SCALE: 1" = 200'

0 100 200 500 1000

TOTAL UNITS 924
TOTAL ACRES
DENSITY UNITS PER ACRE

VENTURA P.O.A.D.P.

LIGHT INDUSTRIAL BY ELLISON

UNIT 9
93 LOTS

UNIT 10
131 LOTS

UNIT 8
173 LOTS

PROPOSED SCHOOL

PARAGON PROPERTIES

COMMERCIAL & OR APTS.

UNIT 6A
18 LOTS

UNIT 6
120 LOTS

UNIT 7
176 LOTS

WALZEM RD.

60' R.O.W.

WOODLAKE GOLF COURSE

86' R.O.W.
CRESTWAY

UNIT 12
14 LOTS

HIGH DENSITY

EXISTING DEVELOPMENT

COMMERCIAL & OR APTS.

EXISTING DEVELOPMENT

UNIT 11
260 LOTS

COMMERCIAL

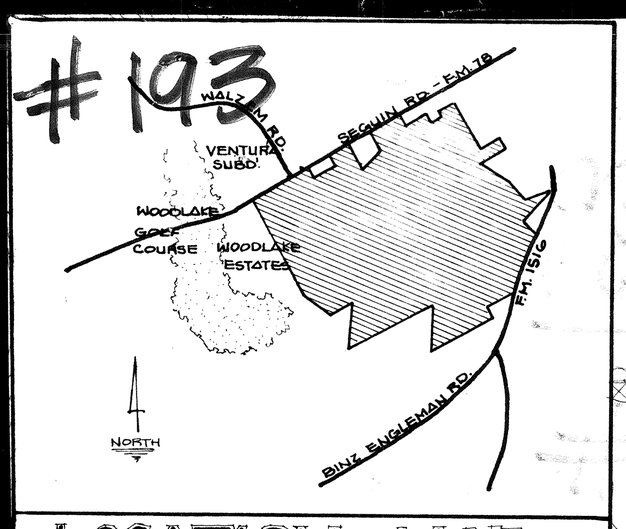
SEGUIN ROAD
F.M. 78

193
9-25-85

REVISIONS JUNE 13, 1985
REVISIONS NOV. 27, 1984
REVISIONS JUNE 18, 1984

ELLISON INDUSTRIES
LAND PLANNING DEPT.

#193



LOCATION MAP

PLACID PARK SUBDIVISION

NORTH
SCALE = 1" = 400'

PROPOSED CRESTWAY RD.

B-3
COMMERCIAL

CONVERSE CITY LIMITS

B-3

B-2

COMMERCIAL
-APTS.

CRESTWAY ROAD

B-2 / R-3

60' RIGHT OF WAY

B-2

VENTURA SUBDIVISION

SINGLE FAMILY
R-1

SINGLE FAMILY
R-7

B-3
COMMERCIAL

B-3

B-3

WALZEM RD.

SEGUIN RD. F.M. 78

VENTURA
SUBDIVISION

COMMERCIAL

40' B.V.T. - 60' RIGHT OF WAY

SINGLE FAMILY

B-3

COMMERCIAL
B-3

WALZEM ROAD

PROPOSED 120' R.O.W.

B-2

B-2

B-2

SINGLE FAMILY
R-1

COMMERCIAL
B-2

SCHUSTER
PROPERTY

SINGLE FAMILY
R-1

WOODLAKE
ESTATES

SINGLE FAMILY
R-1

MARTIN
PROPERTY

BOENIG
PROPERTY

WEIDERSTEN PROPERTY

BINZ-ENGLEMAN ROAD

TOTAL ACRES = 960.50
COMMERCIAL LAND = 116.50 AC.
RESIDENTIAL LAND = 777.50 AC.
OPEN SPACE = 66.50 AC.

OUTSIDE CITY LIMITS
WATER = LACKLAND CITY WATER CO.
SEWER = SAN ANTONIO RIVER AUTHORITY

193

date submitted: 1-9-86

ELLISON INDUSTRIES
LAND PLANNING DEPT.
4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

VENTURA SOUTH OF F.M. 78
POADP PLAN

SCALE = 1" = 400'	DATE = 9/10/85	REVISION =

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

FILE NO. #85-21-59-26
(To be assigned by the Planning Dept.

Ventura South of FM. 78 POADP.
P.O.A.D.P. NAME

Ray Ellison Homes, Inc.
NAME OF DEVELOPER/SUBDIVIDER

4800 Fredricksburg Rd.
ADDRESS 78201

349-1111
PHONE NO.

NAME OF CONSULTANT

ADDRESS

PHONE NO.

GENERAL LOCATION OF SITE Between Sequin Rd. & Big Engleman Rd., with the extension of Walzem Rd.

EXISTING ZONING (If Applicable)

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)

DATE FILED Sept. 16, 1985

REVISIONS FILED: Jan. 15, 1986
(if applicable)

DUE DATE OF RESPONSE Sept. 25, 1985
(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 of map;
_____ (d) Proposed land uses by location, type, and acreage;
_____ (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
_____ (f) Contour lines at intervals no greater than ten feet;
_____ (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
_____ (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
_____ (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
_____ (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
_____ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS:

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

September 25, 1985

Ray Ellison Homes, Inc.
Attn: Mr. Herbert Quiroga
4800 Fredericksburg Road
San Antonio, Texas 78201

Re: Ventura South of F.M. 78 P.O.A.D.P.
File # 85-21-59-26

Dear Mr. Quiroga:

This is to inform you that the P.O.A.D.P. Committee has reviewed and accepted your proposed plan. The plan is in general compliance with the Subdivision Regulations.

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 have any questions, please contact Roy Ramos or Edward Guzman in our Subdivision Section.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/hdlv

#193

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

January 31, 1986

Ray Ellison Homes, Inc.
Attn: Herbert Quiroga
4800 Fredericksburg Rd.
San Antonio, Texas 78201

Re: Ventura South of F.M. 78 P.O.A.D.P.
File # 85-21-59-26
Revised: January 15, 1986

Dear Mr. Quiroga:

The P.O.A.D.P. Committee has reviewed and accepted your latest revised plan for Ventura South of F.M. 78.

It is noted that Seguin Road, F.M. 1516 and the proposed extension of Walzem Road are designated as thoroughfares on the Major Thoroughfare Plan. Any platting actively occuring along these thoroughfares will require right-of-way dedication in accordance with the aforementioned plan.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Current Planning Division
Department of Planning

MCO/RR/hdlv

Attachment

Post-It™ brand fax transmittal memo 7671	# of pages ▸ 1
To Alex Garcia	From OSCAR
Co. CSA PLANNING	Co. RAYCO
Dept.	Phone # 308-1321
Fax # 227-0441	Fax #