



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

June 2, 1986

Mr. Herbert Quiroga
4800 Fredericksburg Road
San Antonio, Texas 78201

RE: Heritage Park POADP
File #83-09-57-82 (Revised May 28, 1986)

Dear Mr. Quiroga:

This is to inform you that the POADP committee has reviewed and accepted your plan of Heritage Park.

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 "M O'Neal".

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

MCO/RR/sm
Encl.



CITY OF SAN ANTONIO

P. O. BOX 1066
SAN ANTONIO, TEXAS 78205

April 7, 1986

Mr. Herbert Quiroga
4800 Fredericksburg Road
San Antonio, Texas 78201

RE: Heritage Park POADP
File #83-09-57-82
(Revised March 24, 1986)

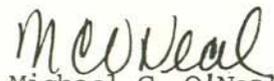
Dear Mr. Quiroga:

The POADP committee has reviewed and accepted your revised plan for Heritage Park.

Please note that 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.

If you have any questions regarding this matter, please contact Roy Ramos or Edward Guzman at 299-7900.

Sincerely,


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

sm

Encl.



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

January 18, 1985

Mr. Herb Quiroga
Vice President
Ellison Industries
P.O. Box 5250
San Antonio, Texas 78201

Dear Mr. Quiroga:

Herewith, returned are four (4) copies of the revised POADP for the Heritage Park Development as submitted for review. One copy has been retained for our records. The amended scheme is being returned due to lack of certain information required by Chapter 36 of the City Code. A copy of the applicable section is enclosed for your information.

In order for the staff to properly evaluate the revised plan, it will be necessary to update the overall proposal. In addition to the new area planned for development, the POADP must reflect the design for the entire development including the area for which plats have been approved to include all data required by Sec. 36-20.

Although a portion of the proposal was reviewed in April of 1983, an important issue addressed in our review has not been resolved. The matter involves the need for stub streets. Attached is a copy of our initial response. According to our records, plats approved in the area do not provide for the stub streets as requested.

The requirement for a revised POADP stems from the submission of the plat for Heritage Park Estates, Unit-6. Please note that the plat will not be considered filed until the staff has reviewed the revised POADP with all of the required information. Upon the filing of the requested information, we will make every effort to review the revision as expeditiously as possible.

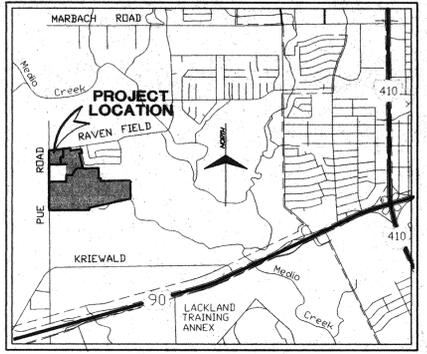
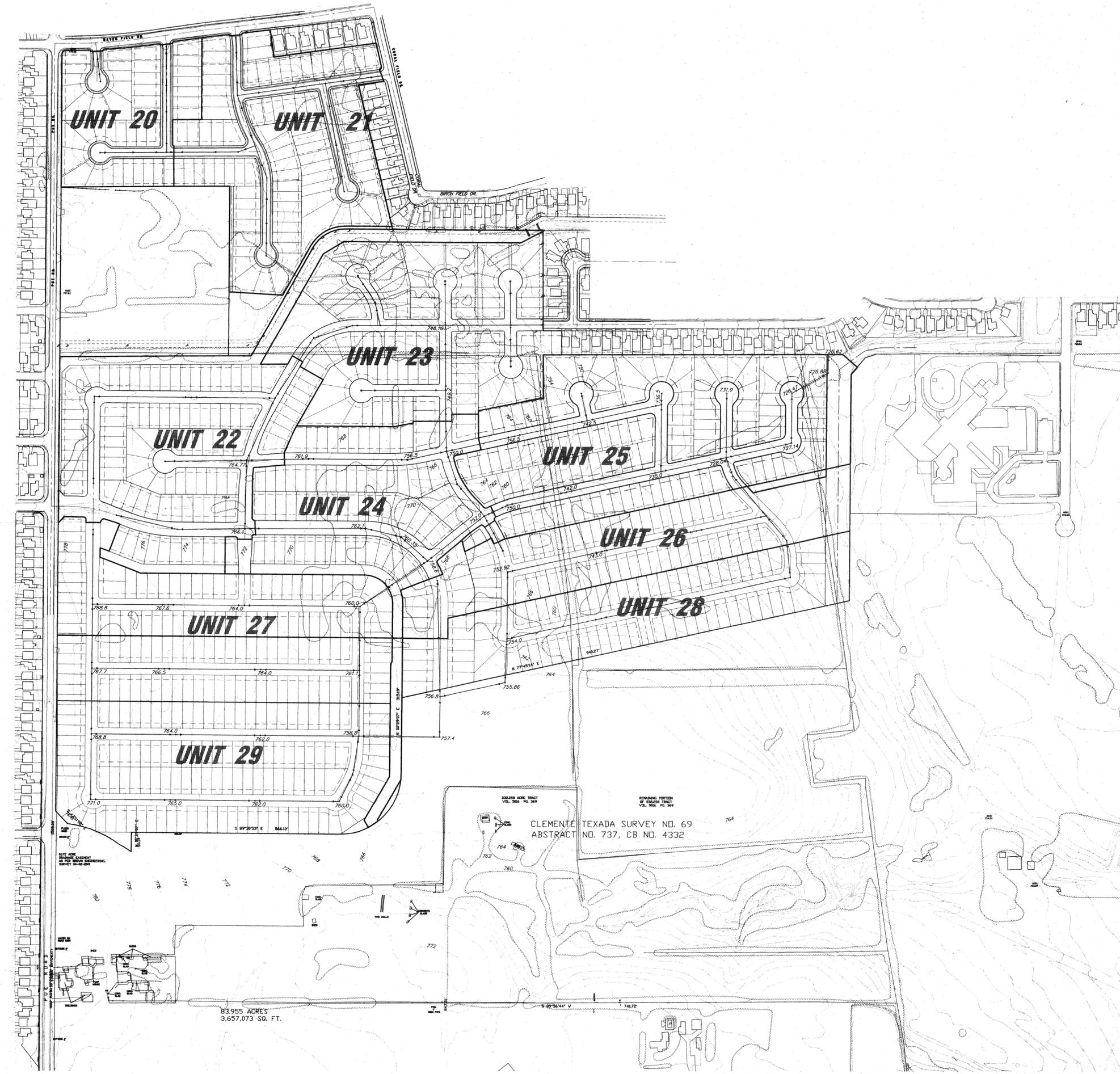
Thank you for your cooperation. If you have any questions regarding this matter, please do not hesitate to call my office.

Sincerely,

Michael C. O'Neal
Chief, Current Planning Division
Department of Planning

Ellison submitted info. however it still lacks info requested.

MCO/EG/sm



LOCATION MAP
N.T.S.



SCALE: 1" = 200'

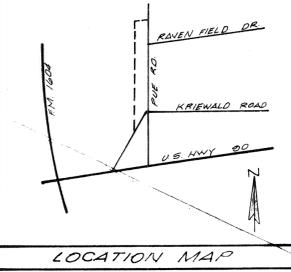
02 NOV 27 PM 3:39
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

For Ref. case only
msh

POZNECKI · CAMARILLO and ASSOC., INC.
ENGINEERING SURVEYING PLANNING
1603 BARCOCK ROAD SUITE 280 SAN ANTONIO, TEXAS 78229 210/348-3273

KB HOME LONE STAR, L.P.		JOB NO.: 00044
HERITAGE PARK		DATE: AUGUST, 2002
MASTER SEWER PLAN		DWN BY: J.L.D.
# 4		CHKD BY: AMQ
		DWG FILE: 00044-SEWER-M
		SHEET NO.
		1 OF 1

H:\proj\00044\Tecton\plan\00044-SEWER-MASTER.dwg 09/27/02 08:20:36 PM EDT



BIG COUNTRY SUBDIVISION
EXISTING DEVELOP
 (BY UPTMORE & ASS)

COMMERCIAL
 or **MULTI-FAMILY**
 (195 AC.)

NOTE:
 PUE ROAD TO
 CONNECT TO MAR-
 BACH RD, THRU
 BIG COUNTRY BLVD

PUE ROAD - 60' R.O.W. - 44' P.V.T.
 NOTE: PUE RD UNDER CONSTRUCTION BY BEHAR CO PUBLIC WKS.
 FOR WIDENING PURPOSES & UPGRADE

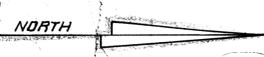
GREAT AMERICA INVESTMENT
COMPANY

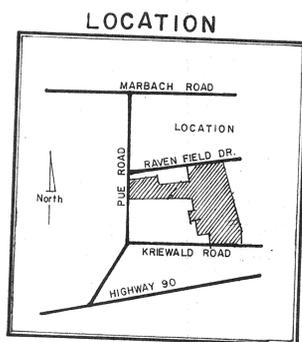
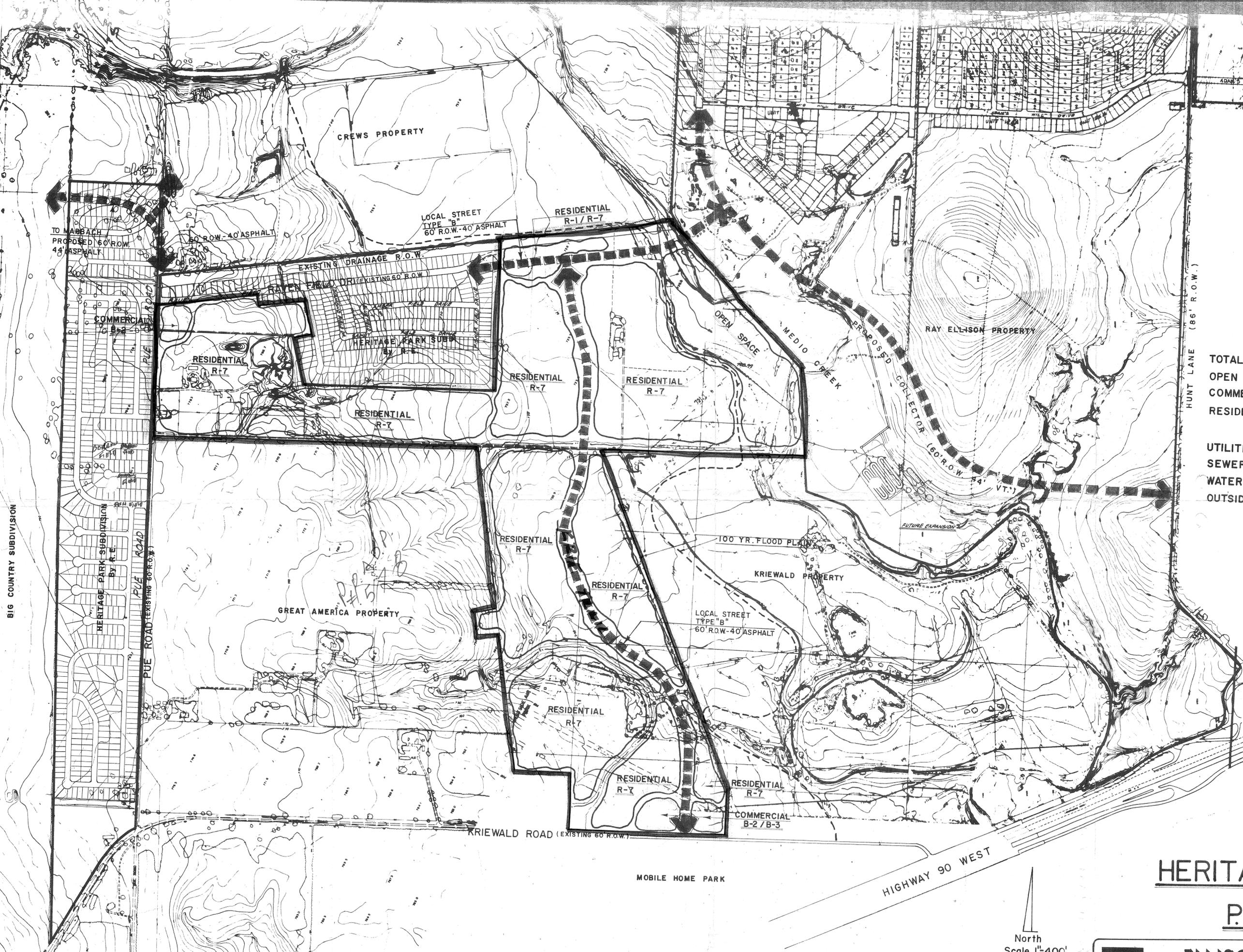
DANIEL & ARTHUR
BENKE

CREWS PROPERTY

UTILITIES:
 WATER - LACKLAND CITY WATER CO
 SEWER - LACKLAND CITY WATER CO.

APPROVED
SUBDIVISION





TOTAL ACRES	306.0 Ac.
OPEN SPACE	28.0 Ac.
COMMERCIAL LAND	9.0 Ac.
RESIDENTIAL LAND	269.0 Ac.
UTILITIES	RECEIVED
SEWER - LACKLAND CITY WATER CO.	
WATER - LACKLAND CITY WATER CO.	
OUTSIDE CITY OF SAN ANTONIO	

#4

HERITAGE PARK

P.O.A.D.P. 3/24/86


ELLISON INDUSTRIES
LAND PLANNING DEPT.
4800 FREDERICKSBURG RD. AT LOOP 410 P.O. BOX 5250 BEACON HILL STA. SAN ANTONIO, TEXAS 78201 (512) 343-1111

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

FILE NO. 83-09-57-82
(To be assigned by the Planning Dept).

HERITAGE PARK

ELLISON INDUSTRIES 4800 FREDERICKSBURG RD. 349-1111
NAME OF DEVELOPER/SUBDIVISION ADDRESS PHONE NO.

CASTELLA & ASSOC. 1039 W. HILDEBRAND 734-5351
NAME OF CONSULTANT ADDRESS PHONE NO.

TO NEAREST PUBLIC STREET
GENERAL LOCATION OF SITE & TIE DOWN DISTANCE _____

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

<u>PROPOSED WATER SERVICE</u>	<u>PROPOSED LAND USE</u>	<u>PROPOSED SEWER SERVICE</u>
<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>LACKLAND CITY</u>	<input type="checkbox"/> Multi Family	<input checked="" type="checkbox"/> Other System <u>LACKLAND CITY</u>
<input type="checkbox"/> Water Wells Name <u>WATER CO.</u>	<input type="checkbox"/> Business	Name <u>WATER CO.</u>
	<input type="checkbox"/> Industrial	<input type="checkbox"/> Septic Tank(s)

DUPLEX

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

DATE FILED MAR. 29, 1983 REVISIONS FILED JAN 28, 1985
(if applicable)

ONE DATE OF RESPONSE APRIL 26, 1983 DATE OF RESPONSE _____
(within 20 days of receipt). (within 15 days of receipt).

SEPT. 1984

(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;
- (h) projected sequence of phasing;
- O.C.L. (i) existing and/or proposed zoning classification(s);
- (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 copy to traffic, transportation & Data 2.5.85

DRAFT



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78205

April 12, 1983

Ellison Industries
Attn: Mr. Herb Quiroga
4800 Fredericksburg Road
San Antonio, Texas 78201

Dear Mr. Quiroga:

This is to inform you that a joint review of the P.O.A.D.P. for Heritage Park (File #83-09-57-82) has been conducted by Planning and Traffic Engineering staff. Said review concludes that the P.O.A.D.P. as submitted is in general compliance with Chapter 36.

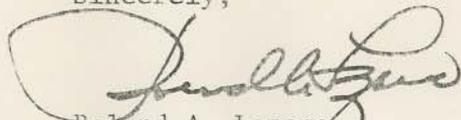
However, it is recommended that stub streets be provided to the east and south of the proposed development as provided for by Sec. 36-10(C) of Chapter 36. This would facilitate future development of adjacent properties and preclude any potential landlock situations. In addition, Pue Road appears to be of substandard width. Therefore, consideration should be given to provide the appropriate dedication for future street widening, in order to upgrade it to a standard width in accordance with Chapter 36. Further, as you know, there is pending litigation involving the adjacent property to the north of your proposed development. The issue under litigation is that of the alleged drainage impact on properties in the general vicinity of Heritage Park. It is imperative that careful attention be given to this matter in order to resolve the alleged drainage problem.

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 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 or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,



Roland A. Lozano
Director of Planning

cc: Gene Dawson, Pape-Dawson Engineers