

FILE NO. 84-16-65-08
(To be assigned by the Planning Dept.)

THE SUMMIT AT STONE OAK
P.O.A.D.P. NAME

THE VALLIANT GROUP OF S.A.
NAME OF DEVELOPER/SUBDIVIDER
Roy R. Rosin
ROSIN-KROESCHE ENG. INC.
NAME OF CONSULTANT
5805 CALLAGHAN RD.
ADDRESS
78228
647-1041
PHONE NO.

GENERAL LOCATION OF SITE PROPERTY IS SITUATED EAST OF BLANCO RD.
N. OF LOOP 1604 & WEST. OF U.S. 281

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

PROPOSED WATER SERVICE
 City Water Board
 Other District HILL COUNTRY WATER WORKS
Name
 Water Wells
PROPOSED LAND USE
 Single Family
 Duplex
 Multi-Family
 Business
 Industrial
PROPOSED SEWER SERVICE
 City of San Antonio
 Other System
Name
 Septic Tank(s)

DATE FILED APRIL 17, 1984
DUE DATE OF RESPONSE MAY 16, 1984
(within 20 working days of receipt)
REVISIONS FILED
(if applicable)
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 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 system (bike-paths, 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.

Staff reviewed P.O.A.D.P. 4-24-84. Committee consensus was, we will contact Roy Rosin/Tom Bailey to discuss collector street needs and stub street requirements.
This will allow a connection with the planned collector to the S.E. which is shown on the Stone Oak Plan (Telford).
5-8-84
We Ed Schumacher advised the committee he had met with Roy Rosin to discuss need of stub street to the south of collector street. End result was stub street will be necessary & collector is not needed.
7-12-84 committee reviewed revised plan reflecting relocation of entry st. at Hardy Oaks & extension of Granite Dr.

CITY OF SAN ANTONIO

P. O. BOX 9016

SAN ANTONIO, TEXAS 78285

Rosin-Kroesche Eng. Inc.

Applicant: Mr. Roy R. Rosin
Address: 5805 Callaghan Road, Ste. 300
San Antonio, Tex. 78228

September 17, 1984

Re: The Summit At Preliminary Plan.
Stone Oak P.O.A.D.P. *revisions*
File #: 84-16-65-08 *dated 9-12-84*

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

- (X) 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.
- (X) Comments: Staff has reviewed the revisions to the plan and it is recommended Granite Path be upgraded to a collector standard or street provision be made to cul-de-sac it. Staff recommendation is predicated on the principle that a 50' ROW will not facilitate expected volumes of traffic.

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 McNeal



CITY OF SAN ANTONIO

P O BOX 9056

SAN ANTONIO, TEXAS 78285

Date: May 14, 1984

Rosin-Kroesche Eng. Inc.

Applicant: Mr. Roy R. Rosin
Address: 5805 Callaghan Road, Ste. 300
San Antonio, Texas 78228

Re: The Summit at Preliminary Plan
Stone Oak P.O.A.D.P.
File #: 84-16-65-08

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.

- | | | |
|------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> 36-20D(a) | <input type="checkbox"/> 36-20D(e) | <input type="checkbox"/> 36-20D(i) |
| <input type="checkbox"/> 36-20D(b) | <input type="checkbox"/> 36-20D(f) | <input type="checkbox"/> 36-20D(j) |
| <input type="checkbox"/> 36-20D(c) | <input type="checkbox"/> 36-20D(g) | <input type="checkbox"/> 36-20D(k) |
| <input type="checkbox"/> 36-20D(d) | <input type="checkbox"/> 36-20D(h) | <input type="checkbox"/> _____ |

- is in-general compliance with the Subdivision Regulations
- lacks compliance with the Subdivision Regulations regarding:

- | | |
|---|--|
| <input type="checkbox"/> Street layout | <input type="checkbox"/> Low density lots |
| <input type="checkbox"/> Relation to adjoining street system | <input type="checkbox"/> fronting onto major thoroughfares |
| <input checked="" type="checkbox"/> Stub streets | <input type="checkbox"/> 24' alley(s) |
| <input type="checkbox"/> Street jogs or intersections | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Dead-end streets | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | <input type="checkbox"/> _____ |

- See annotations/comments on attached copy of your plan.
- Comments: It will be necessary to provide a stub street to the southern boundary of the planned development. This will then allow a linkage with the proposed collector street depicted on the overall Stone Oak Plan. (File #83-16-65-24)

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 Luitanilla Cedillo

Rosin-Kroesche Engineering, Inc.
Engineering / Surveying / Planning

September 11, 1984

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

Re: The Summit at Stone Oak/ Revised POADP
Job No. 123-001-010

Dear Mr. Lozano:

We are pleased to submit the revised Preliminary Overall Area Development Plan for your review. This layout has been revised as directed in a meeting held with Mr. Al Eisenmenger and others of the City's Planning Department.

Revisions requested by the city staff include the following:

1. Realignment of entrance roads per comments of Mr. Dave Steidel and Mr. Al Eisenmenger;
2. Inclusion of interconnecting street into the adjacent Stone Mountain Subdivision per Mr. Eisenmenger; and
3. Verification of street and median connections with Hallenberger-Telford as requested by Mr. Steidel and Mr. Eisenmenger (approval letter attached).

A minor change in lot configuration is shown. This basically utilizes a mix of larger lots (70'-80' wide) and garden home lots (50'-55' wide). This 73.3-acre subdivision is anticipated to contain 289 lots, all single-family residential. These lot configurations and densities correspond to the current master plan of Stone Oak and have been approved by the Stone Oak Project Planning Committee.

RECEIVED

SEP 12 1984

DEPARTMENT OF PLANNING
Subdivision Section

5805 Callaghan Road, Ste. 300
San Antonio, Texas 78228/(512) 647-1041

Rosin-Kroesche Engineering, Inc.
Engineering / Surveying / Planning

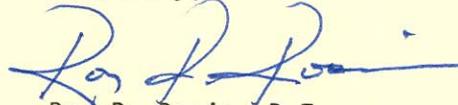
Mr. Roland Lozano

-2-

September 11, 1984

Should your staff require additional information, please do not hesitate to contact either myself or Mr. Lee Niles of our staff.

Sincerely,



Roy R. Rosin, P.E.

RRR/MLN/klk

Attachments

cc: Bruce Bealor, Valliant Group
Gilbert Gonzales, Gonzales & Aguilar

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SEP 12 1984

DEPARTMENT OF PLANNING
Subdivision Section

CHARLES R. HALLENBERGER, PE.
Principal

WILLIAM L. TELFORD, A.I.C.P.
Principal

LARRY G. HEIMER, PE.
Director of Engineering

STEVEN R. SILVIA, A.I.A.
Director of Architecture

FRED P. KAISER
Director of Planning

ROBERT H. LEININGER, PE./R.P.S.
Director of Surveying

OSCAR LOPEZ
Production Manager

HALLENBERGER/
TELFORD INC.

Planners
Architects
Engineers

September 6, 1984
H.T.I. #5307.4

Mr. M. Lee Niles
Rosin-Kroesche Engineering Inc.
5805 Callaghan Road
Suite 300
San Antonio, Texas 78228

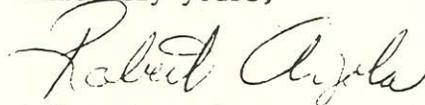
RE: The Summit

Dear Mr. Niles:

The Project Planning Committee for Stone Oak met last night, and has approved the center line entrances, on Hardy Oak, STA. 98 + 25.26 and STA. 89+ 20.26 to correspond with the Summit's plat. The water stub locations on Hardy Oak will be realigned to meet the typical section entrance drawing, which was provided by Mr. Tom Bailey Jr., on June 28, 1984

If you have any questions concerning this letter please do not hesitate to contact me.

Sincerely yours,



Robert Arizola

RA/gb

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SEP 12 1984

DEPARTMENT OF PLANNING
Subdivision Section

Rosin-Kroesche Engineering, Inc.
Engineering / Surveying / Planning

*Jan W
addis*

April 11, 1984

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APR 16 1984

OFFICE OF DIRECTOR
DEPARTMENT OF PLANNING

Mr. Roland Lozano
Current Planning Department
City of San Antonio
P.O. Box 9066
San Antonio, TX 78285

RE: The Summit at Stone Oak
Preliminary Overall Area Development Plan
Job No. 123-001-000

Dear Mr. Lozano:

On behalf of our client, The Valliant Group of San Antonio, we are pleased to submit the Preliminary Overall Area Development Plan for the above referenced project. As the title indicates, this 73 + acre development is located within Stone Oak.

A location map on the accompanying drawings locates this development in relation to the proposed major thoroughfares in Stone Oak.

This development will consist of 303 single-family lots in two units. Current plans are to develop both units concurrently rather than in sequence. As this project is located outside the San Antonio city limits, no zoning has been established, but this development corresponds to an earlier master plan established for the Stone Oak Development.

Utilities for this development are to be provided by the following sources:

- | | | |
|----------------|---|-----------------------------|
| Sanitary Sewer | - | City of San Antonio |
| Water | - | Hill Country Water Works |
| Electricity | - | City Public Service |
| Telephone | - | Southwestern Bell Telephone |

DEPT. OF PLANNING
CURRENT PLANNING
SECTION

1984 APR 18 AM 10:43

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5805 Callaghan Road, Ste. 300
San Antonio, Texas 78228/(512) 647-1041

Rosin-Kroesche Engineering, Inc.
Engineering / Surveying / Planning

Mr. Bill Telford

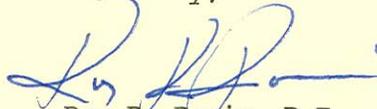
-2-

April 11, 1984

Adjacent land owners include Mr. Ted Light along the Southern boundary, Mr. Dan Parman along the Northwest boundary and Stone Oak, Inc., along the North boundary and East across the Northwest arterial roadway on which the Summit at Stone Oak fronts.

Please do not hesitate to contact either myself or Tom Bailey of our staff should you require additional information.

Sincerely,



Roy R. Rosin, P.E.

RRR/MLN/cam

Attachments

RECEIVED
1984 APR 16 AM 10:43
DEPT. OF PLANNING
CURRENT PLANNING
SEC. 101