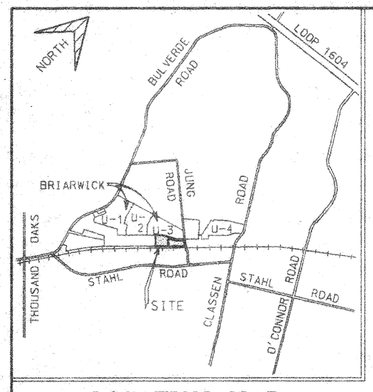
#490



LOCATION MAP

SCALE: 1" = 100'

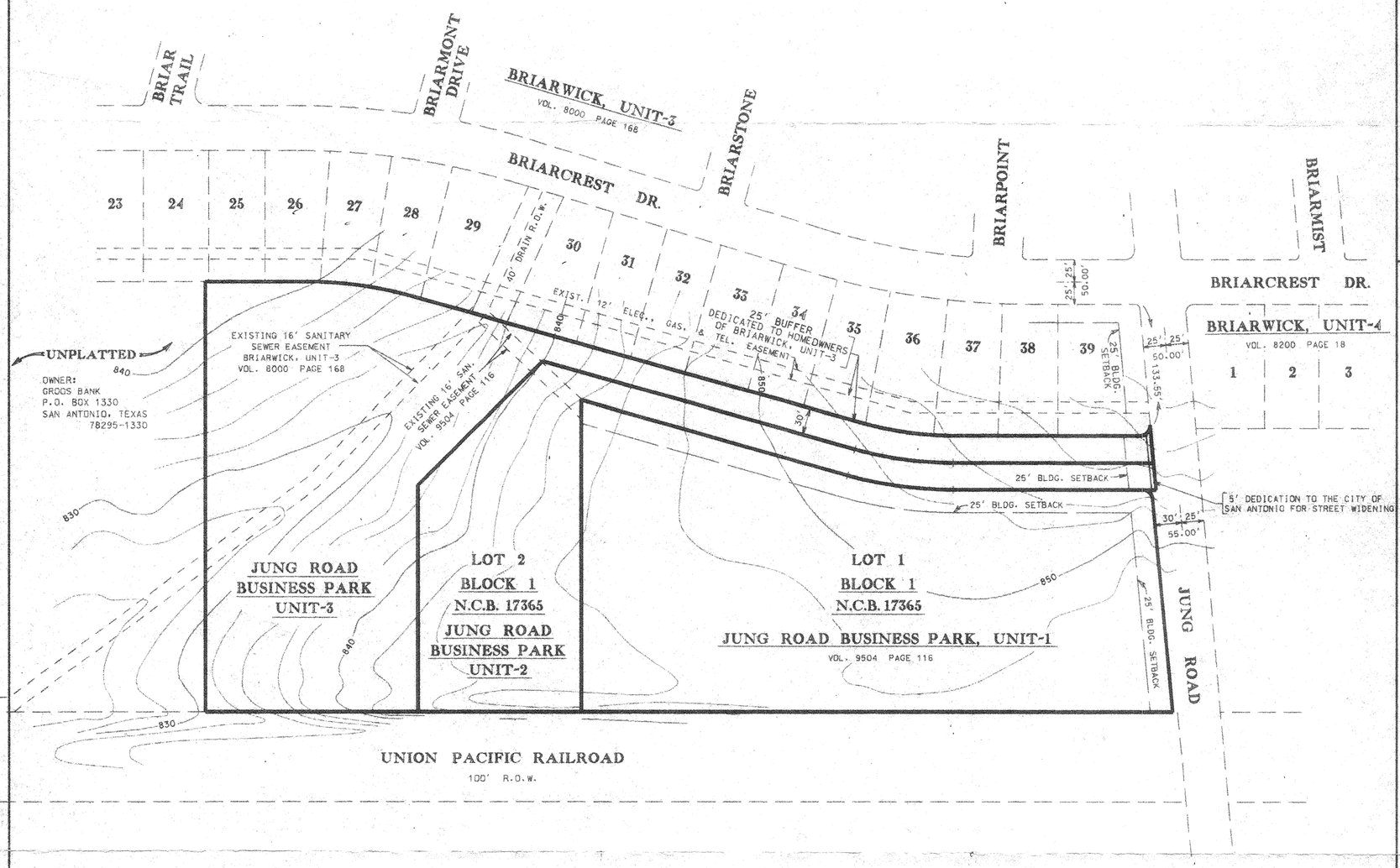
SUBJECT TO CHANGE

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.

GENERAL NOTES:
1. WATER SERVICE BY SAN ANTONIO WATER SYSTEM (WATER BOARD)
2. SANITARY SEWER SERVICE BY SAN ANTONIO WATER SYSTEM (WASTEWATER MANAGEMENT).

LEGEND:

EXIST.	--------	EXISTING
ELEC.	--------	ELECTRIC
TEL.	--------	TELEPHONE
CATV	--------	CABLE TELEVISION
SAN. SWR.	--------	SANITARY SEWER
ESM'T.	--------	EASEMENT
R.O.W.	--------	RIGHT-OF-WAY
BLDG.	--------	BUILDING
N.C.B.	--------	NEW CITY BLOCK
BLK.	--------	BLOCK
E.T.& CATV ESM'T.	--	ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT



RECEIVED
96 JAN 10 PM 3:21
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: _____ Date: _____
Secretary _____ Date: _____

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO PLANNING COMMISSION
Date: March 22, 1996
File # 490
Signed: D. Poole

DEVELOPERS:
UNIT - 1 = 4.029 ACRES TOTAL PLATTING
RICHARD S. THOMPSON
4314 JUNG ROAD
SAN ANTONIO, TEXAS 78247-2230

UNIT - 2 & 3 = 1.8220 ACRES & 3.3845 ACRES, RESPECTIVELY
DEWAYNE & BETTY ANN ADAMS
14049 DUBLIN SQUARE
SAN ANTONIO, TEXAS 78217

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151

JUNG ROAD BUSINESS PARK
PLANNED UNIT DEVELOPMENT
PRELIMARY OVERALL AREA DEVELOPMENT PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R. W. B.
DRAWN P. A. E.
CHECKED
DATE JAN. 9, 1996
JOB NO. 1-6383
SHT. 1 of 1

Land Development Services Division, City of San Antonio, Texas, 1995

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: January 9, 1996

Name of POADP: JUNG ROAD BUSINESS PARK

Owner/Agent: Dewayne & Betty Ann Adams **Phone:** (210) 599-1821

Address: 14049 Dublin Square, San Antonio, Texas **Zip code:** 78217

Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. **Phone:** (210) 349-0151

Address: 415 Bressport Drive, San Antonio, Texas **Zip code:** 78216

Existing zoning: P-1, I-1 **Proposed zoning:** P-1, I-1

Texas State Plane Coordinates: X 188,336 Y 634,031
(at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits Yes ☒ No ☐
Edwards Aquifer Recharge Zone? Yes ☐ No ☒

Land Area Being Platted:	**Lots**	**Acres**
Single-Family (SF)	N/A	N/A
Non-Single Family (NSF)	N/A	N/A
Commercial & other	3	9.2355
TOTAL =	3	9.2355

Print Name: PAUL DE LEON **Signature:** Paul De Leon

Date: 1-9-96 **Tel:** (210) 349-0151 **Fax:** (210) 349-9302

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff wil contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

*** Note: This application must be completed fully, and typed or printed legibly, for acceptance.**

CITY OF SAN ANTONIO

March 22, 1996

Mr. Frank Graves
Director of Leasing and Management
Groos Bank
Kelly Bank Tower Leasing Office
6100 Bandera Road Suite 700
San Antonio, TX 788238

Dear Mr. Graves:

The City of San Antonio has recently approed a Preliminary Overall Area Development Plan (POADP) and Planned Unit Development (PUD) for the Jung Road Business Park. This business park is located adjacent to property which is currently unplatted and owned by Groos Bank, and is identified as tract one of the Louis Kneipp Survey No 11, Ab 391, CB 5014 of the Bexar County Deed and Records.

The initial concern raised by the POADP committee was that the Groos Bank property would be landlocked, by the proposed plans for Jung Road Business Park. To ensure that your property was not landlocked, Elizabeth Carol contacted you. The map which you provided clarified that access was in fact available. The Committee, however noted that there is only a thirty foot road available for a tract that is zoned industrial. The proposed road is currently projected to be a private road. That will be sufficient, unless Tract one is to be subdivided. According to the Unified Development Code (UDC) each track must have twenty foot of frontage on a public street. The alternatives available include allowing enough room for multiple owners to each have a twenty foot frontage on Bulverde Road, or to develop the proposed private road into a public road. The UDC requires a sixty foot ROW for a public road that will serve an industrial area. This road would need to be constructed with a forty foot paved section, this is especially critical in an area with limited turning radius.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol. She may be reached at 207-7900.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer; City of San Antonio

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

CITY OF SAN ANTONIO

March 22, 1996

Mr. Paul De Leon
Mecina, Boss, Copeland & Ass.
415 Bressport Drive
San Antonio, Texas, 78216

Re: Jung Subdivision POADP # 490

Dear Mr. De Leon:

The City Staff Development Review Committee has reviewed your Jung Road Business Park Subdivision Preliminary Overall Area Development Plan # 490. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. Formal notification, by your office needs to be provided to Groos Bank informing them of the revisions, which includes the deletion of their property from the POADP. The City of San Antonio Planning Department will need verification that such notification has in fact been sent.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol. She may be reached at 207-7900.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer; City of San Antonio
Frank Graves, Director of Leasing and Management; Groos Bank

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

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

INVOICE
518422

AMT ENCLOSED _____

AMOUNT DUE	250.00
INVOICE DATE	1/11/1996
DUE DATE	1/11/1996

50-04-5573
MACINA/BOSE/COPELAND/ & ASSOC.
415 BREESPORT
CIITY 78216

PHONE: 0 - 0

PUD REVISION
JUNG RD. BUSINESS PARK
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
1/11/1996	518422	50-04-5573	1/11/1996	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	018010-001	PLAN AMENDMENT FEE	250.00

PAID-S.A.T.O.-MP-1 JAN 1 1 1996

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	01/10/1996		CK# 8799	16383
END	01/10/1996			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	250.00	250.00	250.00

CITY OF SAN ANTONIO
CENTRAL BILLING SECTION P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

MEMORANDUM

TO: Habib Erkan, Attorney; City Attorneys Office

COPIES: David W. Pasley, Director; Department of Planning; File

FROM: Elizabeth Carol, Planner II; Planning Department

SUBJECT: POADP

February 12, 1996

A Preliminary Overall Development Plan (POADP) for Jung Road Business Park was submitted to the Planning Department January 10. The proposed development was reviewed by the POADP committee and approval was recommended. A response recommending approval for the proposed development was prepared, however it was not signed by the director.

In November of 1983 the preliminary plans were approved for the Jung Road Business Park Planned Unit Development (PUD). In February 1984 the final plans for phase one was approved. This project was formally called the Briarwick Industrail Park PUD.

On January 10, 1996, an amended Preliminary PUD for Jung Road Business Park was also submitted to the Planning Department. According to the code if the revisions proposed by the amendments are unsubstantial they are administratively approved by the Director of Planning, however if the changes are deemed to be substantial, the PUD needs to be approved by the Planning Commission.

On February 9, 1996 the POADP committee reviewed the redlined at the request of Rick Vasquez, the Planning Manager for the Development and Neighborhood Services Division. The committee felt that a deletion of two-thirds of the area included in the original PUD was in fact a substantial change. Therefore the committee recommended that the PUD be resubmitted to the Planning Commission, for their approval.

The issue that was rasied centers around the need for the applicant to notify all current owners of land of deleted by the proposed chagnes. The other issues that surfaced is what rights would an accepted POADP give to an applicant. The adjacent property is currently owned by Groos Bank. The committee felt that the developers should notify the adjacent property owners by mail, that they are being deleted from the orginal PUD plans.

I called the engineering firm and notified them that several issues were raised and that the PODAP and PUD plans were being reviewed by the City of San Antonio's Legal Department. He inquired about the issues and I informed him that the Director had some concerns about the rights of the adjacent property owners. He then informed me that the point was mute; because all of the property owners were new includeing the owners of propsed unit one, two and three.

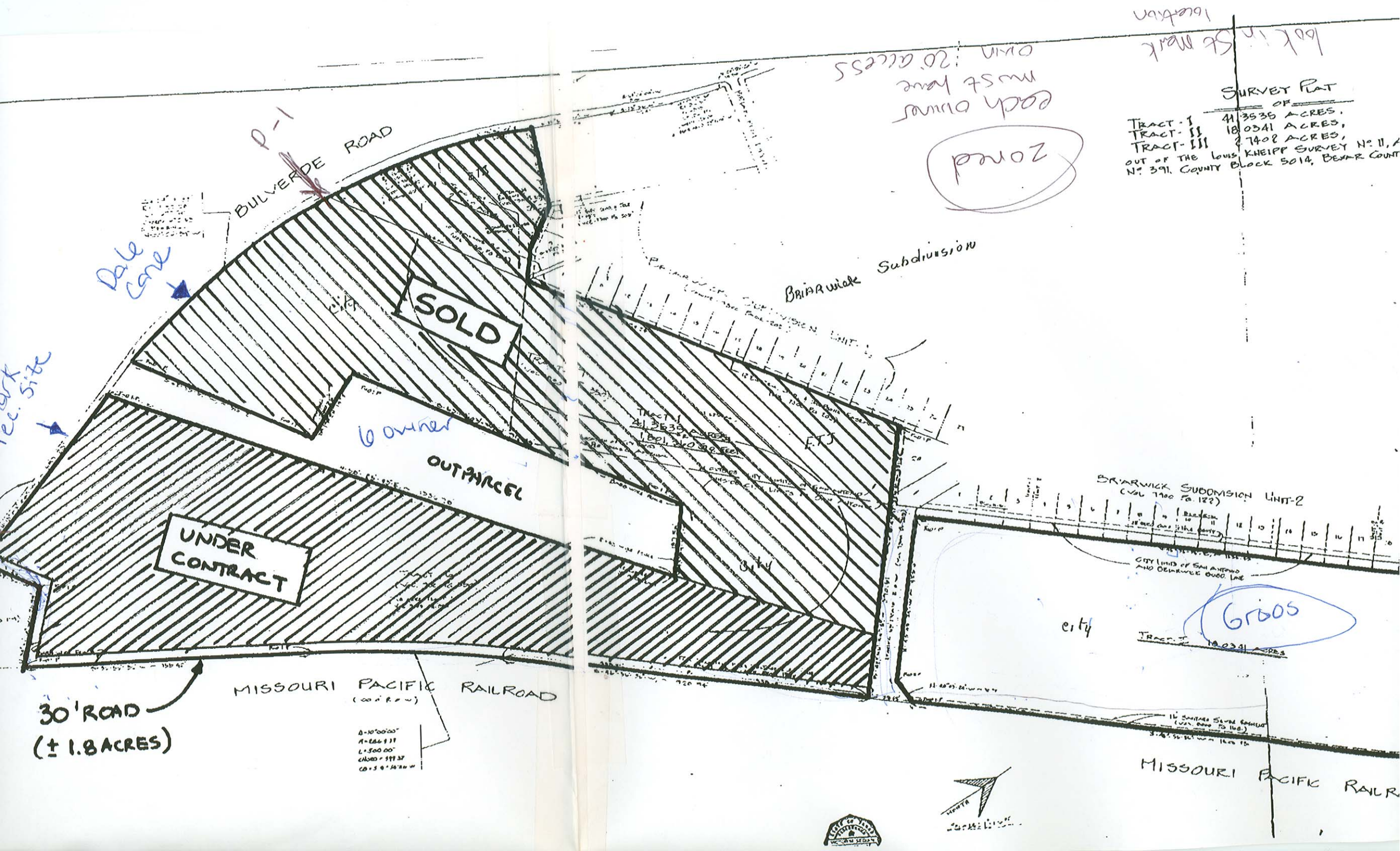
Rosewood is another POADP that was recently submitted, with very similar issues. The developers are deleting unit two from the orignial PODAP, which was appoved in August 1994. The developer is proposing to delete a large portion of their oringal PODAP, and the committee felt that this would also represent a substantial change to the orginal plans. The adjacent property owner is NEISD, they are currently poposing to construct a middle school.

Again, the need to notify the adjacent property owners of their rights is a concern of the committee. Should the developer notify the new landowner that their property is being deleted from a POADP.

If you have any questions, or concerns about the issues raised here, please call me at 207-7912.

Elizabeth Carol
Planner II
Planning Department

attachments:
Jung POADP
Rosewood POADP



SURVEY PLAT
OF
TRACT-I 41.3535 ACRES,
TRACT-II 18.0341 ACRES,
TRACT-III 2.7402 ACRES,
OUT OF THE LOUIS KNEIPP SURVEY No. 11, A
No. 391, COUNTY BLOCK 5014, BEXAR COUNT
BULVERDE ROAD
P-1
Dale Cone
SOLD
6 owner
OUTPARCEL
UNDER CONTRACT
BRIARWICK Subdivision
BRIARWICK SUBDIVISION UNIT-2
city
Groos
MISSOURI PACIFIC RAILROAD
30' ROAD
(± 1.8 ACRES)
MISSOURI PACIFIC RAILR