



CITY OF SAN ANTONIO

April 8, 2002

Ms. Sandi Vickers

M.W. Cude Engineering, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: Woodfarm Commercial

POADP # 729

Dear Ms. Vickers:

The City Staff Development Review Committee has reviewed Woodfarm Commercial Master Development Plan (M.D.P.) formerly (POADP) # 729. 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.
- Development Services, Engineering Section has indicated as part of their conditional approval, the following shall be met:

The Woodfarm Commercial (POADP) lies within the City of San Antonio, corporate limits and extra territorial jurisdiction (ETJ) northwest of downtown. Woodfarm Commercial tract is located at the southeast corner of the intersection of Loop 1604 and Shaenfield Road. The project will consist exclusively of eight retail lots. Full development build out is likely within three years. The Level 2 TIA (October 2001) submitted by GKW Inc. indicates that this development is anticipated to generate 15,480 Average Daily Trips (ADT).

The off-site impacts that have been identified in the submitted TIA depend on funding resources of either TxDOT or the City of San Antonio, and not the developer. Improvements to Loop 1604 (completion of the freeway section) are in the current Metropolitan Transportation Plan (MTP) and have priority 2 status.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on or before the completion of the Woodfarm Commercial (POADP), at no cost to the City of San Antonio:

April 8, 2002

- The two proposed access point to Shaenfield Road is acceptable with the City of San Antonio. These access points shall have dedicated eastbound right turn deceleration lanes (100 feet of storage length and 60 feet of taper length). The access points shall accommodate two 12-foot outbound lanes (one left-turn and one channelized right-turn lane), and one 16-foot inbound lane. One access points shall be located a minimum of 500-feet form the intersection Loop 1604 FR and Shaenfield Road. The other access point along Shaenfield Road shall be space adequately in order to provide safe right-turn and left-turn movement from the other proposed driveway.
- The six proposed access points to Loop 1604 are acceptable with the City of San Antonio and will be the maximum number permitted. Until Loop 1604 is upgraded to a full freeway section, the 6 eligible access points must tie into Leslie Road. One of the access points is existing Oscar Wood Place (Local Type "B"). Location for the access points along Loop 1604 shall be determined and approved by TxDOT. The two northern most access point shall have a dedicated southbound right turn deceleration lane (100-feet of storage and 175-feet of storage length – the taper shall follow current TxDOT guidelines in the Roadway Design Manual). The access point at Oscar Wood Place, shall have a dedicated southbound right turn deceleration lane (175-feet of storage length and the taper shall follow current TxDOT guidelines in the Roadway Design Manual).
- All project driveways shall conform to the Uniform Development Code (Table 506-7 Minimum Driveway Throat Lengths).
- The Developer shall provide 43 feet of ROW from the centerline of Shaenfield Road adjacent to this proposed project. This will require a property dedication by the developer.
- Any access points proposed on Oscar Wood Place shall be a minimum of 400-feet from the future upgraded Loop 1604 Frontage Road. All access points shall have a minimum of 40-foot driveway storage length. The access points shall accommodate two 12-foot outbound lanes (one left-turn and one channelized right-turn lane), and on 16-foot inbound lane.

The City of San Antonio and TxDOT recommend the extension of Shaenfield Road southeast and running parallel with Loop 1604 to provide a direct connection to Rogers Road at Culebra. This recommendation will improve connectivity for future growth in the area.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

Ms. Sandi Vickers

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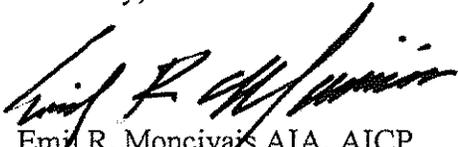
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- 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.

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 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.

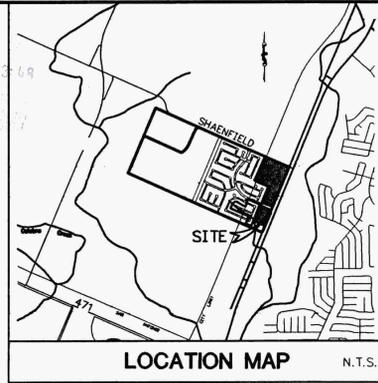
Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

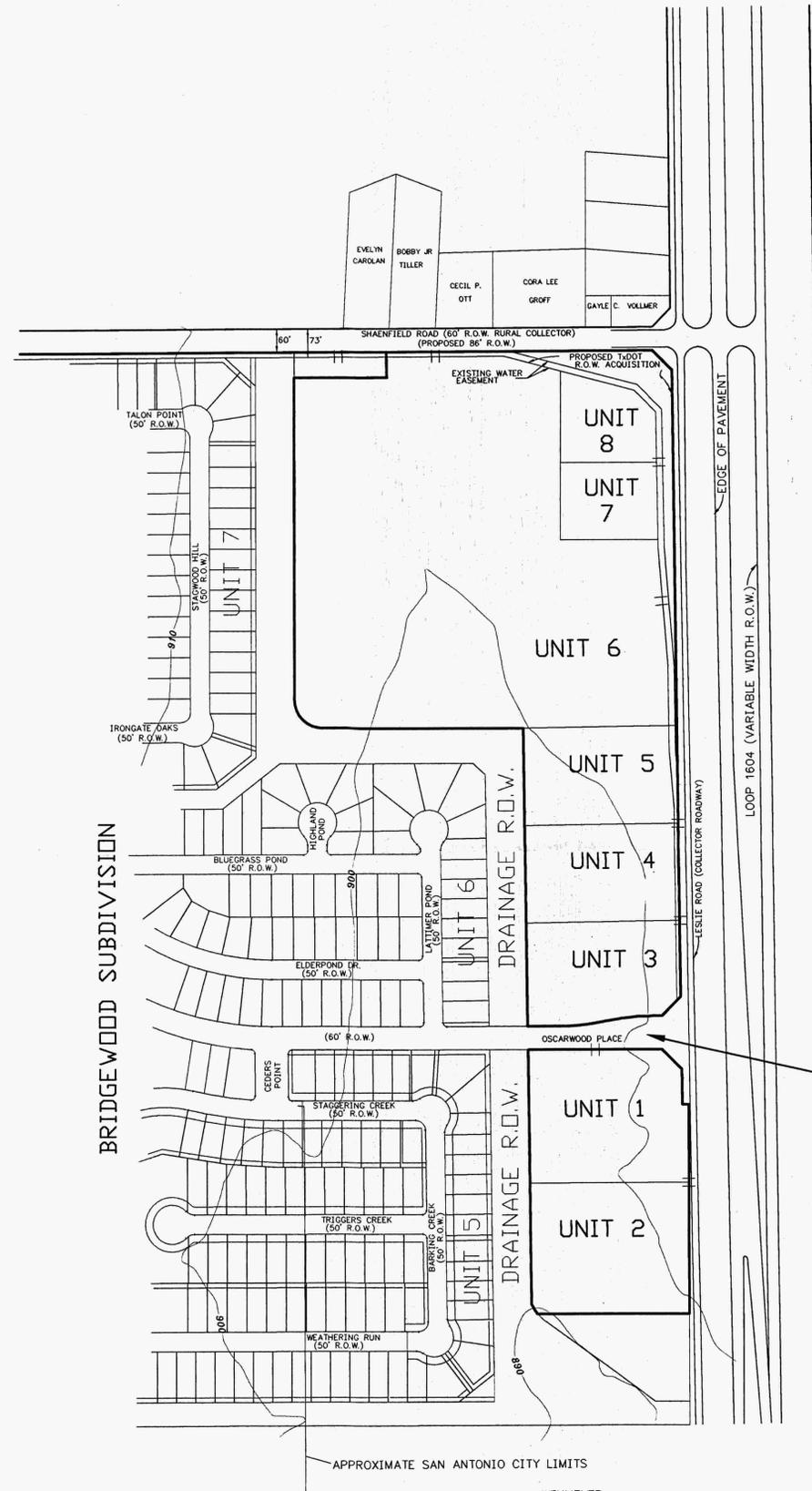
EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services
Robert De La Cruz, P.E., Development Services



02 APR -3 PM 3:19
 02 APR -3 PM 3:19
 02 APR -3 PM 3:19

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING
 02 APR -4 AM 8:15



SCALE: 1"=200'

'FCS CREAMER LTD.

60' R.O.W. LOCAL "B"

LEGEND

- PROJECT BOUNDARY
- CITY LIMITS

PROJECT SUMMARY:

TOTAL AREA	=	33.12 Ac.
UNIT 1	=	3.17 Ac.
UNIT 2	=	3.17 Ac.
UNIT 3	=	2.29 Ac.
UNIT 4	=	2.30 Ac.
UNIT 5	=	2.30 Ac.
UNIT 6	=	17.61 Ac.
UNIT 7	=	1.15 Ac.
UNIT 8	=	1.13 Ac.

UTILITIES:

WATER: SAN ANTONIO WATER SYSTEM
 SEWER: SAN ANTONIO WATER SYSTEM
 TELEPHONE: S.W. BELL TELEPHONE CO.
 ELECTRIC: CITY PUBLIC SERVICE

GENERAL NOTES:

1. C-3 ZONE CLASSIFICATION
2. INGRESS/EGRESS SHALL BE IN ACCORDANCE WITH TXDOT REGULATIONS.

PLAN HAS BEEN ACCEPTED BY
 COSEA *[Signature]*
 4-8-02 #729
 (date) (number)
 If no plats are filed, plan will expire
 On 10-8-03
 1st plat filed on _____

WOOD FARM COMMERCIAL SUBDIVISION PRELIMINARY OVERALL DEVELOPMENT PLAN			
DATE	REVISION		
03/27/02	DRIVEWAYS ADDED		
M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS <small>LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250 TEL: (210) 681-2951 FAX: (210) 523-7112 URL: WWW.WCUDE.COM</small>		DRAWN BY: E.C. CHECKED BY:	DATE: JAN. 24, 2001 JOB NO.: 147054
		SHEET	1 OF 1

S:\WELDON\WOODFARM_COMMERCIAL\WOODFARM.DWG

WOOD FARM COMM. SUBCD

SHAWNEE FLD

RECOGNIZED
BRAUCHE

55.12 AC.

NORTHWEST
CROSSING

COUNTY
CITY

GILBERT RD

1005 AC (100)

1501 S RD
1005 AC (100)

66.1 AC (100)





CITY OF SAN ANTONIO

March 19, 2001

Sandi Vickers

M.W. Cude Engineers, L.L.C.
10325 Bandera Rd.
San Antonio, TX 78250

Re: Wood Farm Commercial

POADP:# ?

Dear Ms Vickers:

The City Staff Development Review Committee has reviewed Morton Southwest Commercial Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

1.) Sec. 35-2075 Information Required

- Annotate Perimeter property lines
- Indicate any proposed POADPs adjacent to this property.
- Contour lines are missing.
- Show connectivity between proposed units.
- Annotate existing and proposed right-of-way widths on plan.
- Street names were not shown on plan
- Show existing zoning only.
- An approved T.I.A. will be required.

Copies of all review comments and redlines are attached.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7900. **Please return Redlines with resubmittal.**

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr.

cc: Bob Opitz, P. E., Public Works



CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: March 2, 2001 Name of POADP: Wood Farm Commercial Subd.
 Owners: FCS Wood, LTD. Consulting Firm: M. W. Cude Engineers, L. L. C.
 Address: 601 Sonterra Blvd Address: 10325 Bandera Rd
 City/State/Zip: San Antonio Texas 78258 City/State/Zip: San Antonio, Texas 78250
 School District: Northside I.S.D. Phone: (210) 681-2951
 Existing Zoning: B-3 Proposed Zoning: B-3

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 8 Yes No
 San Antonio City Limits? Yes No
 Council District: 8
 Ferguson Map Grid Pg. 546, C-8

RECEIVED
 01 MAR -5 PM 3:41
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>0</u>
Multi-family (MF)	<u>N/A</u>	<u>0</u>
Commercial and non-residential	<u>8</u>	<u>33.12</u>

Is there a previous POADP for this Site?	<u>NO</u>		
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Name _____ No. _____

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this POADP or site? Name _____ No. _____

Contact Person and authorized representative:

Print Name: H. J. Buckley / Rick Sheldon

Signature: *H. J. Buckley*

Date: March 2, 2001

Phone: (210) 490-2500

Fax: (210) 490-4465

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
01 MAR -5 PM 3:41
RECEIVED

- 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)
- 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 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size 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 Fernando DeLeon @ (210) 207-7501;
- Tree preservation requirements must be met prior to acceptance of a POADP. contact Debbie Reid @ (210) 207-7102;
- the POADP does not does 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 not is 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 Northside School District and they have been contacted concerning this development.
- 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: H. J. Buckley

Signature: 

If you have any questions please call 207-7900

APPLICATION REVISED October 7, 1999

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

I N V O I C E
2123733

AMT ENCLOSED _____

AMOUNT DUE 196.65
INVOICE DATE 3/7/2001
DUE DATE 3/07/2001

50-04-5573
RICK SHELDON REAL ESTATE
601 SONTERRA
S.A. TX. 78258

PHONE: 000 - 0000

POADP WOOD FARM COMMERCIAL SUBD.
CREDIT CERTIFICATE #236 @ \$250.
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
3/7/2001 2123733 50-04-5573 3/07/2001 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	196.65

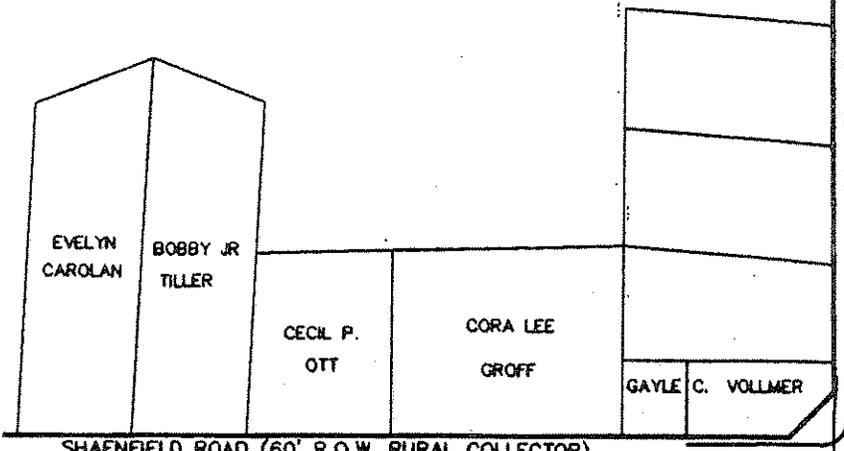
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AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 03/06/2001 CK#1428 WOOD FARM
END 03/06/2001

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	196.65	196.65	196.65

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

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SHAENFIELD ROAD (60' R.O.W. RURAL COLLECTOR)
(PROPOSED 86' R.O.W.)

EXISTING WATER EASEMENT

PROPOSED VARIABLE WIDTH TxDOT DEDICATION

UNIT 8

UNIT 7

UNIT 6

UNIT 5

UNIT 4

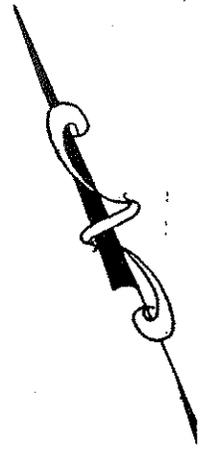
EDGE OF PAVEMENT

51.7'

Access Drive
300'

COLLECTOR ROADWAY

LOOP 1604 (VARIABLE WIDTH R.O.W.)



SCALE: 1" = 100'

AMER LTD.

