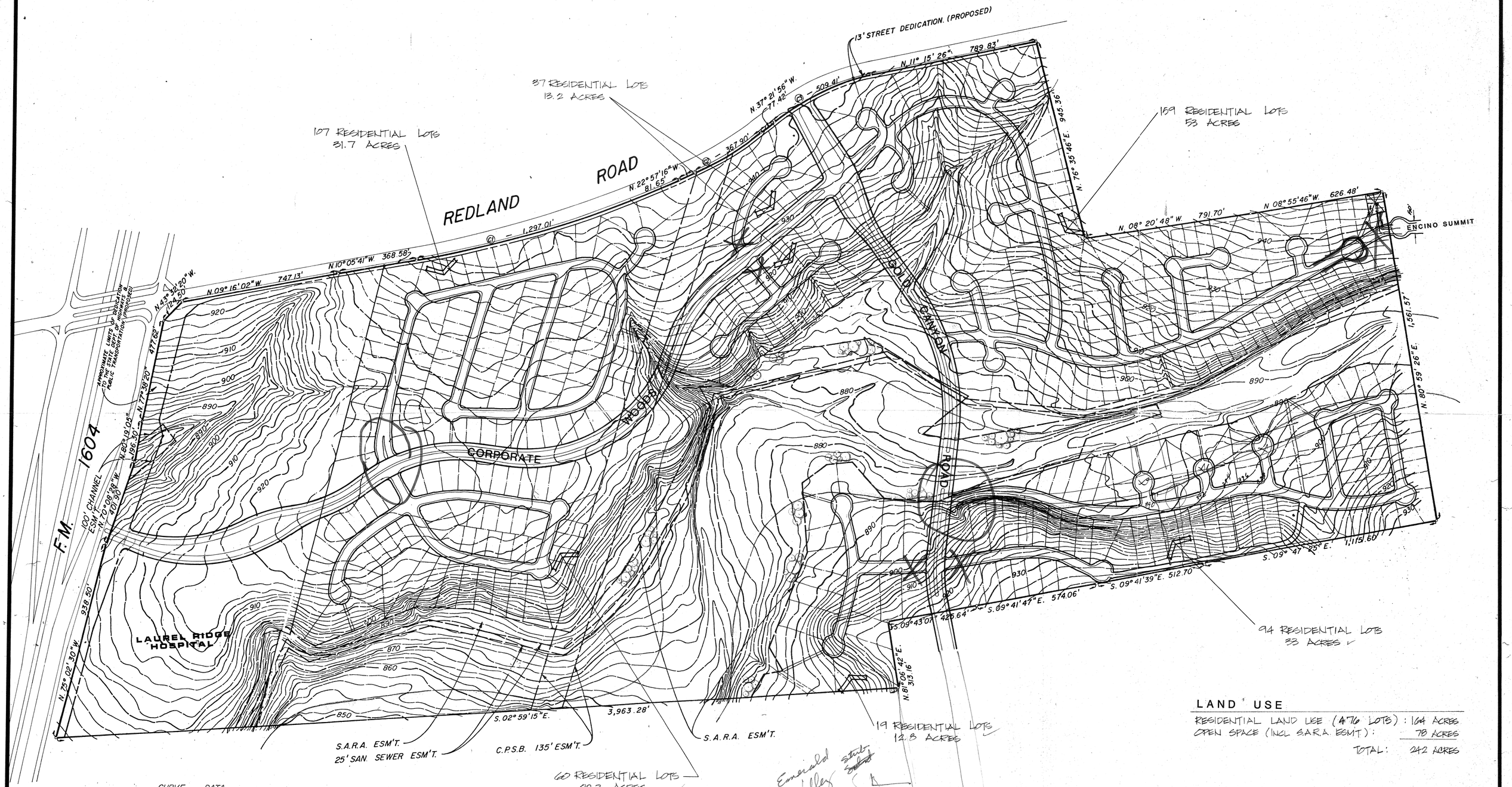

CURVE DATA

NO.	DELTA	RADIUS	ARC	CHORD	TAN.	CD. BRG.
C1	12°54'09"	5,759.65'	1,297.01'	1,294.27'	651.26'	N16°32'48"W.
C2	14°24'40"	1,462.69'	367.90'	366.93'	184.92'	N. 30°09'36"W.
C3	26°04'35"	1,119.29'	509.41'	505.08'	259.19'	N. 24°19'39"W.

LAND USE

RESIDENTIAL LAND USE (476 LOTS) : 164 ACRES
OPEN SPACE (INCL S.A.R.A. ESMT) : 78 ACRES
TOTAL: 242 ACRES

3-16-93	REVISED UNIT 1 - STREET & LOT LAYOUT DUE TO TREES	JCH

REDLAND WOODS

MASTER DEVELOPMENT PLAN

353

Land Planning Department
RAYCO LTD.
Home Builder • Community Developer
4800 Fredericksburg at Loop 410 • P.O. Box 5250 Beacon Hill Sta.
San Antonio, Tx. 78201 (512) 349-1111

SCALE: 1" = 200'
DATE:

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

April 27, 1993

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

RE: Redland Woods Subdivision POADP #353

Mr. Dominguez:

The City Staff Development Review Committee has reviewed your revised Redland Woods Subdivision Preliminary Overall Area Development Plan #353. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

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,

David W. Pasley, AICP
Director
Department of Planning

DWP/ALG

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

P. O. Box 839966 San Antonio, TX 78283-3966
(512) 299-7870 FAX (512) 299-7897 (512) 299-7245 TDD

CITY OF SAN ANTONIO

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

March 25, 1993

Mr. Herb Quiroga
RAYCO
P.O. Box 5250
San Antonio, Texas, 78201

RE: Redland Woods Subdivision POADP #353

Mr. Quiroga:

As per your most recent telephonic conversation with my staff, it is my understanding that you have agreed to cul-de-sac the proposed connection with Encino Summit. A cul-de-sac is preferred by city staff as previously delineated in our March 8, 1993 letter.

Additionally, the Traffic Design Engineer has suggested that the two additional longer streets north of Gold Canyon Drive be flared at their intersection with Gold Canyon as was done with the extension of Corporate Woods. The Traffic Design Engineer also prefers that both sides of the intersection with Corporate Woods on the southern half of the proposed development be flared. Flaring at all of these intersections will facilitate better traffic movements and smoother flow.

Please resubmit your revised Redland Woods POADP #353 at your earliest convenience for reconsideration by our staff committee. Your cooperation in this matter is greatly appreciated. If you have any further questions or comments, please call Alex Garcia at 299-7900.

Sincerely,

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

DWP/ALG

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

"AN EQUAL OPPORTUNITY EMPLOYER"

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

March 8, 1993

Mr. Herb Quiroga
RAYCO
P.O. Box 5250
San Antonio, Texas, 78201

RE: Redland Woods Subdivision POADP #353

Mr. Quiroga:

The City Staff Development Review Committee has reviewed your Redland Woods Subdivision Preliminary Overall Area Development Plan #353. However your plan was not accepted for the following reasons:

1. Local streets within your clusters of proposed residential development may not tie into arterial streets. Therefore, collectors need to be provided.

2. Your proposed connection to Encino Summit is not appropriate. Encino Summit was not designed as an arterial street.

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

Sincerely,

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

DWP/ALG

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

P. O. Box 839966 San Antonio, TX 78283-3966
(512) 299-7870 FAX (512) 299-7897 (512) 299-7245 TDD

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

TO: Land Development Services, Planning Department

FROM: Andrew J. Ballard, P.E., Traffic Design Engineer, Public Works Department

COPIES TO: Correspondence File

SUBJECT: Redland Woods POADP (3/16/93 Revision)

Date March 18, 1993

Encino Summit is a long (approximately 1200 feet) residential cul-de-sac in the Encino Park Subdivision. The street width, character, and function are those of a Local, Type A, street.

The proposed Redland Woods Subdivision layout would cause this previously existing Local, Type A, street to have a direct connection to a Secondary Arterial, Type A, street, Gold Canyon Road. This is, of course, contrary to Policy #1.10 of the Major Thoroughfare Plan, which is stated as follows

> "Reduce access points along arterial streets in developed areas by : (1) closing (where this is practical) access to arterials from local streets; . . ."

In addition to the policy perspective, the specific effect of connecting Encino Summit to Gold Canyon will be to provide a shortcut between the large residential subdivision of Encino Park and Loop 1604 East. The results will be adverse to all residents of Encino Summit as well as other Encino Park streets with residential frontage, e.g., Encino Crown, Encino Cliff, etc.

Because these existing streets have residential frontage and serve as Local, Type A, streets, I recommend against pressing them into service as defacto collectors by connecting Encino Summit to Gold Canyon Road.

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

(AJB)

CITY OF SAN ANTONIO
Interdepartment Correspondence Sheet

To: David W. Pasley, AICP; Director of Planning thru
Jesus H. Garza
From: David F. Dimaline, Planner II

Copies To: File

Subject: Redland Woods POADP Review

Date: March 22, 1993

In response to the March 19, 1993 POADP Review regarding the Redland Woods subdivision, staff is in agreement with Mr. Ballard's recommendation against connecting Encino Summit to Gold Canyon Road.

Staff analyzed the area of Redland Woods that would be most affected if Encino Summit were to be connected with Gold Canyon Road. This southern portion of Redland Woods is comprised of approximately 494 housing units. It is assumed that these 494 housing units will generate approximately eight to ten trips per day. It is also assumed that seventy percent of traffic traveling to and from the southern portion of Redland Woods will use the Encino Rio collector, while the remaining thirty percent would utilize the extended Encino Summit. Based on these assumptions, if Encino Summit is connected with Gold Canyon Road, the result would be a traffic increase ranging from 1,186 to 1,482 trips per day. For example:

494 Housing Units
@
8 to 10 Trips Per Day

	8 trips	9 trips	10 trips
70 percent	2766	3112	3458
30 percent	1186	1334	1482

Additionally, If Encino Summit, (Local, Type A) is directly connected to Gold Canyon Road (Secondary Arterial Type A), this would contradict the Major Thoroughfare Plan, more specifically, Policy #1.10 which states:

> "Reduce access points along arterial streets in developed areas by : (1) closing (where this is practical) access to arterials from local streets;..."

In summary, the Transportation Division recommends against connecting Encino Summit to Gold Canyon Road not only from a policy perspective, but from a welfare perspective as well.

We feel the results will be adverse to all residents of Encino Summit as well as other Encino Park streets with residential frontage, e.g., Encino Crown, Encino Cliff, etc.

David F. Dimaline
Planner II
Planning Department

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 Redland Woods # 353

Dear Mr. Pasley:

Enclosed is a revised Master Plan for our 242 acre tract of land off Redland Road. The revision to the plan create a cul-de-sac in our unit 1, which eliminate a direct connection with Encino Summit Dr, as per your recommendations in your letter dated March 25, 1993.

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 1, 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 242 acre tract of land that Rayco, LTD. is planning on developing in the near future. The property is located off Redland Road, behind Laurel Ridge Hospital, north of F.M. 1604, in the north central part of the city.

The proposed land use is for residential, with approximately 476 lots developed when the units are completed.

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

Sincerely,

Herb Quiroga
Vice President

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