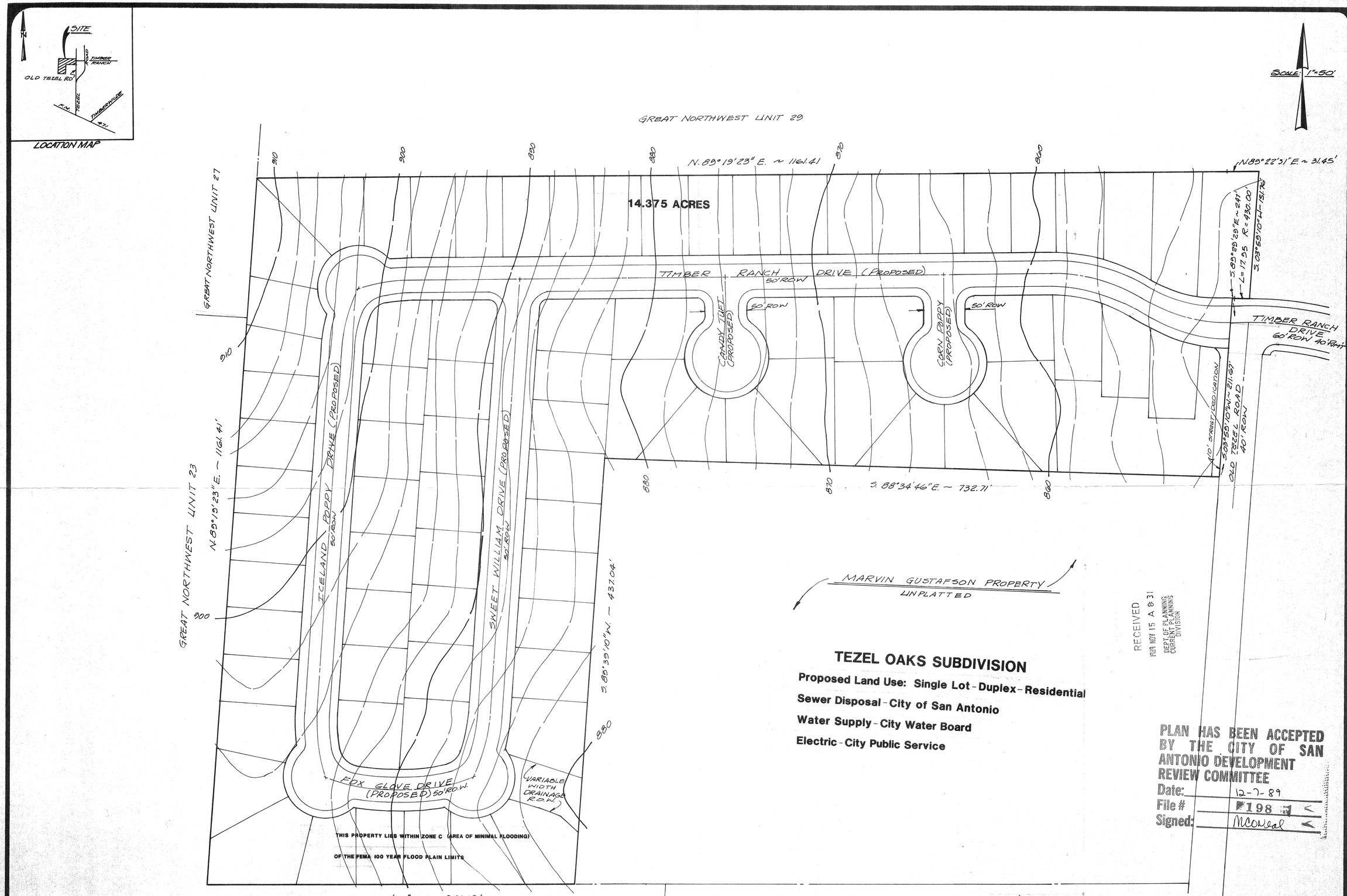


TEZEL OAKS SUBDIVISION

Proposed Land Use: Single Lot - Duplex - Residential

Sewer Disposal - City of San Antonio

Water Supply - City Water Board

Electric - City Public Service

RECEIVED
1989 NOV 15 A 8:31
DEPT OF PLANNING
CURRENT PLANNING
DIVISION

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 12-7-89
File # 198
Signed: McOneal

DEVELOPER:

Mission Viejo Housing Partners, Inc.
2161 N.W. Military Suite No. 414
San Antonio, Texas 78213

REVISIONS
NOV. 13, 1989

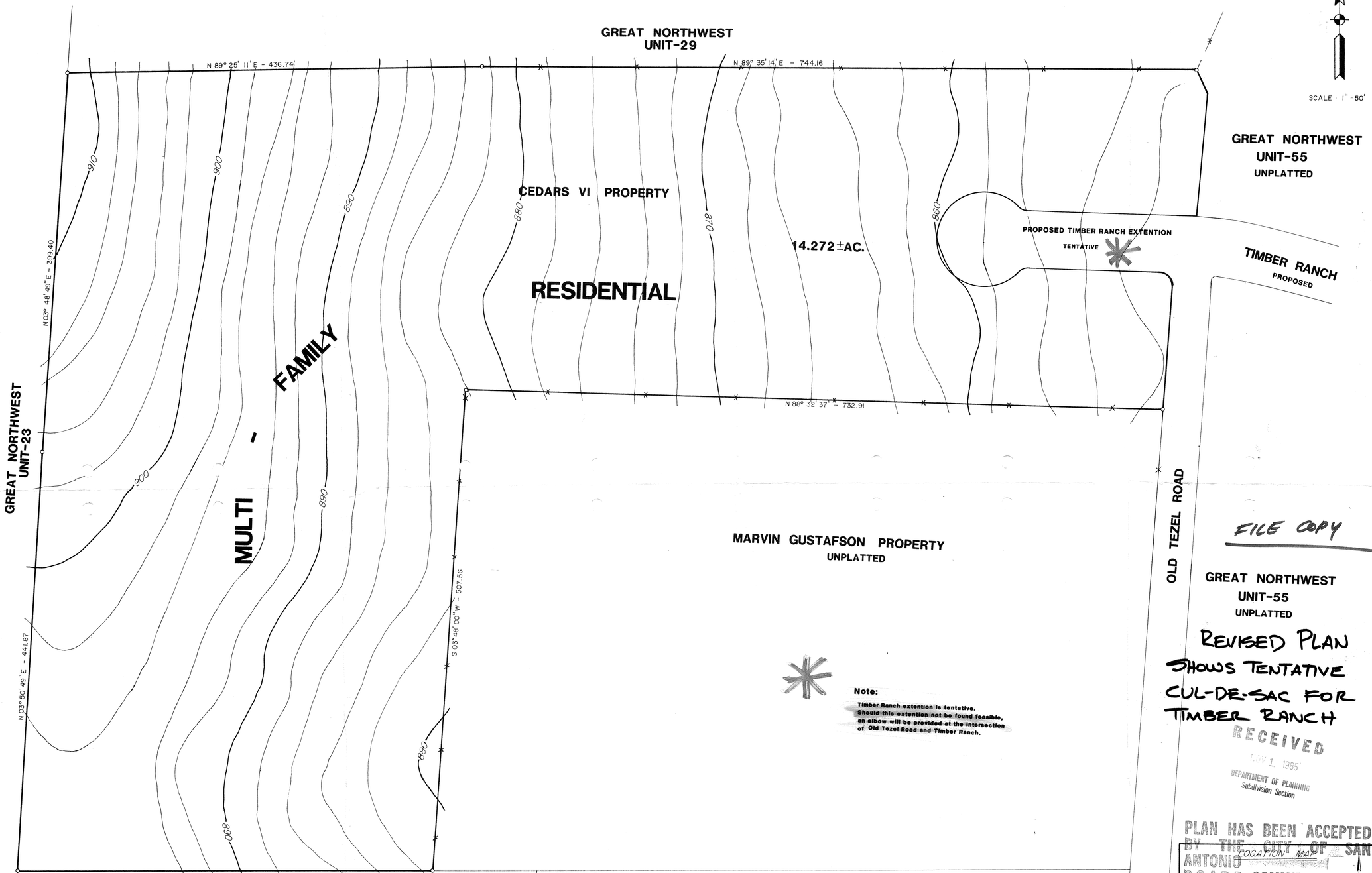
STATE OF TEXAS
EDWARD N. MERY
56698
REGISTERED PROFESSIONAL ENGINEER

SCE
Seda Consulting Engineers, Inc.
15502 Babcock Road
San Antonio, Texas 78255
(512) 697-0222
CIVIL • ENVIRONMENTAL • SURVEYORS

TEZEL OAKS SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(POADP NO. 198)

JOB NO. 238
DATE Nov. 1989
DRAWN BY RS
CHECKED BY
SHEET 1 OF 1

198



TEZEL OAKS

Proposed Land Uses - Multi-Family Residential.
Sewer Disposal - City of San Antonio.
Water Supply - City Water Board.
Electric - City Public Service.

DEVELOPER : CEDARS VI
3838 Medical Dr. Suite 100
San Antonio, Texas 78219

198

FILE COPY

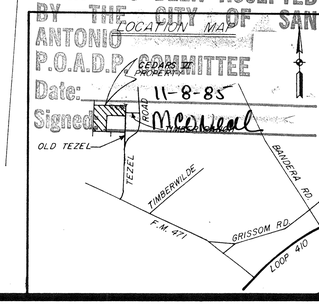
GREAT NORTHWEST
UNIT-55
UNPLATTED

REVISED PLAN
SHOWS TENTATIVE
CUL-DE-SAC FOR
TIMBER RANCH

RECEIVED
NOV 1 1985
DEPARTMENT OF PLANNING
Subdivision Section

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO
P.O.A.D.P. COMMITTEE
Date: 11-8-85
Signed: McOwen

LOCATION MAP



REVISIONS
9-30-85
11-1-85

SEDA
Consulting Engineers Inc.
11825 IH 10 WEST, SUITE 204
SAN ANTONIO, TEXAS 78230
512/697-0222
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNERS • SURVEYORS

Priliminary Overall Area Developement
TEZEL OAKS

JOB NO. 84011-00
DATE 8/15/85
DRAWN BY A.N.A.
CHECKED BY S.E.D.
SHEET ____ OF ____

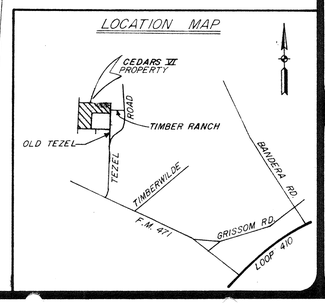
TEZEL OAKS

Proposed Land Uses - INDUSTRIAL PARK(OFFICE WAREHOUSE)
Sewer Disposal - City of San Antonio.
Water Supply - City Water Board.
Electric - City Public Service.

DEVELOPER : CEDARS VI
3838 Medical Dr. Suite 100
San Antonio,Texas 78219

198

LOCATION MAP



REVISIONS
9-30-85
11-1-85
7-29-86

SEDA
Consulting Engineers Inc.
11825 IH 10 WEST, SUITE 204
SAN ANTONIO, TEXAS 78230
512/697-0222
CIVIL · STRUCTURAL · ENVIRONMENTAL · PLANNERS · SURVEYORS

Priliminary Overall Area Developement
TEZEL OAKS
INDUSTRIAL PARK (OFFICE WAREHOUSE)

JOB NO. 84011-00
DATE 8/15/85
DRAWN BY A.N.A.
CHECKED BY S.E.D.
SHEET ____ OF ____

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

FILE NO. 85-10-60-64
(To be assigned by the Planning Dept.

TEZEL OAKS
P.O.A.D.P. NAME

CEDARS VI
NAME OF DEVELOPER/SUBDIVIDER

3838 MEDICAL DR.
ADDRESS SUITE 100

PHONE NO.

SEDA CONSULTING ENGS INC.
NAME OF CONSULTANT

11825 I.H. 10 WEST
ADDRESS SUITE 204 78230

697-0227
PHONE NO.

GENERAL LOCATION OF SITE WEST OF THE INTERSECTION OF TIMBER RANCH & OLD TEZEL RD.

EXISTING ZONING (If Applicable) O.C.1.

PROPOSED WATER SERVICE

(X) City Water Board
( ) Other District _____
Name
( ) Water Wells

PROPOSED LAND USE

( ) Single Family
( ) Duplex
(X) Multi-Family
( ) Business
( ) Industrial

PROPOSED SEWER SERVICE

(X) City of San Antonio
( ) Other System _____
Name
( ) Septic Tank(s)

DATE FILED SEPT. 30, 1985

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Oct 28, 1985
(Within 20 working days of receipt)

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

~~Oct 30~~ Nov 1, 1987
(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.

Revised plan distribution 11-1-85

Steve Pease 9-30

DISTRIBUTION: TRAFFIC 9-30 TRANSPORTATION STUDY OFFICE 9-30

COMMENTS: _____

CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

December 7, 1989

Mr. Salah Diab
Seda Consulting Engineers, Inc.
15502 Babcock Rd.
San Antonio, Texas. 78255

RE: Tezel Oaks POADP
File #198

Dear Mr. Diab:

The Development Review Committee has reviewed and accepted your revised plan for the Tezel Oaks plan. The plan has been assigned file #198 for future reference.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning 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 Unified Development Code. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any questions, please contact Raul Ramos at 299-7900.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

RR:
Encl.

"AN EQUAL OPPORTUNITY EMPLOYER"

Ray

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

August 12, 1986

Mr. Salah E. Diab
Seda Consulting Engineering Company
11825 I.H.-10 West, Suite 204
San Antonio, Texas 78230

RE: Tezel Oaks P.O.A.D.P.
File # 85-10-60-64 revised July 30, 1986

Dear Mr. Diab:

This is to inform you that the POADP committee has reviewed and accepted your plan of Tezel Oaks. However, as previously indicated in our comments dated July 25, 1986, concern is still given with respect to the proposed land use. In view of this, it is recommended that consideration be given to more compatible use with the existing development.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning 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 at 299-7896.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/bc
Encl.

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

July 25, 1986

Seda Consulting Engineering Co.
Attn.: Mr. Salah E. Diab
11825 IH-10 West, Suite 204
San Antonio, Texas 78230

Re: Tezel Oaks POADP
Amendment dated July 8, 1986
File #85-10-60-64

Dear Mr. Diab:

The POADP Committee reviewed the revised Tezel Oaks POADP. The revised plan requires a 100 foot radius on the cul-de-sac turnaround in accordance with Section 30-27(h) of the Subdivision Regulations prior to acceptance. The Committee also recommends that you consider a land use that is more compatible with the surrounding single family development.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning 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 at 299-7896.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/el
Encl.

CITY OF SAN ANTONIO
P O BOX 9066
SAN ANTONIO, TEXAS 78285

November 14, 1985

Seda Consulting Engineering Co.
Attn: Mr. Salah E. Diab
11825 I.H.10 West, Suite 204
San Antonio, Texas 78230

RE: Tezel Oaks POADP
File #85-10-60-64

Dear Mr. Diab:

The attached POADP of Tezel Oaks has been reviewed and accepted by the POADP Committee.

Please note that this action by the committee 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.

It is further noted that no plat shall be considered filed until the POADP has been reviewed by staff and acknowledged by the applicant as per Sec. 36-20(d) of the Subdivision Regulations.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/sm
Attachment

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

March 8, 1988

Mr. Salah Diab
SEDA Engineering
3838 Medical Drive, Suite 203
San Antonio, Texas 78229

RE: Expiration of POADPs

Dear Mr. Diab:

In reviewing our files of current Preliminary Overall Area Development Plans (POADPs), we are unable to locate any plats within the following POADPs submitted by your firm:

	POADP No.	Name of POADP	Received
1.	197	Old Tezel Oaks	9/85
2.	198	Tezel Oaks	9/85

Section 35-2076 of the Unified Development Code stipulates that a POADP shall become invalid if a plat is not filed within 18 months from the date the POADP is accepted. Please advise us in writing by April 1, 1988 as to which, if any, of these POADPs are still valid. We will maintain those plans which you indicate are still active for another 18 months. All other plans will be deleted from our files and returned to you.

Thank you for your assistance. If you have any questions, please contact the Subdivisions Section at 299-7900.

Sincerely,

MCONeal

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR/sm

"AN EQUAL OPPORTUNITY EMPLOYER"

CONSULTING ENGINEERS INC.
11825 IH 10 WEST, SUITE 204
SAN ANTONIO, TEXAS 78230
TEL. 512/697-0222

September 30, 1985

Mr. Eddie Guzmen
Planning Department
City of San Antonio

RE: PODAP for Tezel Oaks Subdivision

Dear Mr. Guzmen:

As per our conversation attached, for your approval, are five (5) revised blue line copies of the above referenced subdivison. Your immediate attention is greatly appreciated.

Should there be any question with regard to this matter please advise.

Respectfully,

Seda Consulting Engineers, Inc.

Salah E. Diab, P.E.

SED/sd

Attachment

RECEIVED
SEP 30 1985
DEPARTMENT OF PLANNING
Subdivision Section

84011-00

Seda Consulting Engineers, Inc.
SCE
3838 Medical Drive • Suite 203
San Antonio, Texas 78229
(512) 697-0222

MCO
cc Eddie
R.R.

March 11, 1988

RECEIVED
1988 MAR 11 PM 12:46
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Mr. Michael C. O'Neal, AICP
Planning Administrator
Department of Planning
City of San Antonio
114 W. Commerce 4th Floor
San Antonio, TX 78205

RE: Active POADP's

Dear Mr. O'Neal:

As per your letter dated March 8, 1988 and on behalf of our client Cedar Development, Inc. we do hereby request that you maintain in your file those POADPs Nos. 197 and 198, Old Tezel Oaks and Tezel Oaks. These POADPs are still active and we do appreciate the time extention.

Should there be any question with regard to this matter please call on us.

Respectfully,

Seda Consulting Engineers, Inc.

Salah E. Diab, P.E.

cc: Lance Elliott
Cedar Development