

SITE LOCATION MAP  
NOT TO SCALE

STEUBING RANCH  
LTD. PARTNERSHIP  
(UNDEVELOPED)  
VOLUME 8068, PAGE 1109  
VOLUME 8068, PAGE 1118  
VOLUME 8210, PAGE 2030

CONCORD CORPORATION  
(UNDEVELOPED)  
VOLUME 7273, PAGE 273

STEUBING RANCH  
LTD. PARTNERSHIP  
(UNDEVELOPED)  
VOLUME 8068, PAGE 1109  
VOLUME 8068, PAGE 1118  
VOLUME 8210, PAGE 2030

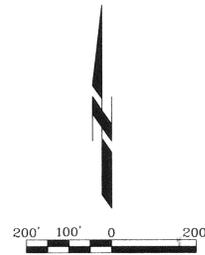
EXISTING LIMESTONE QUARRY

**LAND USE SUMMARY**

COMMERCIAL	68.62 ACRES
RIGHT-OF-WAY	6.52 ACRES
TOTAL	75.14 ACRES

**NOTES:**

- ENTIRE SITE ZONED B-3
- WATER SOURCE : SAN ANTONIO WATER SYSTEM
- SANITARY SEWER : SAN ANTONIO WATER SYSTEM



LINE	BEARING	DISTANCE
L1	N79°15'30"E	56.79'
L2	S83°42'30"E	55.27'
L3	S71°46'01"E	148.81'
L4	S61°43'29"E	181.22'
L5	S66°43'18"E	98.72'
L6	S68°39'41"E	95.07'
L7	S63°20'21"E	57.85'
L8	S58°11'24"E	74.85'
L9	S61°38'35"E	106.79'
L10	S75°03'28"E	87.24'
L11	S87°51'58"E	109.64'
L12	N82°02'00"E	147.21'
L13	N72°37'22"E	146.91'
L14	N81°50'39"E	93.11'
L15	S89°27'08"E	140.52'
L16	N89°19'49"E	205.48'
L17	S82°03'22"E	144.95'
L18	N86°47'02"E	142.85'
L19	N84°47'55"E	67.48'
L20	S86°39'53"E	53.37'
L21	S71°01'02"E	32.99'
L22	S53°51'46"E	49.12'
L23	S44°17'08"E	63.67'
L24	S65°21'08"E	145.04'
L25	S70°36'51"E	164.57'
L26	S14°11'30"W	10.72'

**LEGEND**

- CONTOUR LINES
- EXISTING FLOOD PLAIN

C.I.R.I. APARTMENTS LTD.  
(UNDEVELOPED)  
VOLUME 5897, PAGE 1797

**OWNER**

VENTANA OAKS JV  
TRUSTEE : JOHN HANNAH  
800 NAVARRO ST. #210  
SAN ANTONIO, TX 78205-1725

SONTERRA PRKWAY  
86' RIGHT-OF-WAY  
2 - 24' PAVEMENTS

PLAN HAS BEEN ACCEPTED BY  
COSA #  
1-13-03 #14A  
(date) (number)  
If no plats are filed, plan will expire  
On 7-14-09  
1<sup>st</sup> plat filed on

NO	DATE	REVISION	BY
2	11-13-02	REVISED INTERSECTION OF VENTANA OAKS AND CAMBRIA, AND REVISED AREAS	JLD
1	9-10-01	REVISED C.L. ALIGNMENT OF VENTANA PARKWAY & RECALCULATED TRACT AREA	JLD

DESIGNED BY \_\_\_\_\_  
DRAWN BY JLD  
CHECKED BY \_\_\_\_\_  
REVIEWED BY \_\_\_\_\_  
DATE SEPTEMBER 2001

**CDS/MUERY SERVICES**  
Engineering & Surveying  
3411 MAGIC DR. • SAN ANTONIO, TEXAS 78229 • 210-581-1111

**VENTANA OAKS**  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
SAN ANTONIO, TEXAS

SHEET NO. 1  
OF 1 SHEETS  
FILE NO. 01031  
POADP1.DWG



- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file
- ☒ North arrow and scale of the map;
- ☒ Proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred-year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ A complete application and certification, 8 ½ x 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210) 207-7720;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @ 207-8265;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the North East Independent School District and they have been contacted concerning this development.

RECEIVED  
 01 MAR - 7 AM 8:15  
 DEPT. OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

List Below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: Kenneth Rothe Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

RECEIVED  
01 MAR - 7 AM 8:43  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION



# CITY OF SAN ANTONIO

January 13, 2003

Mr. Kenneth Rothe P.E.

CDS/ Muery Engineers  
3411 Magic Drive  
San Antonio, TX 78229

Re: Ventana Oaks

MDP/POADP # 414 - ▲

Dear Mr. Rothe:

The City Staff Development Review Committee has reviewed Cedar Creek Master Development Plan M.D.P.(formerly POADP) # 414. 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. Rothe  
Page 2  
January 13, 2003

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. Moncivais AIA, AICP  
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services  
Richard De La Cruz, P.E. Senior Engineer Development Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
2132437

AMT ENCLOSED

AMOUNT DUE 381.10  
INVOICE DATE 3/15/2001  
DUE DATE 3/15/2001

50-04-5573  
OAK TRAIL INVESTMENT CORP.  
11815 IH 10 WEST, STE. 107  
S.A. TX. 78230

PHONE: 000 - 0000

POADP  
VENTANA OAKS

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 3/15/2001 INVOICE 2132437 ACCOUNT 50-04-5573 DUE DATE 3/15/2001 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 03/14/2001 CK# 4785 VENTANA OAKS  
END 03/14/2001

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

CITY OF SAN ANTONIO  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

↓

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
2177729

AMT ENCLOSED

50-04-5573  
OAK TRAIL INVESTMENT CORP.  
11815 IH 10 WEST, STE. 107  
S.A. TX. 78230

AMOUNT DUE 381.10  
INVOICE DATE 4/24/2001  
DUE DATE 4/24/2001

PHONE: 000 - 0000

POADP  
VENTURA

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 4/24/2001 INVOICE 2177729 ACCOUNT 50-04-5573 DUE DATE 4/24/2001 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓  
RECEIVED  
01 APR 30 AM 8:49  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 04/23/2001 CK#4796 VENTURA  
END 04/23/2001

PREVIOUS BAL 0.00 CURRENT CHARGES 381.10 NEW BALANCE 381.10 TOTAL AMT DUE 381.10

CITY OF SAN ANTONIO  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1  
↓



# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

October 18, 2001

## P.O.A.D.P. REVIEW

Ventana Oaks

Located on US 281, south of Redland Road

Mike Herrera  
City of San Antonio Department of Planning  
P.O. Box 839966  
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
<b>Noise Mitigation</b>	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
<b>R.O.W. Requirements</b>	None.
<b>Access Limits/Restrictions</b>	Access to US 281 will be as directed by "Regulations For Access Driveways to State Highways". This property is eligible for a maximum combined total of one access point. All access to the property identified as "Tract 1 Commercial" and "Tract 2 Commercial" shall be from proposed Ventana Parkway.
<b>WPAP Requirements</b>	At the time of platting a complete copy of the approved WPAP will be required. No access permits will be issued prior to receipt of the approved WPAP..

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer

cc: CDS/Muerey Services

**Traffic Impact Analysis (TIA) Threshold Worksheet**

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

Project Name: Ventana Oaks POADP Tract 1

Location: North of 1604 and on the west side of 281, just north of Hardy Oaks

Applicant: Ventana Oaks JV

Owner or  Agent

Address: 800 Navarro Suite 210 San Antonio Texas 78205-1725

Phone Number: \_\_\_\_\_

Permit Type (check one):

Zoning, N.C.B \_\_\_\_\_  POADP # \_\_\_\_\_  Plat # \_\_\_\_\_  Bldg. Plan # \_\_\_\_\_  Other: \_\_\_\_\_

**Box A (Original TIA) RESIDENTIAL DEVELOPMENT**

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

**Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT**

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Office Park		66,650 SF		7-8 AM / Wkdays	1.74/1000 SF	116	ITE Code: 750 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 <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> 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: CDS/Muery Services, San Antonio Texas 78229 Date: March 6, 2001

Comments: Any comments or questions call Kenny Rothe @ 210-581-1111

**Box E (For Official Use Only, 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: \_\_\_\_\_

Date: \_\_\_\_\_

RECEIVED  
01 MAR -7 AM 8:43  
DEPT. OF PLANNING  
LAND DEVELOPMENT DIVISION

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

## Traffic Impact Analysis (TIA) Threshold Worksheet

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

Project Name: Ventana Oaks POADP Tract 2

Location: North of 1604 and on the west side of 281, just north of Hardy Oaks

Applicant: Ventana Oaks JV  Owner or  Agent

Address: 800 Navarro Suite 210 San Antonio Texas 78205-1725 Phone Number: \_\_\_\_\_

Permit Type (check one):

Zoning, N.C.B \_\_\_\_\_  POADP # \_\_\_\_\_  Plat # \_\_\_\_\_  Bldg. Plan # \_\_\_\_\_  Other: \_\_\_\_\_

**Box A (Original TIA) RESIDENTIAL DEVELOPMENT**

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

**Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT**

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Shopping Center		157880 GLA		11-12AM / Saturday	4.97/1000 SF	785	ITE Code: 820 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 <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> 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: CDS/Muery Services, San Antonio Texas 78229 Date: March 6, 2001

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\_\_\_\_\_ 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: \_\_\_\_\_ Date: \_\_\_\_\_

RECEIVED  
01 MAR - 7 AM 8:13  
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
COMMUNITY DEVELOPMENT DIVISION

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

## Traffic Impact Analysis (TIA) Threshold Worksheet

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

Project Name: Ventana Oaks POADP Tract 3

Location: North of 1604 and on the west side of 281, just north of Hardy Oaks

Applicant: Ventana Oaks JV

Owner or  Agent

Address: 800 Navarro Suite 210 San Antonio Texas 78205-1725

Phone Number: \_\_\_\_\_

Permit Type (check one):

Zoning, N.C.B \_\_\_\_\_  POADP # \_\_\_\_\_  Plat # \_\_\_\_\_  Bldg. Plan # \_\_\_\_\_  Other: \_\_\_\_\_

### Box A (Original TIA) *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

### Box B (Original TIA) *NON-RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Office Park		129,083 SF		7-8 AM / Wkdays	1.74/1000 SF	224	ITE Code: 750 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 <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> 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: CDS/Muery Services, San Antonio Texas 78229

Date: March 6, 2001

Comments: Any comments or questions call Kenny Rothe @ 210-581-1111

### Box E (For Official Use Only, 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: \_\_\_\_\_

Date: \_\_\_\_\_

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

## Traffic Impact Analysis (TIA) Threshold Worksheet

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

Project Name: Ventana Oaks POADP Tract 4

Location: North of 1604 and on the west side of 281, just north of Hardy Oaks

Applicant: Ventana Oaks JV

Address: 800 Navarro Suite 210 San Antonio Texas 78205-1725

Owner    or     Agent  
 Phone Number: \_\_\_\_\_

Permit Type (check one):

Zoning, N.C.B \_\_\_\_\_   
  POADP # \_\_\_\_\_   
  Plat # \_\_\_\_\_   
  Bldg. Plan # \_\_\_\_\_   
  Other: \_\_\_\_\_

**Box A (Original TIA)    RESIDENTIAL DEVELOPMENT**

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

**Box B (Original TIA)    NON-RESIDENTIAL DEVELOPMENT**

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Office Park		99,970 SF		7-8 AM / Wkdays	1.74/1000 SF	174	ITE Code: 750 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 <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> 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: CDS/Muery Services, San Antonio Texas 78229      Date: March 6, 2001  
 Comments: Any comments or questions call Kenny Rothe @ 210-581-1111

**Box E (For Official Use Only, Do Not Write in this Box)**

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\_\_\_\_\_ The traffic impact analysis has been waived for the following reason(s): \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

RECEIVED  
 PLANNING DIVISION  
 01 MAR - 7 AM 8:43

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

## Traffic Impact Analysis (TIA) Threshold Worksheet

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

Project Name: Ventana Oaks POADP Tract 5

Location: North of 1604 and on the west side of 281, just north of Hardy Oaks

Applicant: Ventana Oaks JV

Address: 800 Navarro Suite 210 San Antonio Texas 78205-1725

Owner    or     Agent  
 Phone Number: \_\_\_\_\_

Permit Type (check one):

Zoning, N.C.B \_\_\_\_\_   
  POADP # \_\_\_\_\_   
  Plat # \_\_\_\_\_   
  Bldg. Plan # \_\_\_\_\_   
  Other: \_\_\_\_\_

**Box A (Original TIA) RESIDENTIAL DEVELOPMENT**

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

**Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT**

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Office Park		50,820 SF		7-8 AM / Wkdays	1.74/1000 SF	88.4	ITE Code: 750 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 <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> 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: CDS/Muery Services, San Antonio Texas 78229      Date: March 6, 2001  
 Comments: Any comments or questions call Kenny Rothe @ 210-581-1111

**Box E (For Official Use Only, 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: \_\_\_\_\_ Date: \_\_\_\_\_

RECEIVED  
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 DEPT. OF PLANNING  
 TRAFFIC IMPACT ANALYSIS  
 SERVICES DIVISION

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

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01 OCT 17 PM 3:49  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

October 17, 2001

Mr. Michael Herrera  
City of San Antonio  
Comprehensive & Transportation Planning  
P. O. Box 839966  
San Antonio, Texas 78283-3966

**RE: VENTANNA OAKS PRELIMINARY OVERALL AREA  
DEVELOPMENT PLAN**

Mr. Herrera:

This letter is to inform you of the current status of the aforementioned P.O.A.D.P.. Although the plan which your office has in its possession has a date of February 2001 for the original submittal it was not submitted until the beginning of March. After the initial submittal we had some difficulty with TXDoT, however after several meetings with Judy Friesenhahn we have resolved these issues.

We have opted to have a third party prepare the TIA for this project. They are currently in the process of preparing the TIA and hopefully will have it ready for submittal in the near future. Once we receive this we will immediately forward it to your office.

Thank you for your cooperation with this project and should you have any additional questions feel free to contact me.

Sincerely,



John L. Dunivan II  
Engineering Technician

