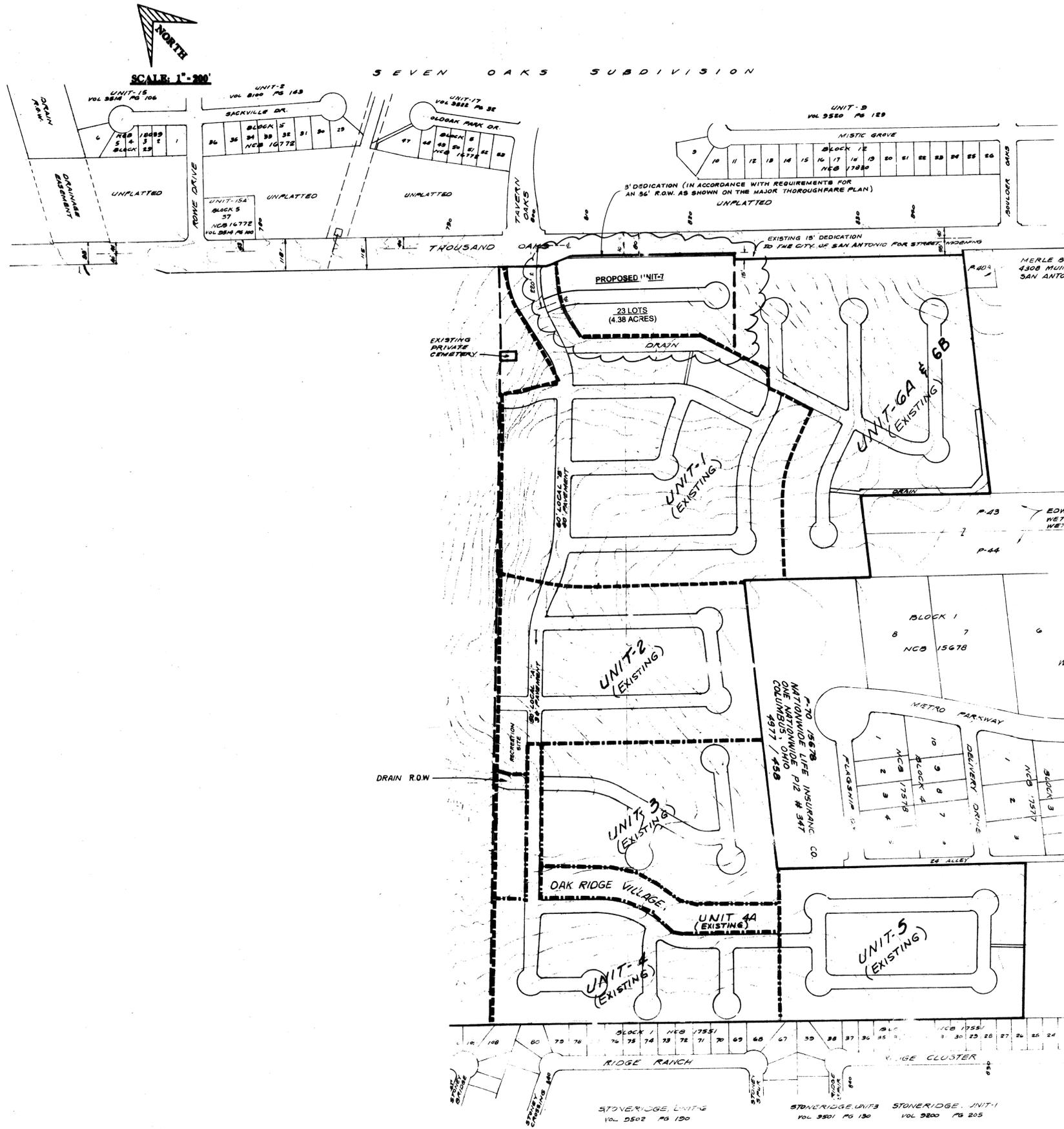
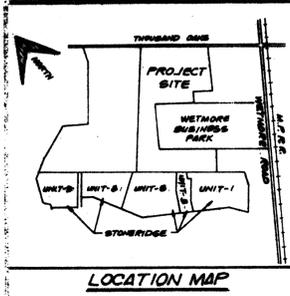


SUBJECT TO CHANGE

NOTE:
THE DEVELOPER, WITH APPROVAL FROM THE CITY OF SAN ANTONIO PLANNING DEPARTMENT, RESERVES THE RIGHT TO MODIFY THIS PLANNED OVERALL AREA DEVELOPMENT PLAN AT HIS DISCRETION.



MERLE BOECK
4308 MUIRFIELD
SAN ANTONIO, TEXAS 78229

JOHN W. LOPEZ
3660 THOUSAND OAKS
SAN ANTONIO, TX.

EDWARD W. SLAVIN
WETMORE COMMUNITY PO.
WETMORE, TEXAS 78163-3988

WETMORE BUSINESS PARK
VOL 3510 PG 173 UNIT 4
3510 173 -5
3510 68 -2
3503 103 -3

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OCT 10 PM 3:17
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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

AMENDING P.O.A.D.P. No. 360-B

AMENDING PAPE-THOUSAND OAKS SUBDIVISION,
REVISED FROM COMMERCIAL (4.38 ACRES) TO SINGLE
FAMILY RESIDENTIAL & ESTABLISHING UNIT-7 (23 LOTS)

DEVELOPER:
WETMORE-THOUSAND OAKS, LTD.
JAMES W. BASTONI, PRESIDENT
6929 CAMP BULLIS ROAD
SAN ANTONIO, TEXAS 78256
PH (210) 494-2555, FAX 494-2381

Revised August 30, 2001
Job No. 1-8129

DEVELOPER:
WETMORE-THOUSAND OAKS, LTD.
6929 CAMP BULLIS RD.
SAN ANTONIO, TEXAS 78256
TEL. NO. (210) 494-2555

PLAN HAS BEEN ACCEPTED BY:
COSA
1-25-02 360-B
(date) (number)
If no plats are filed, plan will expire
On 7-27-03
1st plat filed on
MAY 3, 1993
1-5708

PAPE-THOUSAND OAKS SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN, No. 360

1 REVISED UNIT 7 & STREET ALIGNMENT
2 REVISED UNIT 7 & COMMERCIAL
3 REVISED UNIT 7
4 REVISED UNIT 7 TO EXTEND TOWARD THOUSAND OAKS.

360 C



City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

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 LAND DEVELOPMENT
 SERVICES DIVISION

Date Submitted:	Project ID Number:
------------------------	---------------------------

Project Name: Pape Thousand Oaks Subdivision
 Owner/Agent: Wetmore Thousand Oaks Ltd. Phone: 494-2555 Fax: 494-2381
 Address: 6929 Camp Bullis Road, San Antonio, Texas Zip code: 78256
 Engineer/Surveyor: MBC Engineers Phone: 545-1122 Fax: 545-9302
 Address: 1035 Central Pkwy N., San Antonio, Texas Zip code: 78232

Existing legal Description (PUD Only): N/A
 Existing zoning: B2 Proposed zoning: R6
 (PUD Only) Linear feet of street N/A Private Gated Attached
 Public Un-Gated Detached
 (PUD Only) Number of lots: N/A divided by acreage: _____ = Density: _____
 (PUD Only) Total open space: N/A divided by total acreage: _____ = Open space _____ %
 (PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A
 (PUD Only) Construction start date: N/A
 (PUD Only) X/Y coordinates at major street entrance: X: N/A Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No
 San Antonio City Limits? Yes No

Projected # of Phases: Unit 7 (others existing)

Council District: 9 School District: NEISD Ferguson map grid: 552-A1

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

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LAND DEVELOPMENT
SERVICES DIVISION

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name Pape Thousand Oaks No. 360 B

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Oak Ridge Village No. Unit-6A (990181)
Name Oak Ridge Village No. Unit-6B (990182)
Name Oak Ridge Village No. Unit-3 (940131)

Contact Person and authorized representative:

Print Name: Roger W. Bose, P.E.

Signature: 

Date: 9-7-01

Phone: 545-1122

Fax: 545-9302

Master Development Plan and P.U.D.
Technical Review

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review

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LAND DEVELOPMENT
SERVICES DIVISION

(Continued)

- (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- (PUD ONLY) The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- (**Conservation Subdivisions Only**) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

August 17, 2001

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

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SERVICES DIVISION

- (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.
- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks as required.
- Location and size in acres of school sites, as applicable.
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Roger W. Bose, P.E. Signature:  Date: 9-7-01

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001



CITY OF SAN ANTONIO

January 25, 2002

Mr. Roger W. Bose, P.E.

M.B.C.
1035 Central Parkway North
San Antonio, TX 78232

Re: Pape-Thousand Oaks

MDP # 360-C

Dear Mr. Bose:

The City Staff Development Review Committee has reviewed Pape-Thousand Oaks Development Plan (M.D.P.) (formerly POADP) Preliminary Overall Area Development Plan # 360-C (Amending). Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Bose
Page 2
January 25, 2002

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. If the proposed development is not platted in phases this Master Development Plan (M.D.P.) (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Mongriva AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, Senior Engineer Development Services



**City of San Antonio
Planning Department
Master Development Plan Section**

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& DEVELOPMENT
SERVICES DIVISION



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Planning Department

Required Items for Completeness Review

- Completed and signed Application Form
- Appropriate Plan Review Fee
- N/A* Digital information (MDP's and PUD)
- 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- (Plats Only):**
4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation
- (Master Development Plans Only):** 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Parks – Open space |
| <input type="checkbox"/> Street and Drainage | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Traffic T.I.A. | <input type="checkbox"/> Neighborhoods, <input type="checkbox"/> Historic |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Other: _____ |

Accepted

Rejected

Completeness Review By: _____ Date: _____

**Revised
Medina Base / Loop 410
POADP**

Original POADP

Land Use	ITE Code	Acreage	Density	Calculated	7-9 AM		4-6 PM	
					Rate	PHT	Rate	PHT
Single Family	210	48.70	5 Units Per Acre	238.63 Units	0.75	178.97	1.01	241.02
Shopping Center	820	<u>1.40</u>	25 % of TTL Acreage	15,246 Sq Ft	1.03	<u>15.70</u>	3.74	<u>57.02</u>
		50.10						
SUM						195		298

Revised POADP

Land Use	ITE Code	Acreage	Density	Calculated	7-9 AM		4-6 PM	
					Rate	PHT	Rate	PHT
Single Family	210	41.20	5 Units Per Acre	201.88 Units	0.75	151.41	1.01	203.90
Shopping Center	820	<u>8.90</u>	25 % of TTL Acreage	96,921 Sq Ft	1.03	<u>99.83</u>	3.74	<u>362.48</u>
		50.10						
SUM						251		566
DIFFERENCE						57		268

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Oak Ridge Village, Unit-7

Location: Bavern Oaks at Thousand Oaks Blvd.

Applicant: Wetmore Thousand Oaks Limited

Owner or Agent

Address: 8929 Camp Bullis Road, San Antonio, Texas 78256

Phone Number: (210) 494-2555

Permit Type (check one)

Zoning, N.C.B. 18-23-1 POADP # Revision to 360B Plat # _____ Bldg. Plan # _____ Other: _____

Box A (ORIGINAL TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 p.m., Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Single Family	23	P.M. Weekday	1.02/Unit	23	ITE Code: 210 other:

Note: The Proposed Revision from Commercial to Residential is a reduction in PHT's.

BOX B (ORIGINAL TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 p.m., Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other *				ITE Code: other:

* specify _____

BOX C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Project in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

BOX D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared By: Macina, Bose, Copeland and Associates, Inc.

Date: August 29, 2001

Comments: _____

BOX E (Official Use, Do not write in this box)

A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
 A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
 The traffic impact analysis has been waived for the following reason(s): _____

Reviewed By: [Signature] Date: 9-21-01

NOTE: GFA = Gross Floor Area (bldg. size) ITE = Institute of Transportation Engineers, Trip Generation, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050