITY WATER COMPANY

PROPERTY O.C.L.

North

SCALE: 1" = 200'

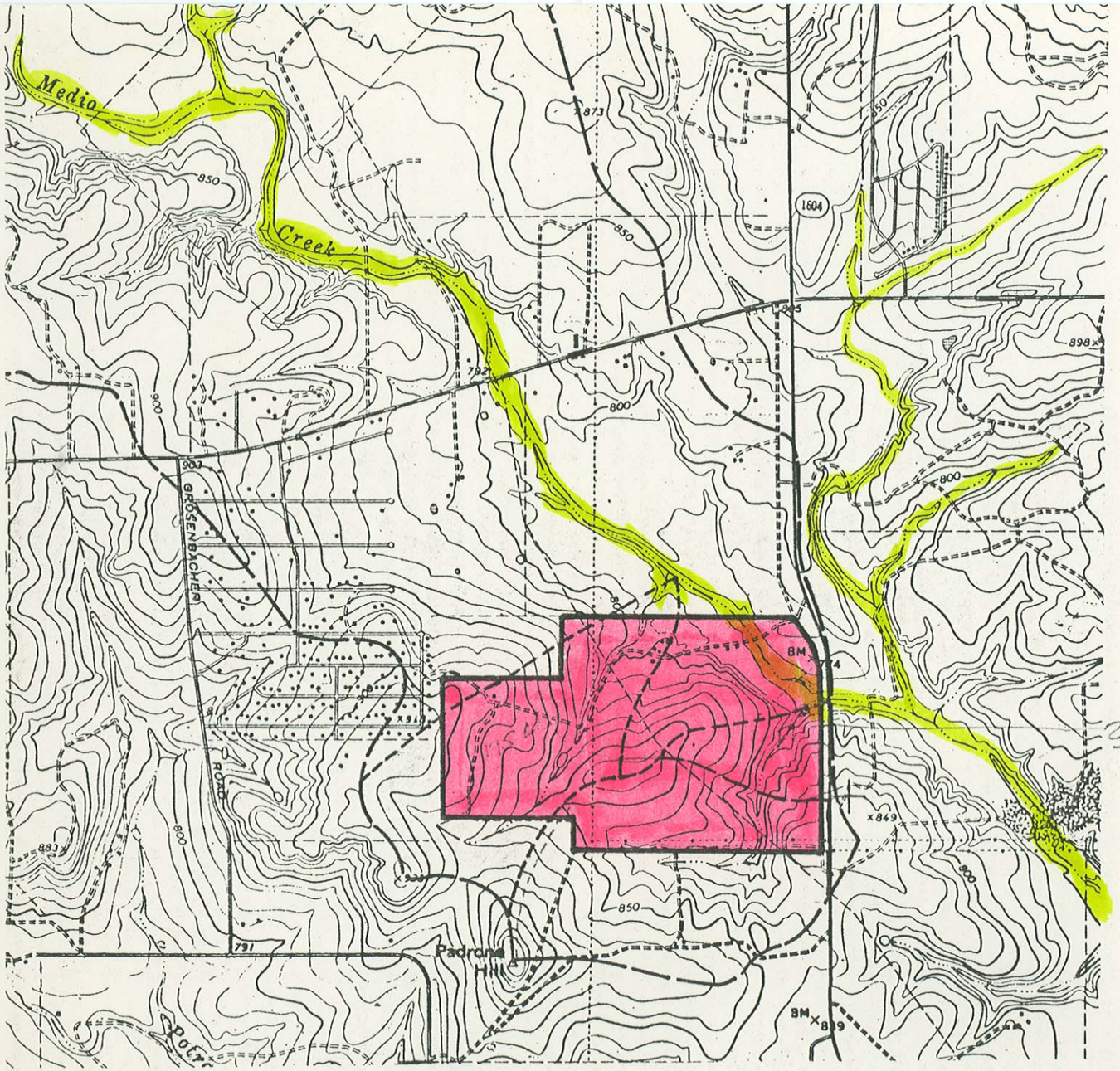
#238

3271 / 1604 Property Joint Venture
Dove Creek Subdivision

P. O. A. D. P.
(Revised)

BROWN ENGINEERING CO. / DWN: BEC. APP: JJB
JOB NO: 053-15-00 DATE: 1/5/87 / ENGINEERING CONSULTANTS SAN ANTONIO, TEXAS

SHEET 1 OF 1



0.459 mi.

A = 233 AC.

$TC = 20\ min + \frac{3600}{360} = 30\ min$

$I_{25} = 4.8$

$CR = 0.80$

$Q_{25} = 895\ cfs.$

285 AC

BROWN ENGINEERING CO.

DWN:

JOB NO:

DATE:

ENGINEERING
SAN ANTO

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

FILE NO. #86-09-57-06
(To be assigned by the Planning Dept.

Dove Creek POADP
P.O.A.D.P. NAME

327.1 - 1604 Joint Venture
NAME OF DEVELOPER/SUBDIVIDER

9130 Wurzbach Rd.
ADDRESS

PHONE NO.

Brown Eng. Co.
NAME OF CONSULTANT

7801 Broadway Suite 206 78209
ADDRESS

824-5395
PHONE NO.

GENERAL LOCATION OF SITE _____

EXISTING ZONING (If Applicable) _____

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

DATE FILED Aug. 6, 1986

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE _____
(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: _____

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

RECEIVED

MAR 10 1988

BROWN
ENGINEERING CO.

March 8, 1988

Jack Brown
7801 Broadway, Suite 206
San Antonio, Texas 78209

RE: Expiration of POADPs

Dear Mr. Brown:

In reviewing our files of current Preliminary Overall Area Development Plans (POADPs), we are unable to locate any plats within the following POADPs submitted by your firm:

	POADP No.	Name of POADP	Received
1.	238	Dove Creek Subdivision	8/86

Section 35-2076 of the Unified Development Code stipulates that a POADP shall become invalid if a plat is not filed within 18 months from the date the POADP is accepted. Please advise us in writing by April 1, 1988 as to which, if any, of these POADPs are still valid. We will maintain those plans which you indicate are still active for another 18 months. All other plans will be deleted from our files and returned to you.

Thank you for your assistance. If you have any questions, please contact the Subdivisions Section at 299-7900.

Sincerely,

M C O'Neal

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR/sm

Roy

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

January 27, 1987

Mr. Jeff Brown
Brown Engineering Co.
7801 Broadway, Suite 206
San Antonio, Texas 78209

RE: Dove Creek POADP
File #238 (Revised January 6, 1987)

Dear Mr. Brown:

The Development Review Committee reviewed your plan of Dove Creek on January 9, 1987. We thank you for meeting with us on January 14, 1987 and we are holding your plan in abeyance pending your response before we take any further action.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

M C O'Neal

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

MCO/RR/sm
Encl.

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

September 16, 1986

Thomas Adame
Brown Engineering Co.
7801 Broadway, Suite 206
San Antonio, Texas 78209

RE: Dove Creek POADP
File #86-09-57-06

Dear Mr. Adame:

This is to inform you that the POADP committee has reviewed and accepted your plan of Dove Creek.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning 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 at 299-7896.

Sincerely,

MCONeal

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

MCO/RR/sm
Encl.

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

August 26, 1986

Thomas Adame
Brown Engineering Company
7801 Broadway, Suite 206
San Antonio, TX 78209

Re: Dove Creek POADP
File #86-09-57-06

Dear Mr. Adame:

The staff development review committee reviewed the Dove Creek POADP on August 15, 1986.

Based upon that review the committee requests that you consider the following factors:

1. At its ultimate configuration, Loop 1604 will be a limited access freeway with one-way access roads. To facilitate access to the north from Dove Creek, the committee requests you consider a north-south collector street through the subdivision. The collector street might serve to separate the residential land uses from the non-residential.
2. Staff's policy is to require all stub streets to be collectors due to the unknown variables relating to the type of future development on adjacent tracts. Therefore, the committee requests you either delete the stub street to the 28.34 acre parcel on the west or upgrade it to a 60 foot right-of-way.
3. The committee also recommends you consider some type of buffering or separation between the duplex residential area and the proposed industrial park.

We are returning the POADP pending your consideration of the above factors.

If you wish to discuss these recommendations with the staff, Mr. Roy Ramos will be most happy to answer any questions or to arrange a meeting. His telephone number is 299-7896.

Thank you for your consideration of the committee comments.

Sincerely,

M C O'Neal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/bc

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
7801 BROADWAY, SUITE 206
SAN ANTONIO, TEXAS 78209
PHONE (512) 824-5395

January 5, 1987

Mr. Roy Ramos
City of San Antonio
Department of Planning
P.O. Box 9066
San Antonio, Texas 78285

Re: Dove Creek POADP-Revised
File #86-09-57-06

Dear Roy:

Submitted are five (5) prints of the revised Dove Creek POADP for review and comment.

The reason for revision is the proposed C.P.S.B. substation within the property.

If you have any questions, please contact us.

Sincerely,

BROWN ENGINEERING CO.

Thomas Adame

RECEIVED
1987 JAN -6 PM 2:27
DEPT. OF PLANNING
CURRENT PLANNING
SECTION