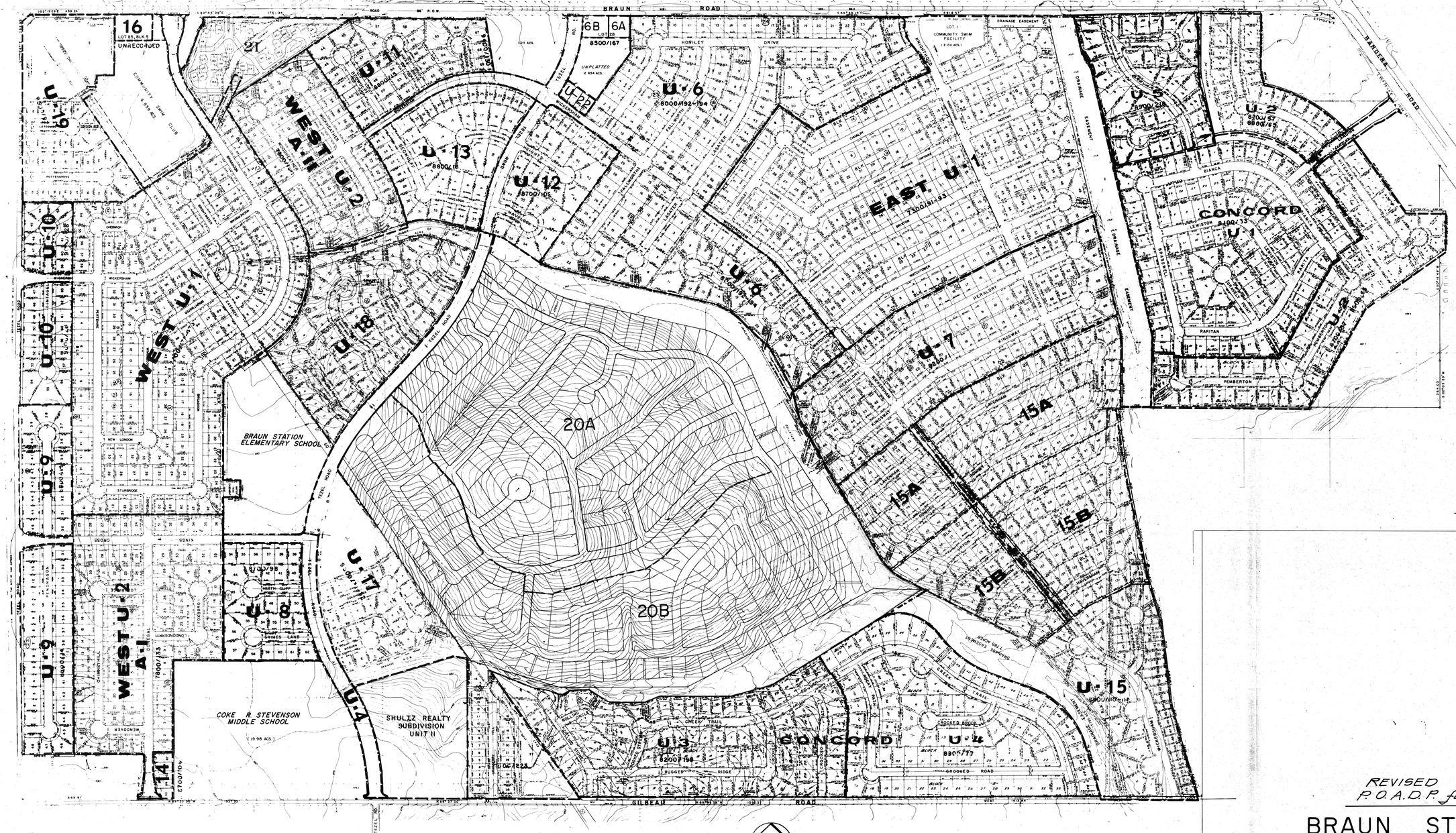


PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: September 10, 1992
File # 260
Signed: D. Pail

REVISED
P.O.A.D.P. for

BRAUN STATION

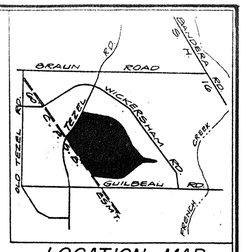
NOVEMBER 26, 1975
REVISED: JAN. 16, 1986
REV.: JULY 20, 1992
REV.: AUGUST 3, 1992

M.W. CUDE & ASSOCIATES, Inc.
CONSULTING ENGINEERS
P.O. BOX 16411
SAN ANTONIO, TEXAS 78216
512-681-2951

B1 BRAUN STA. OVERALL (1"=200')

NORTH

SCALE: 1"=200'



LOCATION MAP

BRAUN STATION UNIT-20 MASTER PLAN

M.W. CUDE & ASSOCIATES, Inc.
CONSULTING ENGINEERS
P.O. BOX 15411
SAN ANTONIO, TEXAS 78216 512-681-2951

260

INFORMATION SHEET FOR
P.O.A.D.P. _____

FILE NO. 83-10-61-84
(To be assigned by the Planning Dept).

BRAUN STATION
P.O.A.D.P. NAME

TOMMEY SLANDERS — 8315 WICKERSHAM 78250 — 680-2716
NAME OF DEVELOPER/SUBDIVISION — ADDRESS — PHONE NO.

(MR. CARL BAIN)
HENRY BAIN ENGS. INC. — 16111 NACOGDOCHES RD. — 655-7223
NAME OF CONSULTANT — ADDRESS — PHONE NO.

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE (TO NEAREST PUBLIC STREET) S.E. CORNER OF BRAUN RD. & TEZEL RD.

EXISTING ZONING (If Applicable) O.C.L.

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

(The space below is to be completed by the Department of Planning Staff).

DATE FILED APRIL 18, 1983

Due DATE OF RESPONSE MAY 16, 1983
(within 20 days of receipt).

REVISIONS FILED _____
(if applicable)
DATE OF RESPONSE _____
(within 15 days of receipt).

NOV. 1984
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

D. INFORMATION REQUESTED. THE POADP, ans 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; COMPLETION IS EXPECTED WITH 2-3 YR.
- O.C.L. (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.

DRAFT

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

September 10, 1992

Mr. Abe Osio
M.W. Cude & Associates, Inc.
P.O. Box 700605
San Antonio, Texas 78270

RE: Braun Station Subdivision POADP #260

Mr. Osio:

The Development Review Committee has reviewed and accepted your revised Braun Station Subdivision Preliminary Overall Area Development Plan #260. An approved copy is enclosed for your files.

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 Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

David W. Pasley, AICP
Acting Director of Planning

DWP/ALG

cc: Andy Ballard, Traffic Design Engineer

P. O. Box 839966 San Antonio, TX 78283-3966
(512) 299-7870 FAX (512) 299-7897 (512) 299-7245 TDD

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

May 27, 1986

Mr. Michael W. Cude
P.O. Box 16411
San Antonio, Texas 78216

RE: Braun Station POADP
File #83-10-61-84 (Revised May 20, 1986)

Dear Mr. Cude:

This is to inform you that the POADP committee has reviewed and accepted your plan of Braun Station Units 20A and 20B.

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
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.

CITY OF SAN ANTONIO
P. O. BOX 1968
SAN ANTONIO, TEXAS 78285

May 13, 1983

Henry Bain Engineering Co.
1611 Nacogdoches Road
San Antonio, Texas 78247

RE: BRAUN STATION

Dear Mr. Bain:

This is to inform you that the Preliminary Overall Area Development Plan (POADP) for Braun Station (File #83-10-61-84) has been jointly reviewed by Planning and Traffic Engineering staff. Staff review was limited to those areas for which plats have not been approved and/or recorded, i.e. the Central portion of the overall layout which is situated on the east side of Tezel Road.

We recommend that you reconsider the number of planned access points onto Tezel Road. Your plan reflects five streets feeding into Tezel Road within a short span and four of those are cul-de-sac streets. We suggest that as a minimum the cul-de-sac streets be internalized to feed into the interior of the subdivision rather than directly onto Tezel Road. Secondly, a collector street system is recommended to carry all of the internal traffic onto Tezel Road at one or two points. We have attached some options which illustrate our comments and which you may wish to utilize during your review.

The first option provides for a loop collector 60' R.O.W. for internal circulation with two points of access. The second option shortens the loop 60' collectors and also provides dual access. The third option is in keeping with your proposed plan with the exception of the 60' collectors. The options are all focussed on minimizing the number of access points along Tezel Road and evenly disperse traffic feeding into and from Tezel Road. In addition, to internalize the cul-de-sac streets along Tezel Road. Also, all options would require a 1' vehicular non-access easement along Tezel Road to control access from the abutting lots. We believe that these alternatives are the best possible options to protect and promote the public health, safety and general welfare of the community. Staff further notes that Guilbeau and Braun Roads are designated as 86' facilities and Bandera Road as a 110' arterial on the Major Thoroughfare Plan.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

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.

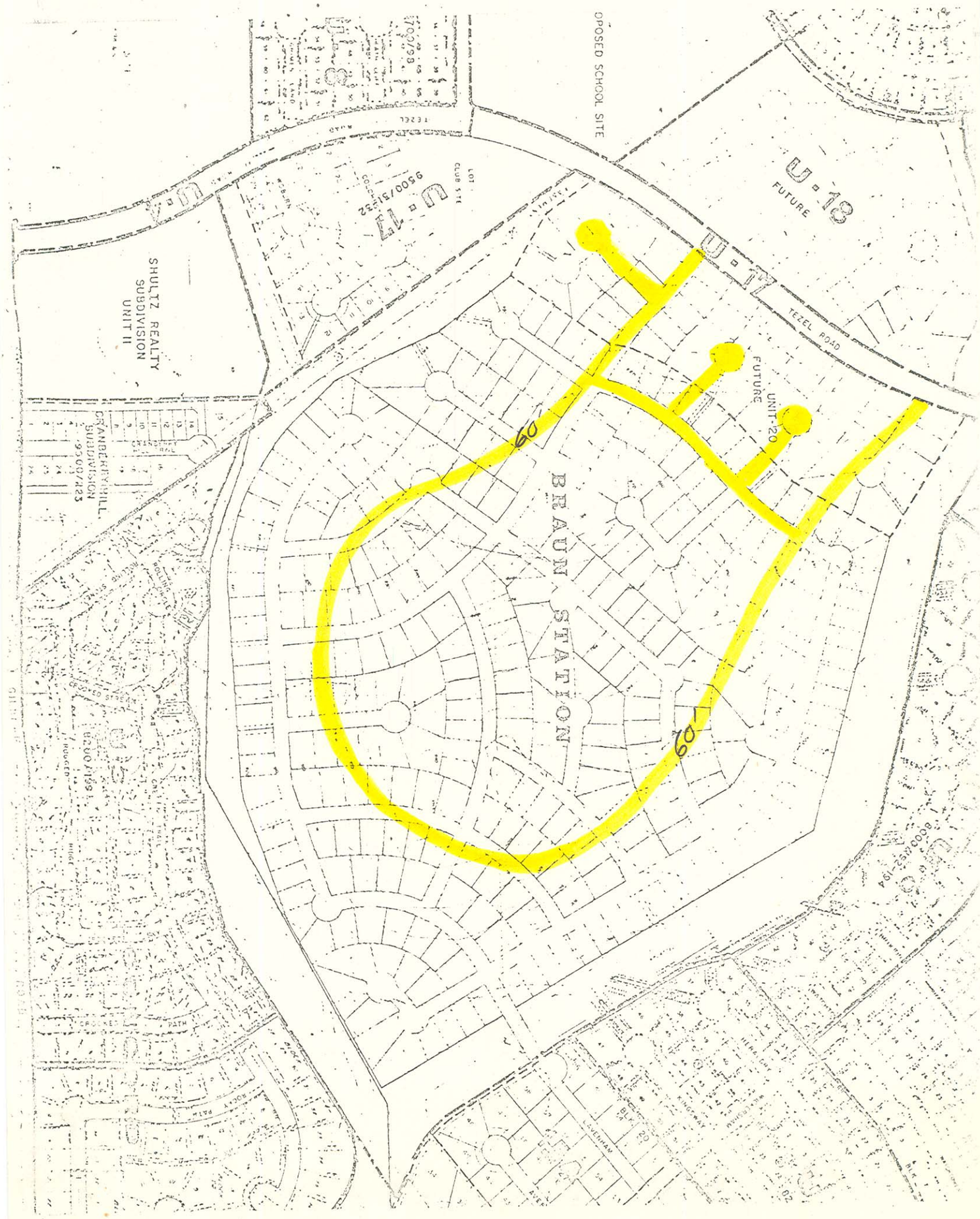
If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

Roland A. Lozano
Director of Planning

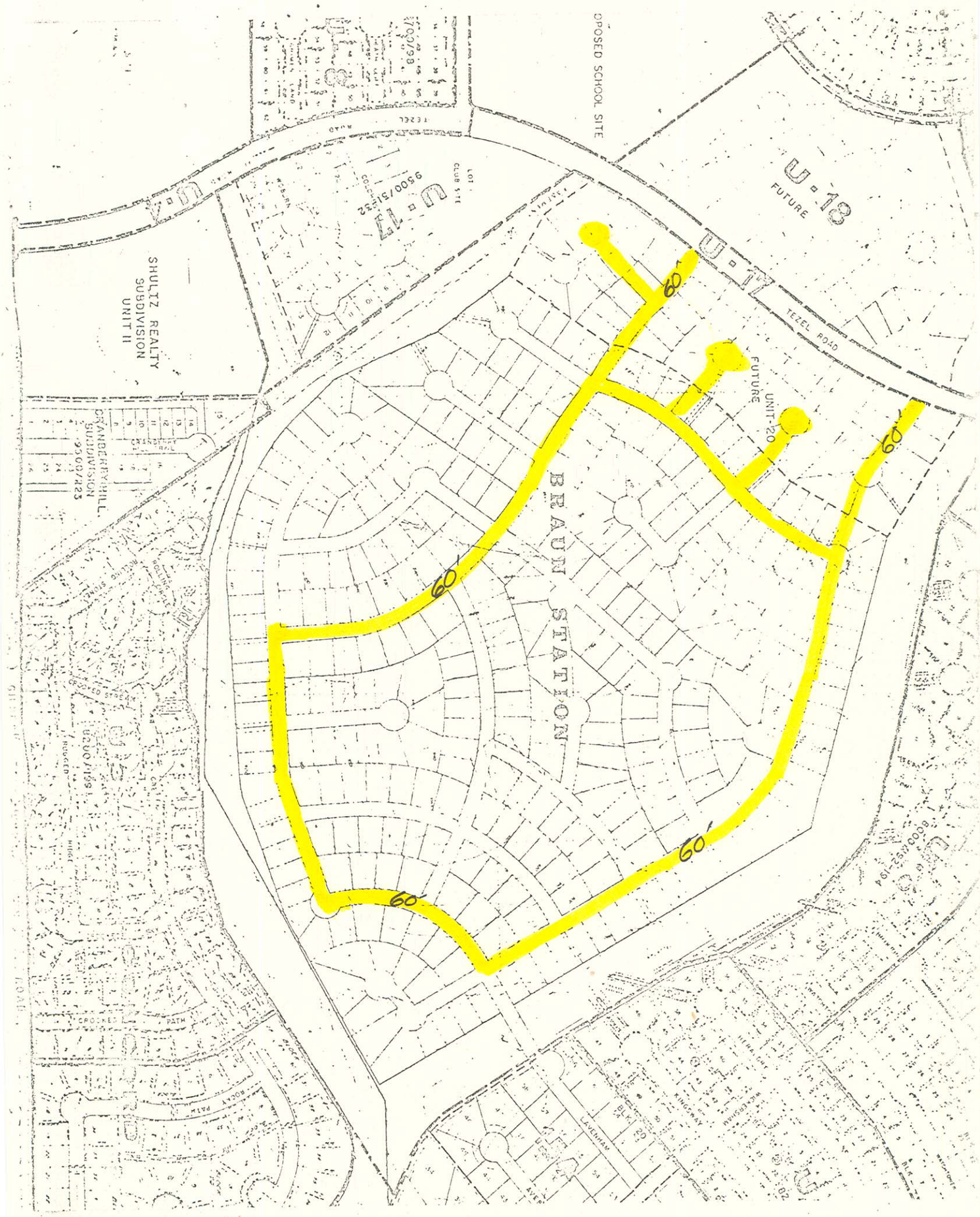
RAL/RR/sm
cc: Dean Chadwick, Traffic Engineering

1st



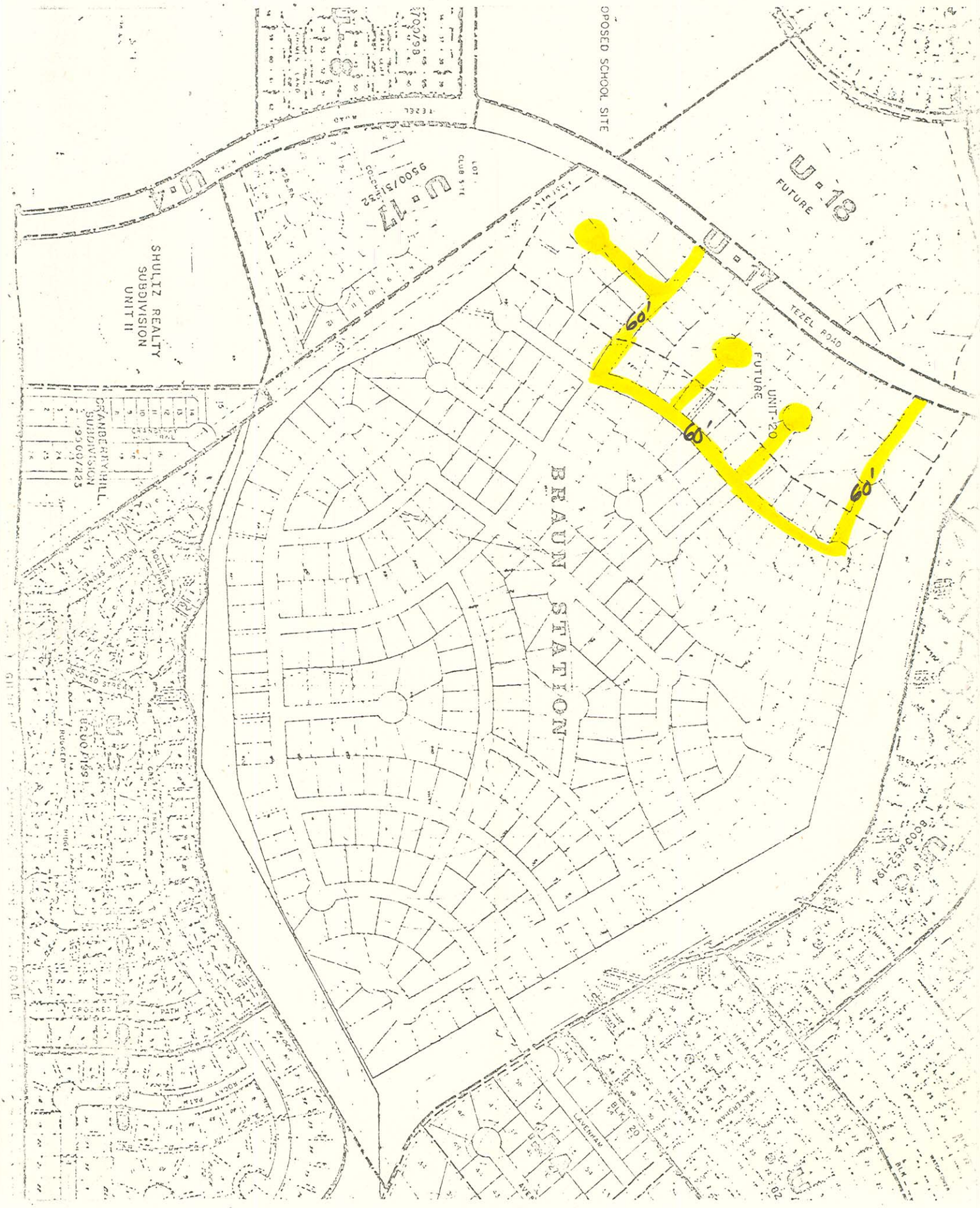
OPOSED SCHOOL SITE
U-18
FUTURE
U-17
9500/51332
LOT
CLUB SITE
SHULTZ REALTY
SUBDIVISION
UNIT II
TEZEL ROAD
UNIT-20
FUTURE
BRAUN STATION
60'
60'
CRANBERRYHILL
SUBDIVISION
9500/423
CROOKED STREAM
CROOKED PATH
KINGSWAY
LAVENHAM

2 ND



OPOSED SCHOOL SITE
U-18
FUTURE
U-17
TEZEL ROAD
SHULTZ REALTY
SUBDIVISION
UNIT II
CRANBERRY HILL
SUBDIVISION
9500/223
BRAUN STATION
UNIT-20
FUTURE
60'
60'
60'
60'
60'

3RD



OPOSED SCHOOL SITE
U-18
FUTURE
U-17
TEZEL ROAD
60'
60'
60'
UNIT-20
FUTURE
BRAUN STATION
SHULTZ REALTY
SUBDIVISION
UNIT II
GRANBERRYHILL
SUBDIVISION
9500/223
U-17
9500/5132
LOT
CLUB SITE
TEZEL
ROAD
CROOKED STREAM
CROOKED
PATH
ROCKY PATH
LAVENHAM
KINGSWAY
WICKERSHAM
HERALDRY
BLK. 20