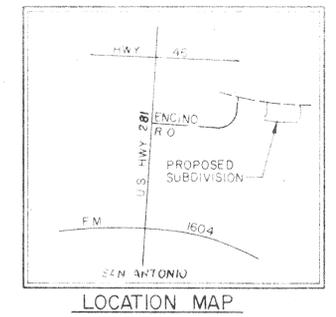


PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF ENCINO FOREST

348 LOTS, TYPICAL LOT SIZE 50'-60'x100'
NOV. 15, 1984
SINGLE FAMILY RESIDENTIAL
4 TO 5 LOTS PER ACRE
69.531 ACRES



143

OWNER: HOMECRAFT ASSETS CORP.
DEVELOPER: HOMECRAFT ASSETS CORP.
JOHN RAGSDALE
2626 SOUTH LOOP WEST SUITE 280
HOUSTON TEXAS 77054 713 667 9988
NOTE: ALL STREETS 50' ROW UNLESS OTHERWISE NOTED.

PROPOSED SCHOOL SITE

ENCINO PARK UNIT 19 (vol. 9506 pg. 40-41)

UNDEVELOPED

- NOTES:
1. WATER SERVICE PROVIDED BY CITY WATER BOARD THROUGH ENCINO PARK M.U.D. NO. 18 & 2.
 2. SEWER SERVICE PROVIDED BY CITY OF SAN ANTONIO THROUGH ENCINO PARK M.U.D. NO. 18 & 2.
 3. FOR ADJACENT PROPERTY OWNERS AND LAND USES, REFER TO ENCINO PARK MASTER PLAN, PREVIOUSLY SUBMITTED TO THE CITY BY VICKREY & ASSOCIATES.

BOUNDARY OF ENCINO PARK DEVELOPMENT

UNDEVELOPED

SECTION 2 112 LOTS

SECTION 3 125 LOTS

*11/12/86
Per Subdivision of Encino Forest
divided to give us regular
PADD when that street comes in.
20-50'*

PROPOSED NATURAL DRAINAGE
SAN SEWER AND OVERHEAD ELECT. ESM'T.
75'

RECEIVED
DEC 6 1984
DEPARTMENT OF PLANNING
Subdivision Section

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

FILE NO. 84-17-65-86
(To be assigned by the Planning Dept.)

GARDENS OF ENCINO PARK
P.O.A.D.P. NAME

JOHN RAGSDALE
HEMECRAFT ASSETS CORP.
NAME OF DEVELOPER/SUBDIVIDER
JIM BEAL (PROJECT ENG.)
CHRIS L. WIBERG
DANNENBAUM ENG. CORP.
NAME OF CONSULTANT

2626 Solopwood Suite 280
ADDRESS Houston
77054

713 666-9988
PHONE NO.

7400 BLANCO, SUITE 130, SA 78216
ADDRESS

3408022
PHONE NO.

GENERAL LOCATION OF SITE _____

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

PROPOSED WATER SERVICE

- City Water Board
 Other District ENCINO PARK #1A2
Name
 Water Wells

PROPOSED LAND USE

- Single Family
 Duplex
 Multi-Family
 Business
 Industrial

PROPOSED SEWER SERVICE

- City of San Antonio
 Other System ENCINO PARK #1A2
Name
 Septic Tank(s)

DATE FILED Dec. 6, 1984

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)

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. See P. 12.6.84

DISTRIBUTION: TRAFFIC 12-6-84

TRANSPORTATION STUDY OFFICE 12-6-84

COMMENTS: 10-29-84 spoke to Jim Beal re project & requested additional info.

Committee reviewed 12-7-81 no obj was offered



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO TEXAS 78285

Dannenbaum Engineering Corp.

Applicant: M. Jim Beall P.E.
Address: 7400 Blanco, Suite 130
San Antonio Texas
78216

Re: Ward of Encino Park Preliminary Plan
 P.O.A.D.P.

File #: 84-17-65-86

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: _____
- _____
- _____

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

sm



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

December 11, 1984

Dannenbaum Engineering Corp.

Applicant: Mr. Jim Bealle P.E.
Address: 7400 Blanco, suite 130
San Antonio, Texas 78216

Re: Garden of Encino Pk Preliminary Plan
~~XX~~ P.O.A.D.P.
File #: 84-17-65-86

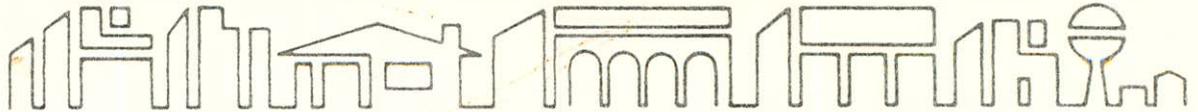
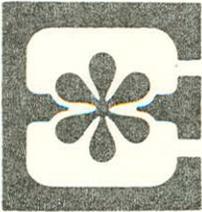
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 - Cul-de-sac streets in excess of 500'
 - Low density lots fronting onto major thoroughfares
 - 24' alley(s)
 - _____
 - _____
 - _____
- See annotations/comments on attached copy of your plan.
- Comments: _____
- _____
- _____
- _____

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Michael C. O'Neal
Chief, Current Planning

sm



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:

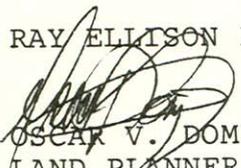
	File #
31 Braun Road	86-09-61-48
8 Bandera & Guilbeau	85-11-64-42
5 Classen Road	83-18-63-68
5 Greenway	85-19-53-68
5 Heritage N. W.	83-10-58-22
4 Heritage Park	83-09-57-82
9 Miller's Point (Camelot)	83-21-61-02
3 Parkwood-HUNTER'S CHASE	85-11-62-02
2 Seven Oaks (Eden)	83-63-20
3 Sky Harbour	83-12-54-24
62 Sunrise	83-20-59-02
35 Tangelwood (Babcock Place)	86-12-62-46
3 Timber Ridge	86-11-59-04
0 Ventura	86-21-60-26
3 Ventura S. of 78	85-21-59-26
75 Village West	275
2 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

DANNENBAUM ENGINEERING CORPORATION

CONSULTING ENGINEERS

7400 BLANCO, SUITE 130, SAN ANTONIO, TEXAS 78216

AREA CODE 512/340-8022

October 24, 1984

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

Re: Gardens of Encino Park
POADP

Dear Mr. Lozano:

In accordance with your requirements, we are submitting a sepia and four prints of the POADP for a tract located in Encino Park which is to be developed by Homecraft Assets Corporation.

The POADP for "The Gardens of Encino Park" has been divided into three sections, showing the three phases of development proposed.

Please refer to the Encino Park Master Plan (previously submitted to your office) for adjacent land uses and overall traffic patterns.

If you need additional information, please do not hesitate to call. Your assistance in processing this application is appreciated.

Yours very truly,
DANNENBAUM ENGINEERING CORPORATION

Chris L. Wiberg

Chris L. Wiberg
Associate

CLW/lm
15900B

cc: DECH (Mike Strech)
HOMECRAFT (John Ragsdale)

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DEC 5 1984

**DEPARTMENT OF PLANNING
Subdivision Section**

DANNENBAUM ENGINEERING CORPORATION

CONSULTING ENGINEERS

7400 BLANCO, SUITE 130, SAN ANTONIO, TEXAS 78216

AREA CODE 512/340-8022

Decembner 5, 1984

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

Re: Encino Forest

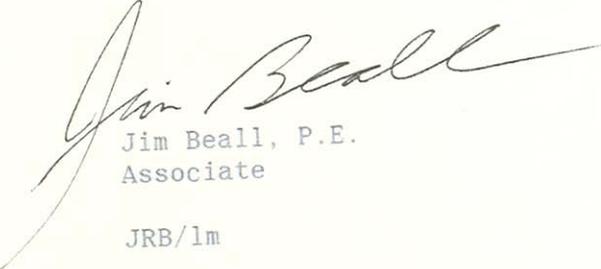
Dear Mr. Lozano:

We are submitting herewith for your review five prints and one reproducible of the POADP for the above referenced project.

We are presently in the preliminary design stage for Unit One of this subdivision, and anticipate construction to begin in Spring 1985. Construction of Section Two and Three will follow completion of the first section at intervals of twelve to eighteen months.

Please call us if you should have any further questions or comments.

Yours very truly,
DANNENBAUM ENGINEERING CORPORATION


Jim Beall, P.E.
Associate

JRB/lm

cc: DECH (Mike Strech)

Enclosures

RECEIVED

DEC 6 1984

DEPARTMENT OF PLANNING
Subdivision Section