

PLAN HAS BEEN ACCEPTED
 BY THE CITY OF SAN
 ANTONIO DEVELOPMENT
 REVIEW COMMITTEE
 Date: April 27, 1993
 File # 352
 Signed: *D. Park*

LAND AREA SUMMARY

B-3/B-2 LAND USE:	15.242 AC.
R-1 LAND USE:	159.758 AC.
TOTAL LAND AREA:	175.00 AC.

UTILITIES:
 GAS & ELECTRIC: CITY PUBLIC SERVICE
 TELEPHONE: S.W. BELL TELEPHONE CO.
 CABLE T.V.: PARAGON CABLE SYSTEMS
 WATER: SAN ANTONIO WATER SYSTEMS
 SEWER: SAN ANTONIO WATER SYSTEMS

LOCATION:
 INSIDE CITY LIMITS, CITY OF SAN ANTONIO

DEZAVALA TEN SUBDIVISION
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN



Land Planning Department
RAYCO LTD.
 Home Builder • Community Developer
 4805 Fredericksburg at Loop 410 • P.O. Box 5250 Mason Hill Site
 San Antonio, TX 78201 (512) 349-1111

P.O.A.D.P. FILE NO. 352



April 27, 1993

Mr. Oscar Dominguez
RAYCO
P.O. Box 5250
San Antonio, Texas, 78201

RE: De Zavala Ten Subdivision POADP #352

Mr. Dominguez:

The City Staff Development Review Committee has reviewed your revised De Zavala Ten Subdivision Preliminary Overall Area Development Plan #352. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Although your plan has been accepted, please note as per your discussion with my staff, you indicated that the strip of land along the southern edge of the NSISD property will probably be conveyed and no longer be a part of this development. If however you do retain ownership, this strip must be upgraded to "collector" specifications or a variance will be required at the time of platting regarding "local" type streets feeding directly into a major arterial (I.H. 10).

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 Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Pasley". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Design Engineer



February 18, 1993

Mr. Oscar Dominguez
RAYCO
P.O. Box 5250
San Antonio, Texas, 78201

RE: De Zavala Ten Subdivision POADP#352

Mr. Dominguez:

The City Staff Development Review Committee has reviewed your De Zavala Ten Subdivision Preliminary Overall Area Development Plan #352. However, this plan was accepted for the following reasons:

1. Both the 100 acre tract and the 68 acre tract need a collector type street. The Unified Development Code provides for local type streets to tie into collector type streets which tie in major arterial type streets. Local type streets should not tie directly into major type streets.
2. The strip of land along the southern edge of the NSISD property needs to be appropriately identified. If this is to be a street, paragraph "1" above will apply.
3. Additionally, the proposed Vance Jackson extension will have to be dedicated at full width and built by you at the time of platting because the Unified Development Code prohibits half-streets of any type for whatever reason. Therefore, you will need to coordinate this with the adjacent land owner to accomplish your platting in consonance with the Unified Development Code.

Dominguez, pg. 2

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Pasley", with a long horizontal flourish extending to the right.

David W. Pasley, AICP
Acting Director
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Design Engineer

RAYCO Homebuilding • Neighborhood Development

4800 Fredericksburg at Loop 410 • P.O. Box 5250 San Antonio, Texas 78201 • (512) 349-1111 (FAX) 344-7514

April 9, 1993

Mr. David W. Pasley
Department of Planning
City of San Antonio
P. O. Box 839966
San Antonio, Texas 78283-3966

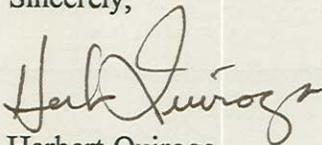
Re: Revised Master Plan for 175 Acre Tract of land off DeZavala Rd. # 352

Dear Mr. Pasley:

Enclosed is a revised Master Plan for our 175 acre tract of land off DeZavala Road which shows the correct location of the future extension of Vance Jackson as it connect to the existing Vance Jackson Rd.

Please call me if you need additional information.

Sincerely,



Herbert Quiroga
Vice President

RAYCO Homebuilding • Neighborhood Development

4800 Fredericksburg at Loop 410 • P.O. Box 5250 San Antonio, Texas 78201 • (512) 349-1111 (FAX) 344-7514

February 8, 1993

Mr. Eddie Guzman
Dept. of Planning
City of San Antonio
P.O.Box 839966
San Antonio, Texas 78283-3966

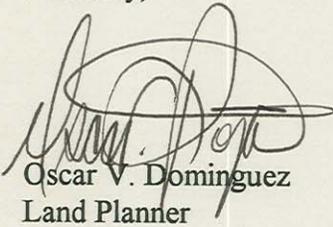
Dear Mr. Guzman:

Enclosed is a 175 acre tract of land that Rayco, LTD. is planning on developing in the near future. The property is located off DeZavala Road and Interstate Highway 10 in the northwest part of the city.

The proposed land use is for residential, with approximately 600 lots developed when the units are completed, and some business use along DeZavala Road and I.H. 10.

Please have your staff review our master plan, and call me if you have any questions.

Sincerely,



Oscar V. Dominguez
Land Planner

OVD/sr

RECEIVED
93 FEB - 8 PM 1:06
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION