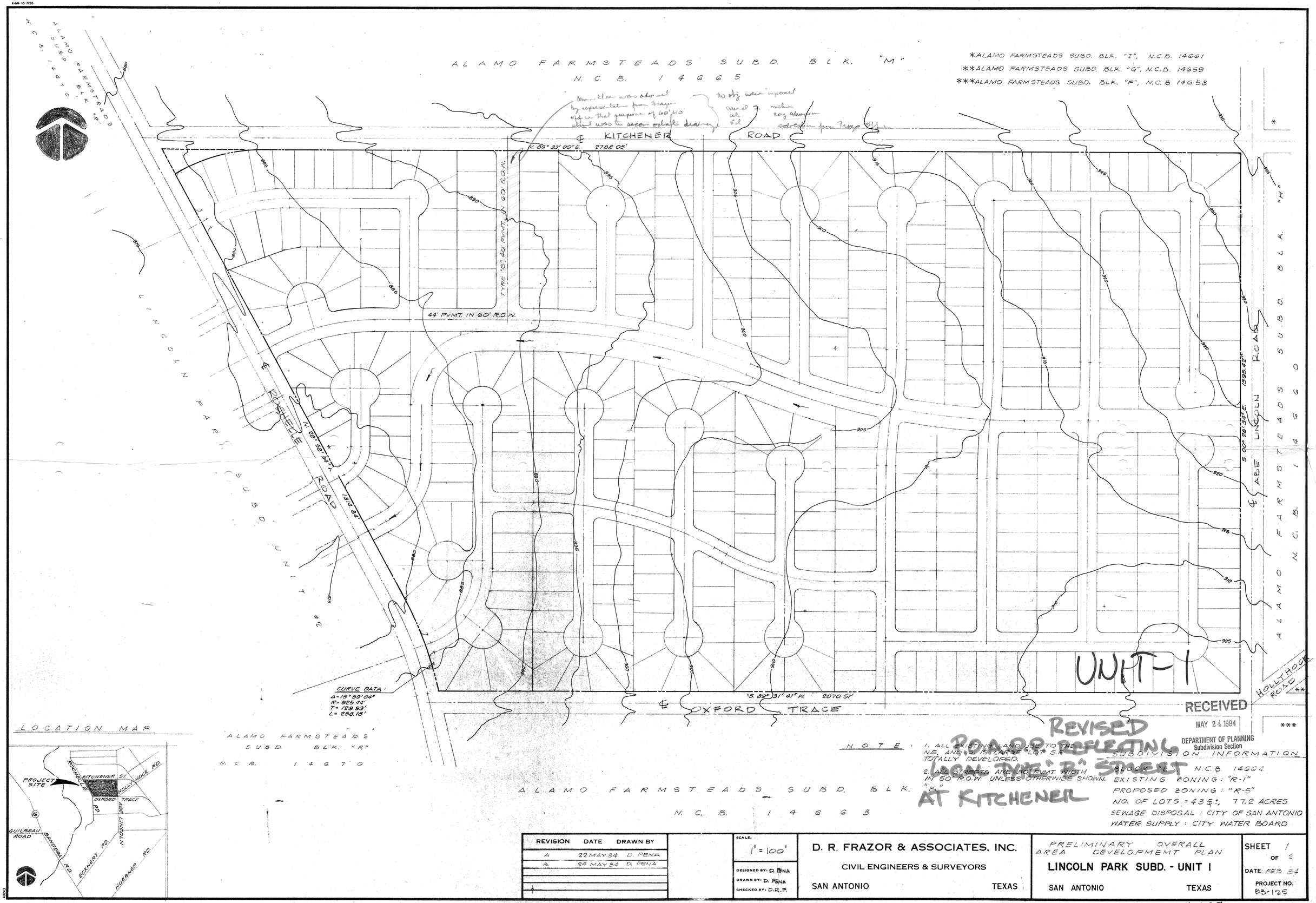


NOTE:
1. ALL EXISTING LAND USE TO THE N.E. AND S. IS LARGE LOT S.F. TOTALLY DEVELOPED.
2. ALL STREETS ARE 50' PVMT. WIDTH IN 50' R.O.W. UNLESS OTHERWISE SHOWN.

SUBDIVISION INFORMATION
BLOCK "L" N.C.B. 14664
EXISTING ZONING: "R-1"
PROPOSED ZONING: "R-5"
NO. OF LOTS = 435±, 77.2 ACRES
SEWAGE DISPOSAL: CITY OF SAN ANTONIO
WATER SUPPLY: CITY WATER BOARD

REVISION	DATE	DRAWN BY
A	22 MAY 84	D. PENA
B	24 MAY 84	D. PENA

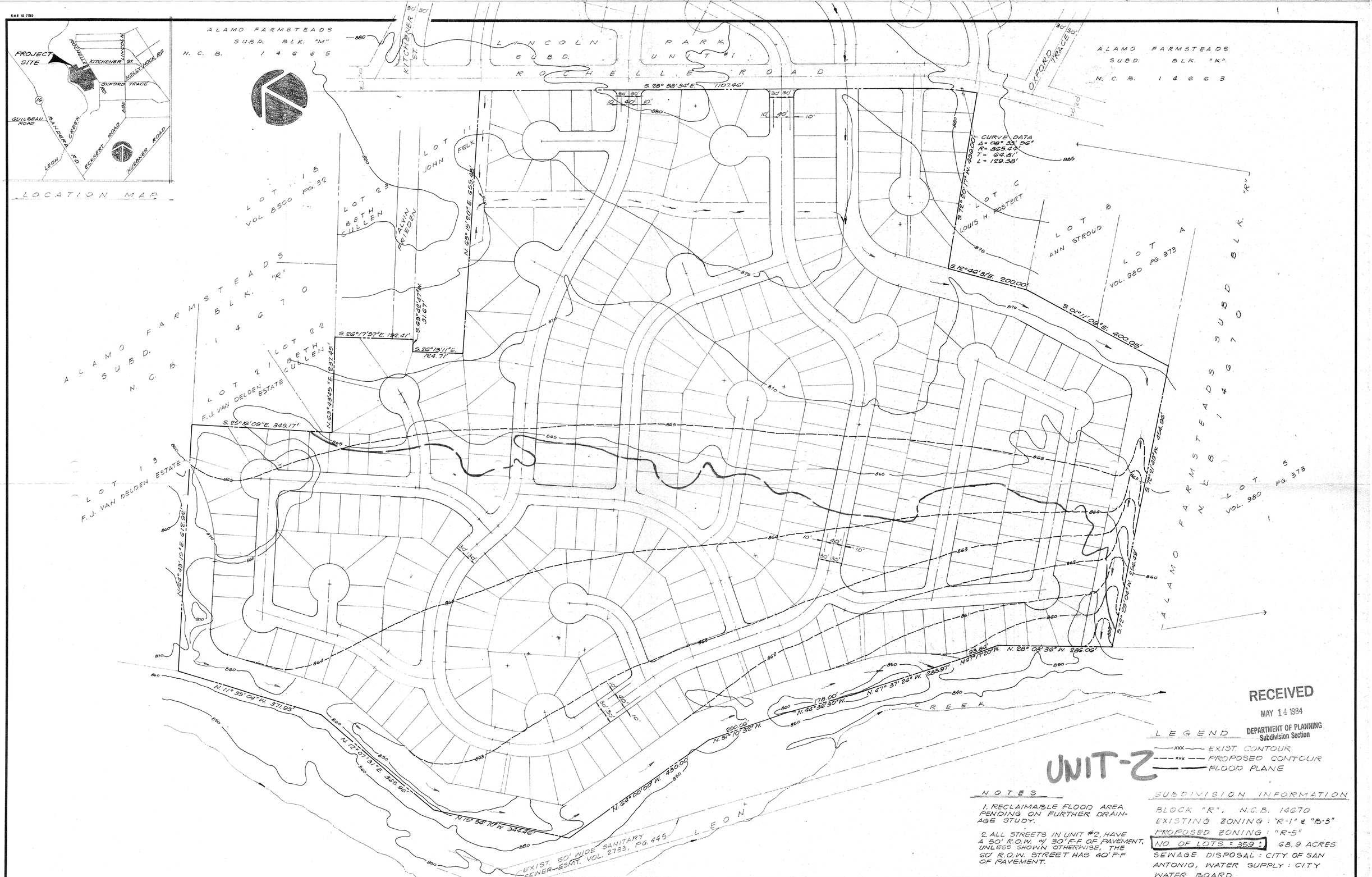
SCALE: 1" = 100'
DESIGNED BY: D. PENA
DRAWN BY: D. PENA
CHECKED BY: D.R.F.

D. R. FRAZOR & ASSOCIATES, INC.
CIVIL ENGINEERS & SURVEYORS
SAN ANTONIO TEXAS

PRELIMINARY OVERALL AREA DEVELOPMEMT PLAN
LINCOLN PARK SUBD. - UNIT I
SAN ANTONIO TEXAS

SHEET 1 OF 2
DATE: FEB 84
PROJECT NO. 83-125

#109



RECEIVED
MAY 14 1984
DEPARTMENT OF PLANNING
Subdivision Section

UNIT-2

LEGEND

- EXIST. CONTOUR
- PROPOSED CONTOUR
- FLOOD PLANE

NOTES

1. RECLAIMABLE FLOOD AREA PENDING ON FURTHER DRAINAGE STUDY.
2. ALL STREETS IN UNIT #2, HAVE A 50' R.O.W. W/ 30' F-F OF PAVEMENT, UNLESS SHOWN OTHERWISE, THE 60' R.O.W. STREET HAS 40' F-F OF PAVEMENT.

SUBDIVISION INFORMATION

BLOCK "R", N.C.B. 14670
EXISTING ZONING: "R-1" & "B-3"
PROPOSED ZONING: "R-5"
NO OF LOTS = 359 ± 68.9 ACRES
SEWAGE DISPOSAL: CITY OF SAN ANTONIO, WATER SUPPLY: CITY WATER BOARD

REVISION	DATE	DRAWN BY
A	7 MAY 84	DAN PENA
B	11 MAY 84	DAN PENA

SCALE: 1" = 100'

DESIGNED BY: D. PENA & S. GARCIA
DRAWN BY: D. PENA
CHECKED BY: D.R.F.

D. R. FRAZOR & ASSOCIATES, INC.
CIVIL ENGINEERS & SURVEYORS
SAN ANTONIO TEXAS

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
LINCOLN PARK SUBD. - UNIT 2
SAN ANTONIO TEXAS

SHEET 2 OF 2
DATE: FEB. 84
PROJECT NO. 83-125

Copy to Al & Dean 5.14.84

#109

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

UNIT 1 & 2

FILE NO. 84-12-61-06 (To be assigned by the Planning Dept.)

LINCOLN PARK SUBD.
P.O.A.D.P. NAME

ALVIN FRIEDEN
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

D.R. FRAZOR & ASSOC. INC.
NAME OF CONSULTANT

3211 NACOGDOCHES RD. SA. 78217
ADDRESS

655-6110
PHONE NO.

GENERAL LOCATION OF SITE N.E. CORNER OF THE INTERSECTION OF OXFORD TRACE & ROCHELLE RD.

EXISTING ZONING (If Applicable) (EXISTING) R-1 PROPOSED R-5

PROPOSED WATER SERVICE

(✓) City Water Board
( ) Other District _____ 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)

FILING STARTED WITH SUBMITTAL OF UNIT 2

DATE FILED MAY 14 1984

DUE DATE OF RESPONSE JUNE 11 1984
(within 20 working days of receipt)

REVISIONS FILED _____
(if applicable)
DATE OF RESPONSE _____
(within 15 working days of receipt)

NOV. 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: (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.

3-14-84 Spoke to Dan review is pending subd. design for the area west of Rochelle Rd.

Committee felt there was a need to invite Mr. Frazor to meet with staff in order to discuss the planned proposal.
issue discussed were;
(1) plans for street connection to accomodate drainage
(2) traffic volumes generated by this devel.
(3) proposal to reduced paving width for street planned as local "B" as work

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

Date: May 30, 1984

Applicant: D.R. Frazor & Associates, Inc.
Mr. Don Frazor
Address: 3211 Nacogdoches Road
San Antonio, Texas 78217

Re: Lincoln Park Subdivision U-1&2 ☐ Preliminary Plan ☒ P.O.A.D.P.

File #: 84-12-61-06

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)	( ) _____

(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.

( ) Comments: _____

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 Quintanilla Cedillo

"AN EQUAL OPPORTUNITY EMPLOYER"

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

D.R. Frazier & Assoc. Inc.

Date: May 25, 1984

Applicant: Mrs. Don Frazier
Address: 3211 Nacogdoches Rd.
San Antonio Texas
78217

Re: Lincoln Park Subd. Unit 1 & 2 ☐ Preliminary Plan ☒ P.O.A.D.P.

File #: 84-12-61-06

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 fronting onto major thoroughfares
( ) Relation to adjoining street system	( ) 24' alley(s)
( ) Stub streets	( ) _____
( ) 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: _____

_____

_____

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 _____

D. R. FRAZOR & ASSOCIATES, INC.
CONSULTING ENGINEERS
3211 NACOGDOCHES ROAD
SAN ANTONIO, TEXAS 78217
PHONE: (512) 655-6110

May 24, 1984

Mr. Edward Guzman
Planning Department
City of San Antonio
P. O. Box 9066
San Antonio, Texas 78285

RECEIVED
MAY 24 1984
DEPARTMENT OF PLANNING
Subdivision Section

Re: Lincoln Park

Dear Mr. Guzman:

Enclosed herewith are three prints of the Preliminary Overall Area Development Plan of the referenced project, revised to reflect a discussion held in your office on May 23, 1984. Although the regulations indicate a written response is required from your office within 15 working days, we would appreciate an immediate reply so we may proceed.

In reviewing the Subdivision Ordinance requiring POADP submissals, I find several confusing items which need clarification. Section 36-20 (c) requires filing by the date "Letters of Certification" are required - yet by the time Letters of Certification are provided all engineering design has been completed, and any modification in the POADP by the planning staff would be disasterous. A second concern is 36-20 (g) concerning vested rights. My interpretation of vested rights would be that this statement is saying "no matter if an POADP is approved, it can be changed at any time prior to plat approval, at the whim of the reviewer". If this is the case, there's really no point in ever receiving approval. Please tell me my interpretation is incorrect!

Again, your immediate reply will be appreciated.

Yours very truly,

D. R. FRAZOR & ASSOCIATES, INC.
Civil Engineers and Surveyors

Don Frazor

D. R. Frazor, P.E.

DRF:vlg (Guzman.ltr)
Enclosure

5
Called Mr. Frazor and explained the intent of the
Informational Section of the regs.
(1) Requirement of P.O.&D.P. filing at earliest possible date but not later
than application of letter of cert. (MSM) it needs to be clarified.
(2) Vested right. advised plan is not app. or disapproved.
P.O.&D.P. filing is for review purpose.
to enforce problem at an early stage.