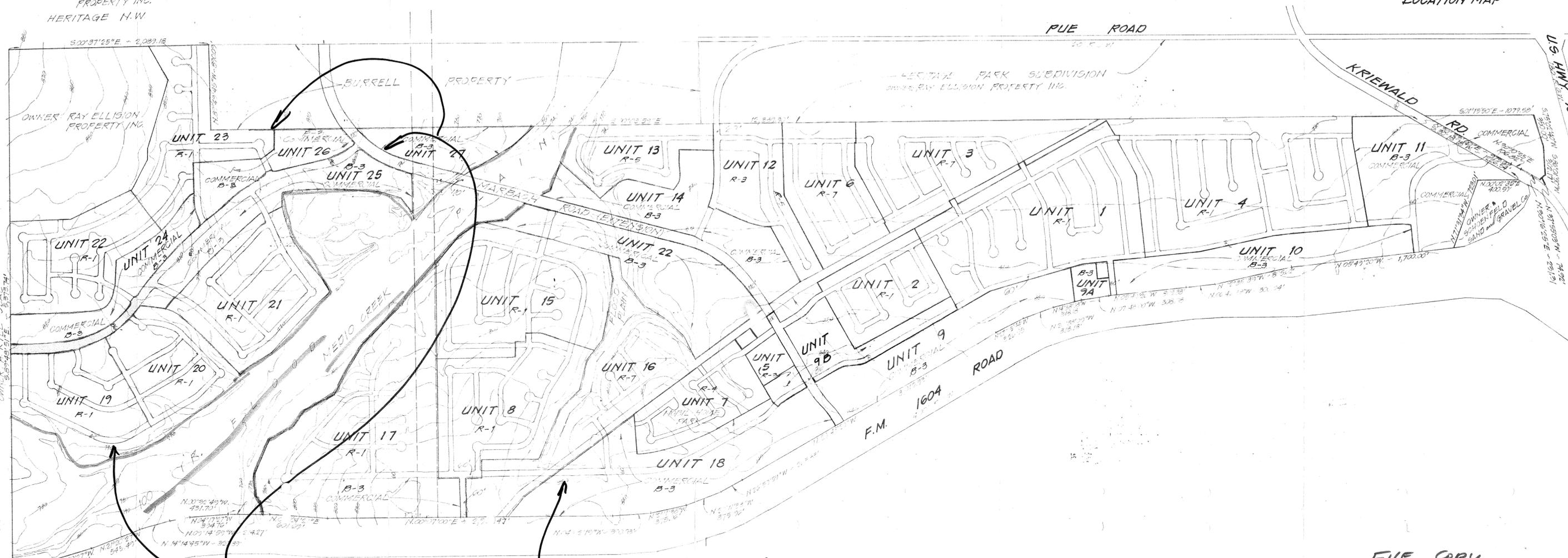




Scale: 1" = 400'

OWNER: RAY ELLISON
PROPERTY INC.
HERITAGE N.W.



This area was redesigned because of thoroughfare

Notes: Previous design called a cul de sac at this point

TIME TABLE

UNITS 1,2,3	COMPLETE
UNITS 4,5,7	COMPLETE
UNIT 24	COMPLETE
UNIT 5A	1985 COMPLETE
UNIT 6	1985 COMPLETE
UNIT 8	1985 COMPLETE
UNIT 9	1986
UNIT 10	1987
UNIT 11	1987
UNIT 12	1988
UNIT 13	1988
UNIT 14	1987
UNIT 15	1985
UNIT 16	1980
UNIT 17	1989
UNIT 18	1988
UNIT 19	1989
UNIT 20	1988
UNIT 21	1989
UNIT 22	1989
UNIT 23	1989
UNIT 24	1989
UNIT 25	1988
UNIT 26	1988
UNIT 27	1980
UNIT 9B	1985

GENERAL NOTES:

1. COMMERCIAL AREA = 24 ACRES
2. RESIDENTIAL AREA = 2347 ACRES
3. FLDG PLAIN AREA = 180 ACRES
4. SEWAGE TREATMENT BY LA ISLAND CITY WATER CO.
5. WATER SUPPLY BY LA ISLAND CITY WATER CO.
6. UTILITIES: ALL UTILITIES IN AREA
7. BUILDING SETBACKS: COMMERCIAL 25 FEET, RESIDENTIAL 20 FEET
8. ALL STREETS 50 FT IN WIDTH EXCEPT AS SHOWN
9. TOTAL PROJECT AREA = 10,627 ACRES

FILE COPY

Revised POADP. SHOWS SECONDARY ART. IN ACCORDANCE WITH THE MAJOR THROUGH-FARE

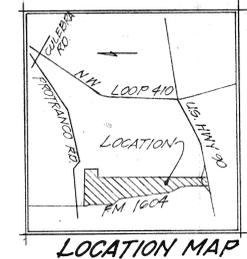
#203

RECEIVED
OCT 22 1985
DEPARTMENT of PLANNING
Subdivision Section

**BIG COUNTRY SUBDIVISION
P.O.A.D.P.**

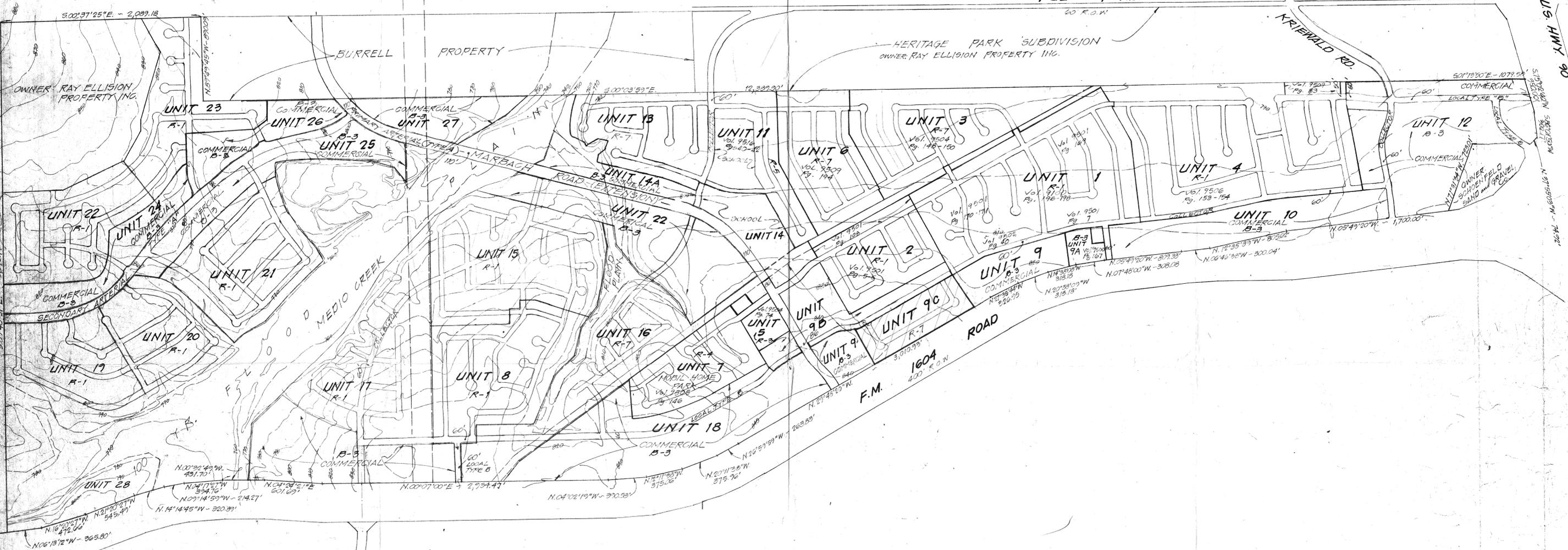
PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO P.O.A.D.P. COMMITTEE
Date: 11-7-85
Signed: McNeal

207



Scale: 1" = 400'

OWNER: RAY ELLISON
PROPERTY INC.
HERITAGE N.W.



TIME TABLE

UNITS 1, 2, 3	.....	COMPLETE
UNITS 4, 5, 7	.....	COMPLETE
UNIT 9A	.....	COMPLETE
UNIT 5A	.....	1985 COMPLETE
UNIT 6	.....	1985 COMPLETE
UNIT 8	.....	1985
UNIT 9	.....	1985
UNIT 10	.....	1985
UNIT 11	.....	1985 COMPLETE
UNIT 12	.....	1985
UNIT 13	.....	1985
UNIT 14	.....	1985
UNIT 15	.....	1985
UNIT 16	.....	1990
UNIT 17	.....	1989
UNIT 18	.....	1988
UNIT 19	.....	1989
UNIT 20	.....	1988
UNIT 21	.....	1989
UNIT 22	.....	1989
UNIT 23	.....	1989
UNIT 24	.....	1989
UNIT 25	.....	1988
UNIT 26	.....	1988
UNIT 27	.....	1990
UNIT 28	.....	1987 complete
UNIT 9C	.....	1987
UNIT 28	.....	1987

GENERAL NOTES:

1. COMMERCIAL AREA = 240 ACRES
2. RESIDENTIAL AREA = 698.7 ACRES
3. FLOOD PLAIN AREA = 130 ACRES
4. SEWAGE TREATMENT BY LACKLAND CITY WATER CO.
5. WATER SUPPLY BY LACKLAND CITY WATER CO.
6. OWNER: J.H. UPTMORE and ASSOCIATES
3740 COLONY DR
SAN ANTONIO, TEXAS
7. BUILDING SETBACKS:
COMMERCIAL 25 FEET
RESIDENTIAL 20 FEET
8. ALL STREETS 50 FOOT IN WIDTH EXCEPT AS SHOWN
9. TOTAL PROJECT AREA - 1,068.7 ACRES

**BIG COUNTRY SUBDIVISION
P.O.A.D.P.**

File No 86-09-56-46
Date: Sept. 19, 1986
Rev: May 14, 1987
Rev: Nov. 5, 1987
Rev: April 6, 1988

#203



FERNANDEZ FRAZER WHITE & ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS / LANDSCAPE ARCHITECTS

INFORMATION SHEET FOR
P.O.A.D.P.

FILE NO. 83-09-56-46

BIG COUNTRY

(To be assigned by the Planning Dept).

J. H. UPTMORE 3740 COLONY DR. 78229 696-2522
NAME OF DEVELOPER/SUBDIVISION ADDRESS PHONE NO.

FERNANDEZ ENGINEERS 9514 CONSOLE DR. 377-0774
NAME OF CONSULTANT ADDRESS PHONE NO.

TO NEAREST PUBLIC STREET
GENERAL LOCATION OF SITE & TIE DOWN DISTANCE ALONG THE EAST R.O.W. LINE
OF F.M. 1604 NORTH OF ^{ITS} INTERSECTION WITH
U.S. 90 WEST

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

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
<input type="checkbox"/> City Water Board	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> City of San Antonio
<input checked="" type="checkbox"/> Other District <u>L.C. WATER DIST.</u>	<input type="checkbox"/> Multi Family	<input checked="" type="checkbox"/> Other System <u>L.C. WATER DIST.</u>
<input type="checkbox"/> Water Wells	<input type="checkbox"/> Business	<input type="checkbox"/> Septic Tank(s)
	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> DUPLEX	

(The space below is to be completed by the Department of Planning Staff).

DATE FILED April 7, 1983 REVISIONS FILED _____
(if applicable)
DATE OF RESPONSE May 5, 1983 DATE OF RESPONSE Nov. 7, 1985
(within 20 days of receipt). (within 15 days of receipt).

OCT. 1974
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

- D. INFORMATION REQUESTED. THE POADP, and 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: (side-walks, 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;
 - UNKNOWN (h) projected sequence of phasing;
 - O.C.L. (i) existing and/or proposed zoning classification(s);
 - O.C.L. (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.

Revised plan dated Oct 22, 1985 was sent to Bill, Dean & Steve. 10-23-85. Plan provide for a secondary art. in accordance with the Major Thoroughfare Plan.

DRAFT



CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

✓
November 13, 1987

Mr. Albert Fernandez, P.E.
11824 Radium Drive
San Antonio, Texas 78216

RE: Big Country FOADP
File #203

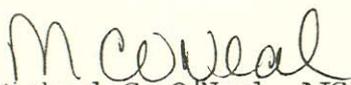
Dear Mr. Fernandez:

The Development Review Committee reviewed and accepted your revised plan for Big Country Subdivision. The plan has been assigned File #203 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 regulations in force at the time of platting.

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

Sincerely,


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

MCO/RR/bc
Encl.



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

October 6, 1986

Albert Fernandez
11824 Radium Drive
San Antonio, Texas 78216

RE: Big Country POADP
File #86-09-56-46
Revised September 19, 1986

Dear Mr. Fernandez:

This is to inform you that the POADP committee has reviewed and accepted your revision to Unit-13 and the addition of Unit-9C for Big Country POADP.

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,

A handwritten signature in cursive script that reads "McNeal".

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

MCO/RR/sm
Encl.



CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

November 7, 1985

Fernandez, Frazer, White & Associates
Mr. Albert Fernandez
11824 Radium
San Antonio, Texas 78216

Re: Big Country P.O.A.D.P.
File No.: 83-09-56-46
Revised: 10/22/85

Dear Mr. Fernandez:

The attached P.O.A.D.P. for Big Country has been reviewed and accepted by the P.O.A.D.P. committee. The review focused on the revision containing the proposed major thoroughfare to be established with this plan.

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 effect at the time of platting.

In addition, no plat shall be considered filed until the P.O.A.D.P. 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 call Roy Ramos at 299-7896.

Sincerely,

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/bc

Attachment



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

June 3, 1985

Albert Fernandez
11824 Radium
San Antonio, Texas 78216

Re: Big Country POADP revised March 29, 1985

Dear Mr. Fernandez:

This is to inform you that the POADP Committee has reviewed your request to not require the planned thoroughfare through the Big Country Subdivision. The Committee is not authorized to vary from the Major Thoroughfare Plan which is adopted by City Council. We suggest that you contact the adjacent property owners, i.e., Ray Ellison, Burrell property and Santikos, to determine a mutually agreeable alignment of the major thoroughfare and submit a revised plan.

If you have any questions, please contact the Current Planning Division at 299-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Roland A. Lozano'.

Roland A. Lozano
Director of Planning

cc: Ray Ellison
Santikos, Inc.

RAL/RR/hdlv



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

Permy

April 16, 1985

Applicant: Albert Fernandez
Address: 9514 Console Drive, Suite 160
San Antonio, Texas 78229

Re: Big Country Preliminary Plan
 P.O.A.D.P.
File #: 83-09-56-46

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
- (X) 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)
 - (X) Major thoroughfare traverses your proposed development.
- () See annotations/comments on attached copy of your plan.
- (X) Comments: (See attached)

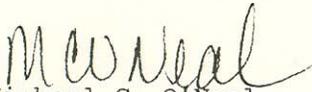
Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Big Country
Page 2

The staff POADP Committee has reviewed the Big Country POADP and is returning the plan for compliance with the Major Thoroughfare Plan. The POADP does not reflect a north-south secondary arterial in the location we have indicated on the attached plan. We recommend that you work closely with the adjacent property owners to set the alignment of the thoroughfare. In connection with the proposed major thoroughfare, staff further recommends that you consider eliminating the stub streets to the north towards the Kyle Seal property. This plan will be held in abeyance, pending the necessary revisions which reflects the proposed major thoroughfare. Please resubmit for committee review.

If you have any questions, please contact our Subdivision Office at 299-7900.

Sincerely,



Michael C. O'Neal
Planning Administrator
Department of Planning

sm



CITY OF SAN ANTONIO

P. O. BOX 1444

SAN ANTONIO, TEXAS 78235

April 21, 1983

Fernandez, Frazor, White and
Associates, Inc.

ATTN: Mr. Albert Fernandez
9514 Console, Suite 160
San Antonio, Texas 78229

Dear Mr. Fernandez:

This is to advise you that a joint review of the P.O.A.D.P. for Big Country (File #83-09-56-46) has been conducted by Planning and Traffic staff. Said review was focussed on areas for which plats have not been approved or recorded.

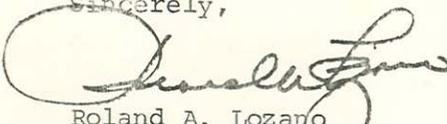
Our review concludes that the overall plan is in general compliance with Chapter 36 of the City Code. Although street widths are not shown on the overall scheme, we assume that the most northerly planned street which crosses the Medio Creek will be a 60' collector. The street extends from F.M. 1604 to the eastern boundary of the overall plan. If the street design calls for a 50' R.O.W., it is recommended that said street be upgraded to a 60' R.O.W. This in our opinion would facilitate expected traffic between adjoining areas.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type 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 or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,


Roland A. Lozano
Director of Planning

RAL:EG:mod

cc: Dean Chadwick, Traffic Engineering, Public Works Dept.

October 22, 1985

Mr. Michael O'Neal
Current Planning Department
City of San Antonio
115 Plaza de Armas
San Antonio, TX. 78285

REF: BIG COUNTRY SUBDIVISION POADP

Dear Mr. O'Neal:

Attached please find copy of revised Big Country Subdivision POADP to show North-South Street, 86 foot Right-of-Way as requested by City Planning Department.

Location of street along H. Kyle Seal property was coordinated with his Engineer, Pape-Dawson.

Sincerely yours,



Albert B. Fernandez, P.E.
President

ABF/lp

ATTACHMENT

RECEIVED

OCT 22 1985

DEPARTMENT OF PLANNING
Subdivision Section

Eddie

May 16, 1985

Mr. Michael C. O'Neal
Planning Administrator
Department of Planning
City of San Antonio
P.O. Box 9066
San Antonio, TX. 78285

REF: BIG COUNTRY SUBDIVISION POADP
File No. 83-09-56-46

Dear Mr. O'Neal:

In reference to your letter dated April 16, 1985, I have forwarded your request to J.H. Uptmore and Associates in which a north-south secondary arterial is requested. This arterial is shown traversing thru the Burrell Property, Big Country and thru a 57 acre tract belonging to Ray Ellison.

The Burrell's property is a Homestead and they are not expected to develop same. The 57 acre tract belonging to Ray Ellison has not been planned to allow for an arterial road.

A north-south road would be better located east of the Burrell property. FM Highway 1604 will better serve Big Country area in a north-south direction. We have no objections in deleting entrances to the Kyle Seal property. For these reasons, we respectfully request that Big Country POADP be approved as submitted.

Sincerely yours,


Albert B. Fernandez, P.E.
President

ABF/lp
File No. 1083

cc: Mr. Raul B. Fernandez
Sr. Vice President
J.H. Uptmore & Associates



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

April 16, 1985

*4/22 - Talked to Mr. Ray Ramos
Mr. O'Neal on vacation
Banner to pick up
plan. LP*

Applicant: Albert Fernandez
Address: 9514 Console Drive, Suite 160
San Antonio, Texas 78229

*Please make change
of address from letterhead*
 Preliminary Plan
 P.O.A.D.P. *Shank*

Re: Big Country

File #: 83-09-56-46

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)
 - Major thoroughfare traverses your proposed development.
- 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.