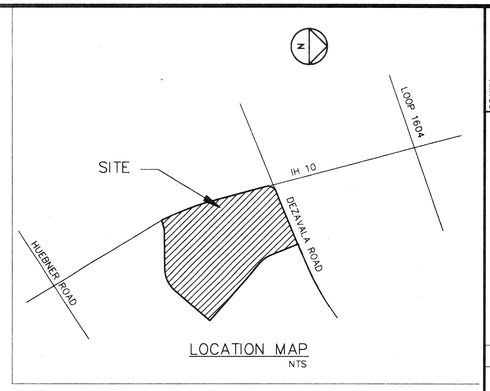

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 5-25-93
File # 357
Signed: D. Pacy

SPECIAL NOTES

1. Vance Jackson Extension. Construction plans and a subdivision plat for an 86 foot wide secondary arterial street are currently being prepared by W.F. Castella & Associates. Based on a previously submitted and approved POADP by RAYCO and as shown on this plan one-half of the street right-of-way will be dedicated by Cencor Realty Services and one-half by RAYCO. However, this street dedication to the City will be made by subdivision plat showing the full 86 foot wide right-of-way section. Street plans submitted with this plat will include a full street section as per the requirements of the Unified Development Code.

2. Three Foot Right-of-Way Dedication on DeZavala Road. A 3 foot right-of-way dedication will be provided for DeZavala Road on the Unit 1 and Unit 2 subdivision plats.

3. DeZavala Road Access Locations. The plan proposes seven lots with frontage onto DeZavala Road requiring access. Access drive locations will require coordination with the City of San Antonio Traffic Engineering Department during the Building Permit Process regarding the disposition of the existing guardrail located along the DeZavala Road frontage.

DEVELOPER:

CENCOR REALTY SERVICES
70 N.E. LOOP 410, SUITE 750
SAN ANTONIO, TEXAS 78216

RECEIVED
93 MAY 14 PM 4:34
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

DATE	NO.	DESCRIPTION
5-19-94	1	ADDED SPECIAL NOTES TO DRAWING

REVISIONS

DRAWN BY:
CHECKED BY:
APPROVED BY:
FILE NO.
FILE LOCATION

VICKREY & ASSOCIATES, INC
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

PREPARED FOR: CENCOR REALTY SERVICES

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FIESTA TRAILS SUBDIVISION
SAN ANTONIO, TEXAS

COPYRIGHT: 1993

DATE: 6APR93
SCALE
Vertical 1"= N/A
Horizontal 1"= 200'
0 100 200 300

SHEET	OF
1	1

PROJ NO. 1242-006-033

DRAWING FILE: 124203/TOPO.DWG

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

May 25, 1993

Mr. Larry Heimer, P.E.
Vickery & Associates
7334 Blanco Road, Suite 109
San Antonio, Texas, 78216-4978

RE: Fiesta Trails Subdivision POADP #357

Mr. Heimer:

The City Staff Development Review Committee has reviewed your revised Fiesta Trails Subdivision Preliminary Overall Area Development Plan #357. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Although your plan was accepted, please be advised that the Vance Jackson extension will need to be platted, dedicated, and constructed or guaranteed at full width in conjunction with the first adjacent subdivision plat unit on either side of the street. Your annotation on the POADP itself indicates a separate plat for the street which has not been submitted as of this date.

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.

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

Your cooperation in this matter is appreciated. If you have any questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

D. Pasley

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

DWP/ALG

cc: Herb Quiroga, RAYCO
Andrew J. Ballard, P.E., Traffic Planning Engineer

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

May 5, 1993

Ms. Ruth Hampton
Vickery & Associates, Inc.
Suite 109
7334 Blanco Road
San Antonio, Texas, 78216

RE: Fiesta Trails Subdivision POADP #357

Ms. Hampton:

The City Staff Development Review Committee has reviewed your Fiesta Trails Subdivision Preliminary Overall Area Development Plan #357. However, your plan was not accepted for the following reasons:

1. Half-streets are prohibited by the Unified Development Code. You must provide for full ROW width dedication on the proposed Vance Jackson extension and annotate your plan accordingly.

2. The Traffic Design Engineer has a concern regarding the drainage structure and guardrails presently in the De Zavala parkway as well as the lack of curbs. Consequently, driveways may not be feasible for every lot along De Zavala Road. Shared or common driveways are recommended to minimize congestion between I.H. and Vance Jackson if you intend to maintain the current lot configuration.

3. Additionaly, street ROW dedication will be required along De Zavala Road in accordance with the San Antonio Major Thoroughfare Plan.

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

This review and commentary is intended to be as comprehensive as possible and in consonance with the Unified Development Code. However, we reserve the right to comment further in the best interest of the City of San Antonio on any revised plan as may be submitted in the future. If you have any questions or comments regarding this matter, please contact 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

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

1993 MAY 13 PM 12:51

May 13, 1993

City of San Antonio
ATTN: Mr. David Pasley
Director of Planning
114 W. Commerce
Main Plaza Building, 4th Floor
San Antonio, Texas 78205

RE: Fiesta Trails Subdivision POADP No. 357

Dear Mr. Pasley:

As per our telephone discussion with Mr. Alex Garcia of your Department and after receiving your letter not accepting our plan, we have added additional notes to the POADP which will clarify the plan. Three items were listed in your letter dated, May 5, 1993 which were of concern to the City of San Antonio. The attached revised POADP contains three special notes which should address those concerns.

Since we are on a tight schedule for obtaining plat approval for our first three units, we request your assistance in expediting the process for this POADP. I would appreciate it if you would call me directly if you have any additional concerns or questions.

Sincerely yours,

VICKREY & ASSOCIATES, INC.

Larry Heimer, P.E.
Project Manager

Attachments: 6 copies of POADP

cc: Mr. Mike Birnbaum

LH/lr/Pasley.ltr
1242-006-033

RECEIVED
93 MAY 14 PM 4:34
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216-4978 • 210-349-3271 • FAX 210-349-2561