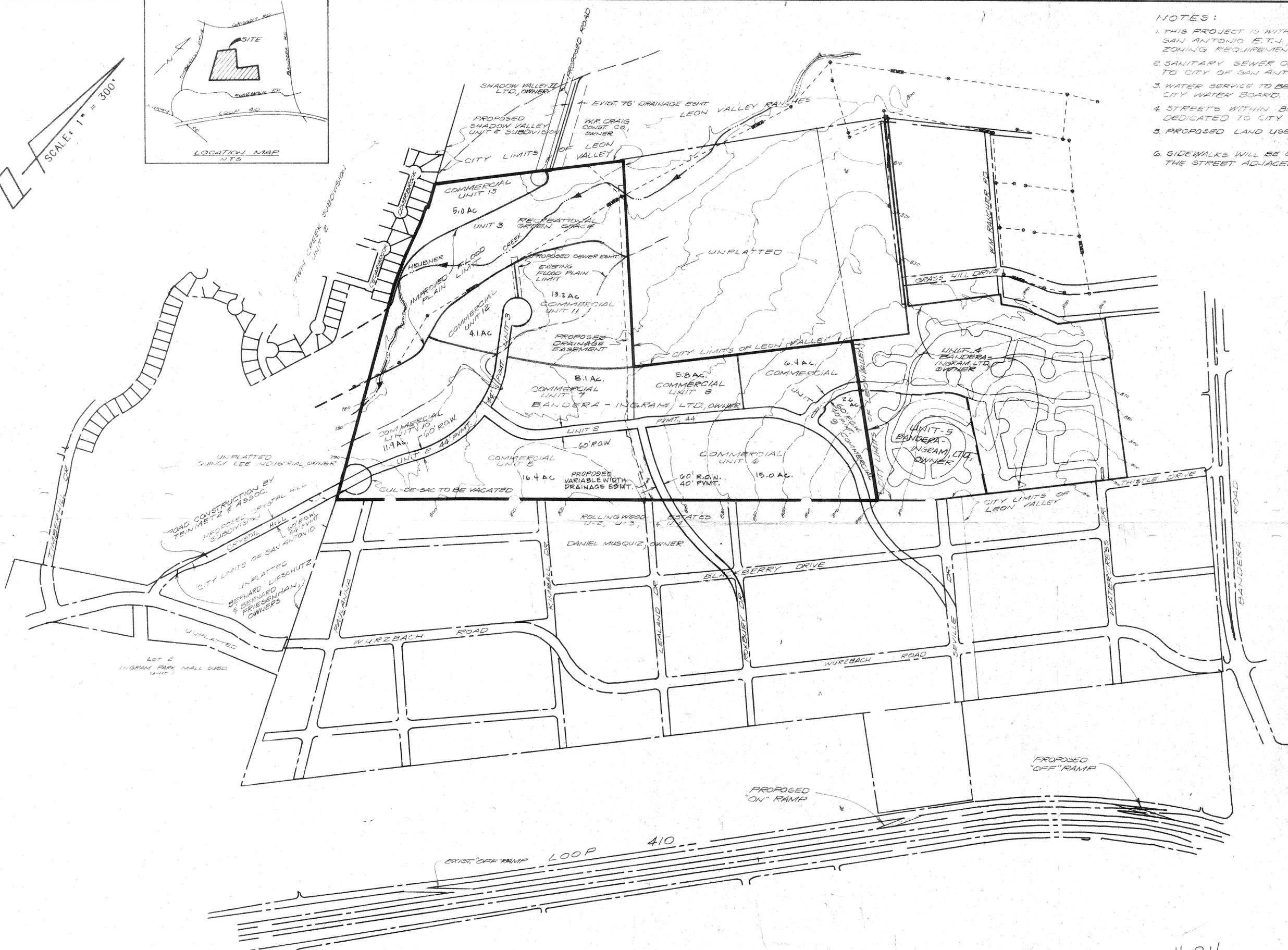
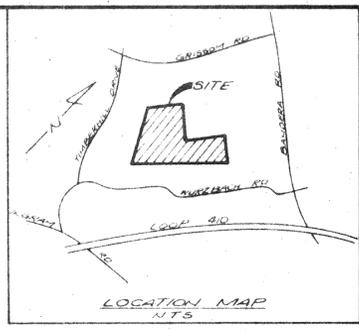
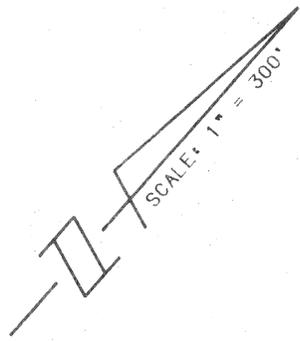


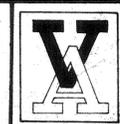
- NOTES:
1. THIS PROJECT IS WITHIN THE CITY OF SAN ANTONIO E.T.J. NO EXISTING ZONING REQUIREMENTS.
 2. SANITARY SEWER OUTFALL TO CONNECT TO CITY OF SAN ANTONIO SEWER SYSTEM.
 3. WATER SERVICE TO BE PROVIDED BY CITY WATER BOARD.
 4. STREETS WITHIN BEXAR COUNTY TO BE DEDICATED TO CITY OF SAN ANTONIO.
 5. PROPOSED LAND USE: COMMERCIAL.
 6. SIDEWALKS WILL BE ON BOTH SIDES OF THE STREET ADJACENT TO THE CURB.



#24

6-25-84	REVISED PROPOSED LAND USE TO (N) DESIGN COMMERCIAL FOR THE WHOLE OF THE UNIT 13 (NO DESIGN CHANGES)	AAA
9-6-84	SHOWED DRAIN ESMT. IN CORRECT PLACE	A.S.M.
7-21-84	ALIGNED UNIT STREETS TO MATCH SOMERVILLE ENGO	AAA
3-19-84	ADD UNIT ACERAGES	B.E.
2/21/84		
DATE	DESCRIPTION	APPROVED
	REVISIONS	FILE LOCATION

JOB NO. 0812-00-04	DRAWN BY: B.C.	DATE: 2-7-84
FILE NO:	CHECKED BY: B.B.	APPROVED BY:
FILE LOCATION	CERTIFIED BY:	
	Registered Professional Engineer	

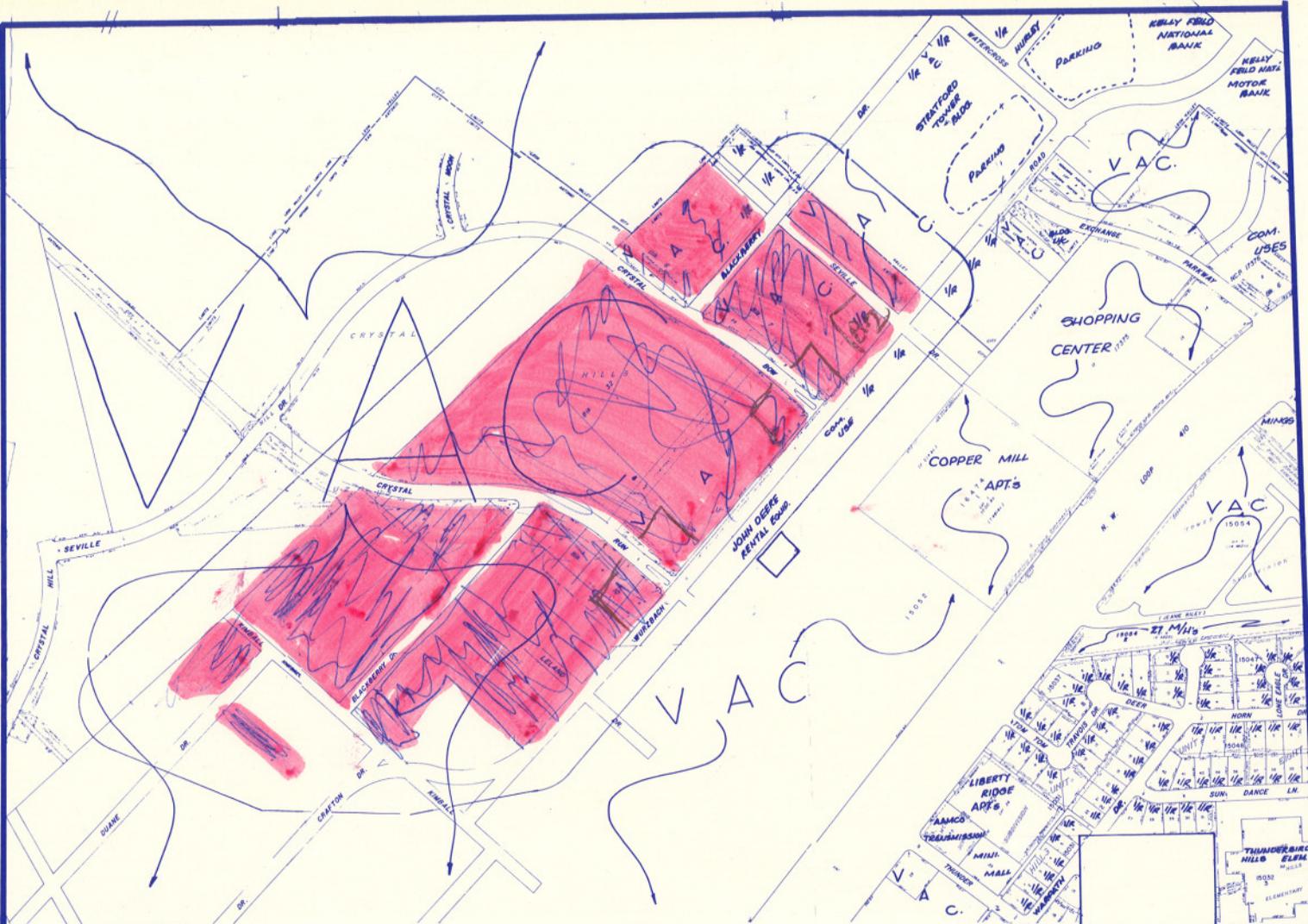


VICKREY & ASSOCIATES, Inc.
ENGINEERS - ARCHITECTS
7334 BLANCO ROAD SUITE 109 • SAN ANTONIO, TEXAS 78216 • 512-349-3271

BANDERA - INGRAM, LTD.
9601 Mc ALLISTER FREEWAY
SUITE 1000
SAN ANTONIO, TEXAS 78216

PRELIMINARY OVERALL
AREA DEVELOPMENT PLAN
CRYSTAL HILL SUBDIVISION

0 150 300 600 SCALE IN FEET
SHEET / OF /



ZONING CASE **Z86330**
 CITY COUNCIL DISTRICT **F**
 CENSUS TRACT **1318**
 GRID **2F-59**
 REQUESTED ZONING CHANGE
 FROM _____ TO _____
 DATE _____
 SCALE _____

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 84-12-59-08
(To be assigned by the Planning Dept.)

CRYSTAL HILL SUBD.
P.O.A.D.P. NAME

STEINMETZ & ASSOC. 9601 MC ALLISTER FREEWAY _____
NAME OF DEVELOPER/SUBDIVIDER ADDRESS SA. 78216 PHONE NO.

BRUCE BUCKERFIELD

VICKREY & ASSOC. INC. 7354 BLANCO RD. SUITE 109 349-3271
NAME OF CONSULTANT ADDRESS 78216 PHONE NO.

GENERAL LOCATION OF SITE EAST OF TIMBERHILL DR. & NORTH

OF WURZBACH

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

<u>PROPOSED WATER SERVICE</u>	<u>PROPOSED LAND USE</u>	<u>PROPOSED SEWER SERVICE</u>
<input checked="" type="checkbox"/> City Water Board	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> City of San Antonio
<input type="checkbox"/> Other District _____ Name	<input type="checkbox"/> Duplex	<input type="checkbox"/> Other System _____ Name
<input type="checkbox"/> Water Wells	<input checked="" type="checkbox"/> Multi-Family	<input type="checkbox"/> Septic Tank(s)
	<input checked="" type="checkbox"/> Business	
	<input type="checkbox"/> Industrial	
	<u>MIXED USE</u>	

DATE FILED Feb. 23, 1984 REVISIONS FILED _____

DUE DATE OF RESPONSE Mar 22, 1984 (within 20 working days of receipt)
DATE OF RESPONSE _____ (within 15 working days of receipt)

Sept. 1985
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as 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: (side-walks, 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; & construction time labels
- (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.

Reviewed by committee Feb. 28, 1984

copy



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO TEXAS 78285

Vickrey & Associates
Applicant: Mr. Anibal Gutierrez
Address: 7334 Blanco Road, Suite 109
San Antonio, Texas 78216

July 1, 1985

Re: Crystal Hill Preliminary Plan
 P.O.A.D.P.
File #: 84-12-59-08 Revised plan on June 25, 1985

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- (X) is in general compliance with the Subdivision Regulations
- () lacks compliance with the Subdivision Regulations regarding:
 - () Street layout
 - () Relation to adjoining street system
 - () Stub streets
 - () Street jogs or intersections
 - () Dead-end streets
 - () Cul-de-sac streets in excess of 500'
 - () Low density lots fronting onto major thoroughfares
 - () 24' alley(s)
 - () _____
 - () _____
 - () _____

() See annotations/comments on attached copy of your plan.

(X) Comments: The Committee has reviewed and accepted your revised plan with the changes in land use.

Please note that these are staff comments and not Planning Commission comments. 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.

Sincerely,

Michael C. O'Neal
Planning Administrator
Dept. of Planning



Elva

CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78205

Date: March 1, 1984

Applicant: Vickrey & Associates, Inc.
Mr. Bruce Buckerfield
Address: 7334 Blanco Road, Suite 109
San Antonio, Texas 78216

Re: Crystal Hill Preliminary Plan
 P.O.A.D.P.
File #: 84-12-59-08

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- meets the P.O.A.D.P. requirements
- does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.
 - 36-20D(a) 36-20D(e) 36-20D(i)
 - 36-20D(b) 36-20D(f) 36-20D(j)
 - 36-20D(c) 36-20D(g) 36-20D(k)
 - 36-20D(d) 36-20D(h) _____
- is in general compliance with the Subdivision Regulations
- lacks compliance with the Subdivision Regulations regarding:
 - Street layout low density lots
 - Relation to adjoining street system fronting onto major thoroughfares
 - Stub streets 24' alley(s)
 - Street jogs or intersections _____
 - Dead-end streets _____
 - Cul-de-sac streets in excess of 500' _____
- See annotations/comments on attached copy of your plan.
- Comments: See attached regarding street design alternatives for Rollingwood Ridge.

Please note that these are staff comments and not Planning Commission comments. 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.

By *[Signature]*

It is noted that in the review of the Rollingwood Ridge P.O.A.D.P. (File #84-12-55-28) the subdivider's (Dan Musquiz) representing engineer, Ron Somerville, was given three recommended street design alternatives. The alternatives were to provide a street network that interconnects the two planned developments to Loop 410. Because of the alternatives, it was also recommended that Mr. Somerville coordinate planning efforts with adjacent property owners to the north and south of Rollingwood Ridge development.

This was to avoid any planned street design discrepancies. In view of this, we also suggest that you work with Mr. Somerville to facilitate planning in the area. See the attached P.O.A.D.P. for the three street design alternatives. The alignments are identified as A,B, & C.