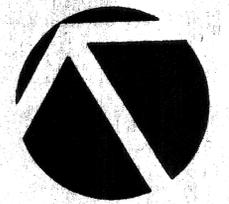


VICINITY MAP



Scale 1" = 100'

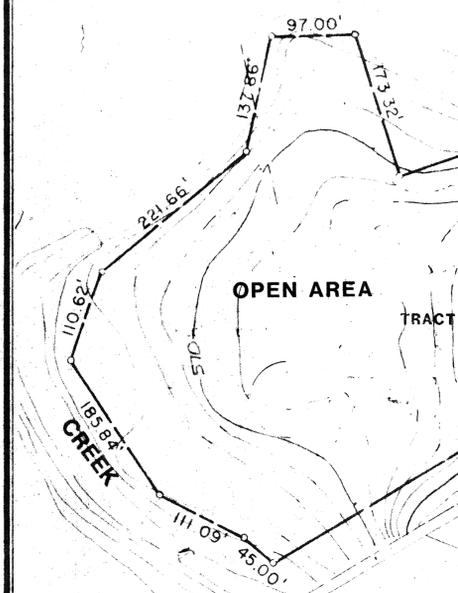
GENERAL NOTES

1. Concept in deference to topography, hydrography & adjacent land use, with market consideration.
 2. Total Lots Area I - 34
Total Lots Area II - 107
 3. Subject to refinement with platting.
- AREA I P.U.D.
 - AREA II
4. Public access to cul-de-sac with PUD.

□ FILL AREA

DRAINAGE EASEMENT AT ELEV. 587'

SECURITY ENTRY



SANITARY SEWER ESM'T

SECURITY WALL

SECURITY ENTRY

PUD-1 (R-1)

CONVENTIONAL SINGLE FAMILY

**REVISED POADP
CLARIFYS PUBLIC &
PRIVATE STREETS
AS REQUESTED
33.473 Acres
By COMMITTEE ON
2-B-S.S. PLAN ALSO
REFLECTS CUL DE SAC.
AN OPEN SPACE COMMON**

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN PECAN VALLEY ESTATES

An Enviromentally Planned Development by GRECO CONSTRUCTION

PUD START DATE JAN.1, 1985

COMPLETION DATE FEB.28, 1985

WATER SERVICED BY CITY OF SAN ANTONIO WATER BOARD

RECEIVED
FEB 11 1985
DEPARTMENT OF PLANNING
Subdivision Section

142

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

FILE NO. 84-18-56-62
(To be assigned by the Planning Dept.)

PECAN VALLEY ESTATES
P.O.A.D.P. NAME

<u>GRECO CONSTRUCTION</u> NAME OF DEVELOPER/SUBDIVIDER	ADDRESS	PHONE NO.
<u>GLEN WESTROM ASSOC.</u> NAME OF CONSULTANT	<u>10127 MOROCCO SUITE 132</u> ADDRESS	<u>340-7134</u> PHONE NO.

GENERAL LOCATION OF SITE ALONG THE S.W. E.D.W. LINE OF ROLAND AVE.
150' S.E. OF ITS INTERSECTION WITH FAMILY TREE

EXISTING ZONING (If Applicable) "A" & P.U.D.-1 (E-1)

<u>PROPOSED WATER SERVICE</u>	<u>PROPOSED LAND USE</u>	<u>PROPOSED SEWER SERVICE</u>
<input type="checkbox"/> City Water Board	<input checked="" type="checkbox"/> Single Family	<input 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 type="checkbox"/> Multi-Family	<input type="checkbox"/> Septic Tank(s)
	<input type="checkbox"/> Business	
	<input type="checkbox"/> Industrial	

DATE FILED Dec. 11, 1984

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Jan 19, 1985
(Within 20 working days of receipt)

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

June 1986
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____

COMMENTS: _____

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.

DISTRIBUTION: TRAFFIC 12-11-84

Steve 12-11-84
TRANSPORTATION STUDY OFFICE 12-11-84

COMMENTS: examined all requested info on 12-11-84

Committee reviewed 12-14-84 It was recommended that Spring Ave be designated as a public street in entirety, or that it end de sac be provided where the public st. terminates.

11-14-84 Requester additional info from Danner



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

date: JAN 10, 1985

Glen Westrom Assoc.

Applicant: Mr. Glen Westrom
Address: 10127 Morocco, Suite 132
San Antonio, TX 78216

Preliminary Plan

Re: Pecan Valley Estates P.O.A.D.P. revision

File #: 84-18-56-62

dated 2-11-85

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: This acknowledges receipt of the revised POADP reflecting the cul-de-sac turn around as per staff comments dated 12-18-84. With regard to this no objection is offered.

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.

Michael C. O'Neal
Michael C. O'Neal
Chief, Current Planning



CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

Glen Westrom Assoc.

Applicant: Mr. Glen Westrom
Address: 10127 Morocco Suite 152
San Antonio Texas
78216

Re: Pecan Valley Estates Preliminary Plan
 P.O.A.D.P. *revision*
File #: 84-18-56-62 dated 2-11-85

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

- 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 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"/> Cul-de-sac streets in excess of 500' | _____ |

See annotations/comments on attached copy of your plan.

Comments: This acknowledges receipt of the revised POADP reflecting the cul de sac turn around as per staff comments dated 12-18-84. with regard to this no obj is offered.

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.

Michael C. O'Neal
Chief, Current Planning



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

December 18, 1984

Applicant: Glen Westrom Associates
Mr. Glen Westrom
Address: 10127 Morocco, Suite 132
San Antonio, Texas 78216

Re: Pecan Valley Estates Preliminary Plan
 P.O.A.D.P.
File #: 84-18-56-62

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

- 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 attached.
- _____
- _____
- _____

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.

McNeal
Michael C. O'Neal
Chief, Current Planning

Pecan Valley Estates
December 18, 1984
Page 2

It is recommended that the proposed street linking Roland Avenue and Springview Drive be designated as a public street or provide a cul-de-sac turnaround were your planned public street terminates.

If you concur with the recommendation being made, please make the necessary changes to the P.O.A.D.P. and resubmit it for review. However, if you believe that the matter needs further discussion we will be glad to meet with you.



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

Eden Westrom Assoc.

Applicant: Mr. Eden Westrom
Address: 10127 Marocco Suite 132
S.A. Tex.
78216

Re: Beacon Valley Est. Preliminary Plan
 P.O.A.D.P.
File #: 84-18-56-62

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

- () 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: *It is recommended that the ^{proposed} street linking Roland Ave. & Springview Dr. be designated as a public street in its entirety. Staff believes it is essential, in this instance, to have direct access into the property from Springview Dr. or Roland Ave. at all times.*

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 concur with the recommendation being made, please make the necessary changes to the P.O.A.D.P. and resubmit it for review. However, if you believe that the matter needs further discussion we will be glad to meet with you.

Michael C. O'Neal
Chief, Current Planning

sm