

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

FILE NO. 84-18-56-80
(To be assigned by the Planning Dept.)

CONDRA SUBD.
P.O.A.D.P. NAME

ROGER CONDRA
NAME OF DEVELOPER/SUBDIVIDER

2511 SW. MILITARY DR.
ADDRESS

337-4262
PHONE NO.

GILBERT A. PRATT
G.A. PRATT & ASSOCIATES
NAME OF CONSULTANT

1222 N. MAIN AVE SUITE 816
ADDRESS CYPRESS TOWER

226-6707
PHONE NO.

GENERAL LOCATION OF SITE BOUNDED BY TEE STREET ON THE EAST & ROLAND
AVE. ON THE WEST & EAST OF FORESTGREEN DR.

EXISTING ZONING (If Applicable) "A"

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

- City Water Board
 Other District _____
Name _____
 Water Wells

- Single Family
 Duplex
 Multi-Family
 Business
 Industrial

- City of San Antonio
 Other System _____
Name _____
 Septic Tank(s)

DATE FILED Mar. 14, 1984

REVISIONS FILED _____
(if applicable)

DUE DATE OF RESPONSE April 29, 1984
(within 20 working days of receipt)

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

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

NEEDED INFORMATION:

INFORMATION REQUESTED. The FOADP 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;
- (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 FOADP.

*copy sent to us of Dean 3-16-84
committee reviewed 3-20-84 all concurred.*



Edwards

CITY OF SAN ANTONIO

P. O. BOX 3066

SAN ANTONIO, TEXAS 78285

✓ Date: March 21, 1984

Applicant: G.A. Pratt & Associates
Mr. Gilbert A. Pratt
Address: 1222 N. Main Avenue - Suite 816
San Antonio, Texas 78212

Re: Condra Preliminary Plan
 P.O.A.D.P.
File #: 84-18-56-80

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
 - 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.
- Comments: See attachment.

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 Rebecca Lintanilla Smith

Attachment
Condra P.O.A.D.P.
Page 2

Based on the information given by you, staff acknowledges that although the turnaround radii does not measure 50' on the POADP, provision will be made for the minimum required. Additionally, it is noted that because the property is zoned "A", those lots adjacent to the cul-de-sac must be designed with 50' street frontage or as an alternative the property can be rezoned to "R-1" in order to allow a lesser frontage requirement.



G. A. PRATT & ASSOCIATES, INC.

CONSULTING ENGINEERS

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1984 MAR 14 PM 2:50

DEPT. OF PLANNING
CURRENT PLANNING
SECTION

March 13, 1984

Mr. Roland Lozano
Director of Planning
City of San Antonio
P.O. Box 9066
San Antonio, Texas 78285

Dear Sir:

Enclosed is the proposed "Condra Subdivision" and is proposed to be platted in three separate Phases. Roger Condra is the owner and developer of the proposed subdivision.

Phase I is to be platted at this time; Phase II in the fall of 1984 and Phase III in the spring of 1985.

In Phase I, the proposed street is to be reserved for future development. The street is to be platted in Phase III and will meet the city ordinance at that time.

As soon as approval to this layout is given, platting of Phase I will begin, so as to meet the scheduling outlined.

The area is zoned "A" single family housing.

Thank you for your courtesy in the matter.

Very truly yours,

Gilbert A. Pratt, P.E.

GAP/rmb

RECEIVED

MAR 14 1984

DEPARTMENT OF PLANNING
Subdivision Section