CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

September 17, 1985

Herbert Quiroga
Ray Ellison Industries
4800 Fredericksburg Road
San Antonio, Texas 78201

RE: Millers Point POADP
(File #83-21-61-02)
(Revised September 6, 1985)

Dear Mr. Quiroga:

The POADP Committee has reviewed and accepted your latest revisions to the Millers Point plan. The plan is in general compliance with the Subdivision Regulations. If we may be of further service, please do not hesitate to contact our Subdivision office.

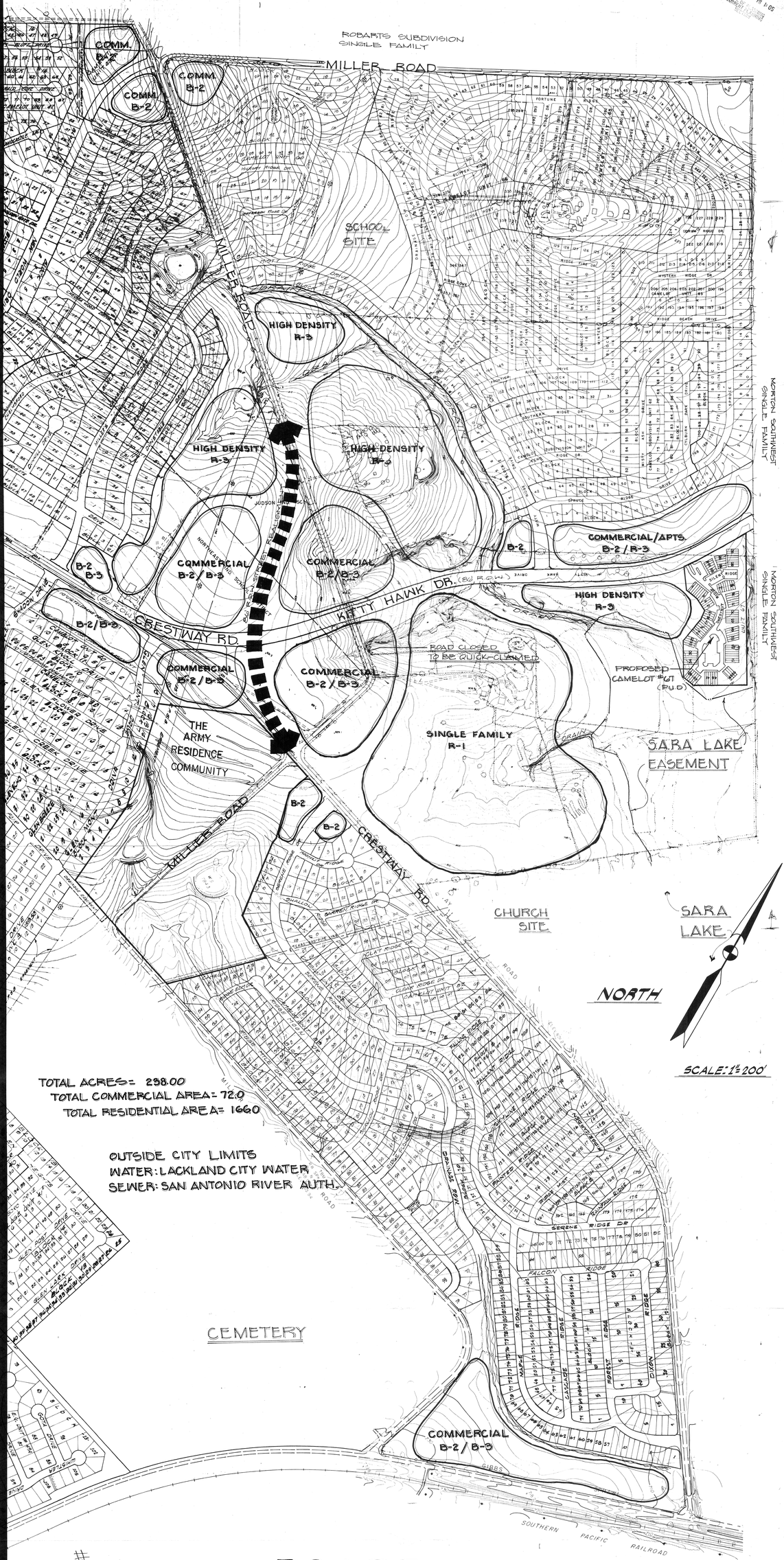
Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under 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
Department of Planning

sm

RECEIVED
1985 SEP -5 PM 1:05
DEPT. OF PLANNING
CORPUS CHRISTI, TEXAS



TOTAL ACRES= 298.00
TOTAL COMMERCIAL AREA= 72.0
TOTAL RESIDENTIAL AREA= 1660

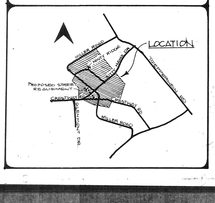
OUTSIDE CITY LIMITS
WATER: LACKLAND CITY WATER
SEWER: SAN ANTONIO RIVER AUTH.

#6

P.O.A.D.P.

Miller's Point

LOCATION MAP



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

FILE NO. 83-21-61-02
(To be assigned by the Planning Dept.)

MILLER'S POINT
P.O.A.D.P. NAME

(HERB QUIROGA)
ELLISON INDUSTRIES — 4800 FREDERICKSBURG RD. — 349-1111
NAME OF DEVELOPER/SUBDIVIDER — ADDRESS — PHONE NO.

NAME OF CONSULTANT — ADDRESS — PHONE NO.

GENERAL LOCATION OF SITE S.W. & S.E. CORNER OF THE INTERSECTION OF KITTY HAWK & CRESTWAY RD.

EXISTING ZONING (If Applicable) O.C.C.

PROPOSED WATER SERVICE

( ) City Water Board
(✓) Other District LACKLAND
Name
( ) Water Wells

PROPOSED LAND USE

(✓) Single Family
( ) Duplex
( ) Multi-Family
(✓) Business
( ) Industrial

PROPOSED SEWER SERVICE

( ) City of San Antonio
(✓) Other System S.A.R.A.
Name
( ) Septic Tank(s)

DATE FILED Aug 16, 1983

REVISIONS FILED _____
(if applicable)

DUE DATE OF RESPONSE _____
(within 20 working days of receipt)

DATE OF RESPONSE _____
(within 15 working days of receipt)

(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: (sidewalks, 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;
- _____ (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.

Committee reviewed Aug 20, 1983

Eddie

August 29, 1983

Ellison Industries
Attn: Mr. Herbert Quiroga
4800 Fredericksburg Road
San Antonio, Texas 78201

Re: Millers Point

Dear Mr. Quiroga:

Please be advised that the Preliminary Overall Area Development Plan (POADP) review for Millers Point (File #83-21-61-02) has been completed. Review efforts were focussed on the area southeast of Kitty Hawk, Glen Mont Drive and northwest of Gibbs Sprawl Road.

Staff analysis of the overall scheme is that it is in general conformance with Chapter 36 of the City Code. Exception to this is the lack of a stub street to the southeastern limits of the most northeastern section of the overall plan. More specifically, it will be necessary to make provisions for a stub street, preferably the southeasterly projection of Columbia Ridge Drive or Skyline Ridge Drive. This will then allow a linkage with future expected development to the southeast of your planned development.

Further, given that your plan calls for some cul-de-sac streets in excess of 500', it will be necessary upon application of a Letter of Certification with the Department of Public Works for you to submit in writing, the facts which warrant the planned cul-de-sac streets in excess of 500'. As you know, the Commission will accept or reject a plan with longer cul-de-sac streets based on its merits after considering density, land use, safety and convenience.

It is noted that Gibbs Sprawl Road, Kitty Hawk and Crestway Road which is identified on the Major Thoroughfare Plan as Jackson-Miller Road are classified as secondary arterial type "A" streets (86' R.O.W.). Any platting activity along said thoroughfare will require dedication for future street widening in accordance with the current Major Thoroughfare Plan.

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.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

Roland A. Lozano
Director of Planning

RAL/EC/sm

cc: Dean Chadwick, Traffic Engineering

RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RICHMOND LUMBER CO. ■ LACKLAND CITY WATER CO.

ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 348-1111

RECEIVED
1988 APR 20 AM 9:25
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

April 11, 1988

Mr. Roy Ramos
City of San Antonio
Planning Dept.
P. O. Box 9066
San Antonio, Texas 78285

Dear Mr. Ramos:

In response to our telephone conversation and your request, the active subdivisions, with accepted and completed P.O.A.O.P.'s are as follows:

	File #
Braun Road	86-09-61-48
Bandera & Guilbeau	85-11-64-42
Classen Road	83-18-63-68
Greenway	85-19-53-68
Heritage N. W.	83-10-58-22
Heritage Park	83-09-57-82
Miller's Point (Camelot)	83-21-61-02
Parkwood-HUNTER'S CHASE	85-11-62-02
Seven Oaks (Eden)	83-63-20
Sky Harbour	83-12-54-24
Sunrise	83-20-59-02
Tangelwood (Babcock Place)	86-12-62-46
Timber Ridge	86-11-59-04
Ventura	86-21-60-26
Ventura S. of 78	85-21-59-26
Village West	275
Vista	83-19-64-62

We request that the above subdivisions be kept in your active files. An update will be submitted if, in the future, there is a revision in the development of a subdivision.

Thank you for your cooperation, I remain,

Respectfully,

RAY ELLISON INDUSTRIES, INC.

OSCAR V. DOMINGUEZ
LAND PLANNER

OD/yk