Eddie

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

April 11, 1983

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

Dear Mr. Quiroga:

Reference is made to the Vista P.O.A.D.P. (File #83-19-64-62) submitted for staff review. A joint review of this plan has been exercised by Planning and Traffic Engineering staff. Specifically, the analysis concentrated on areas for which plats have not been approved or recorded.

It has been concluded that the plan is in general compliance with Chapter 36 of the City Code. However, some cul-de-sac streets are in excess of 500' as referenced in Sec. 36-10(H) of the City Code. To address these situations, it is recommended that the cul-de-sac lengths be reduced to 500' or as an alternative, that street connections be made between parelling cul-de-sacs to break the excessive lengths. The latter alternative would result in a "U" shape design. If you elect to retain said cul-de-sacs as designed, it will be necessary for you upon application of a Letter of Certification from the Department of Public Works to address in writing the facts which warrant the proposed design. As you know, the Commission will accept or reject a plan with longer cul-de-sacs based on its merits after considering density, landuse, safety and convenience. In addition, it is noted that Judson Road is classified as a secondary arterial type "A" street (86' R.O.W.) on the Major Thoroughfare Plan. Any platting contiguous to said thoroughfare will require dedication for street widening in accordance with said thoroughfare plan.

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.

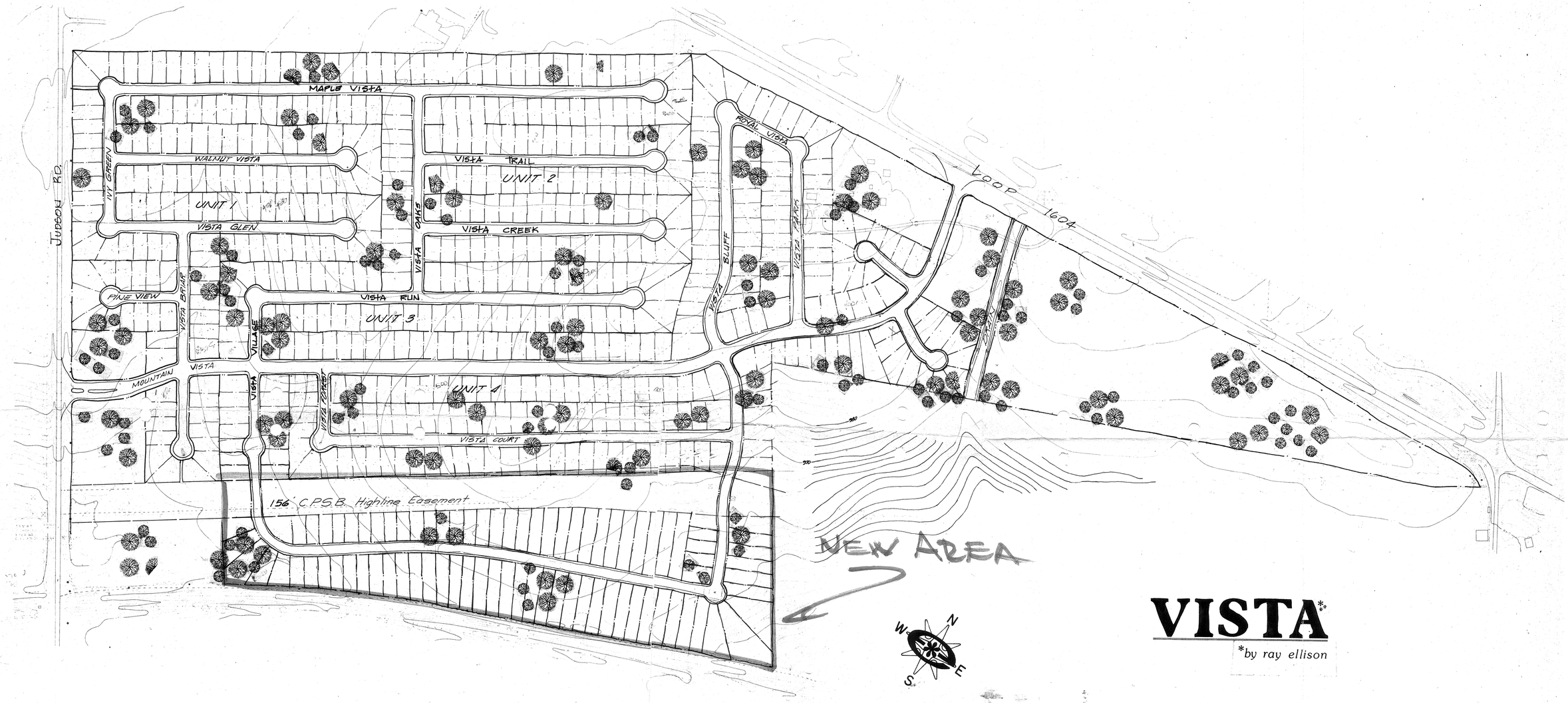
If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

Roland A. Lozano
Director of Planning

RAL/EG/sm

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



VISTA*

*by ray ellison

REVISED #12
PO. ADP.

RECEIVED
FEB 10 1984
DEPARTMENT OF PLANNING
Subdivision Section

#12

sent copy to Al & Dean
2-13-84

Staff reviewed revisions 2-14-83
note obj was imposed

ELLISON INDUSTRIES
LAND PLANNING DEPT.
4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

571 - Total Lots
199.95 Acres

SCALE = 1" = 200	DATE = 3-31-80	REVISION =

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

FILE NO. 83-19-64-62 VISTA P.O.A.D.P.
(To be assigned by the Planning Dept).

ELLISON INDUSTRIES — 4800 FREDERICKSBURG RD. — 349-1111
NAME OF DEVELOPER/SUBDIVISION — ADDRESS 78201 — PHONE NO.

TRI-TECH ENG. — ADDRESS — PHONE NO.
NAME OF CONSULTANT

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE ALONG THE EAST R.O.W. LINE OF JUDSON RD. SE. OF ITS INTERSECTION WITH F.M. 1604

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

PROPOSED WATER SERVICE
(✓) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE
(✓) Single Family
( ) Multi Family
( ) Business
( ) Industrial
( ) Duplex

PROPOSED SEWER SERVICE
(✓) City of San Antonio
( ) Other System _____ Name
( ) Septic Tank(s)

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

DATE FILED MAR. 29, 1983
DUE DATE OF RESPONSE APRIL 26, 1983
(within 20 days of receipt).

REVISIONS FILED _____
(if applicable)
DATE OF RESPONSE _____
(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, ans 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: (sidewalks, 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;
_____ (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.

DRAFT

Eddie

CITY OF SA[illegible]

[illegible]

[illegible] February 14, 1984

Applicant: Ellison Industries
Mr. Herb Quiroga

Address: 4800 Fredericksburg Road
San Antonio, Texas 78201

[illegible] Plan

[illegible]: Vista X [illegible]

[illegible]: 83-19-64-62 Revised

The above has been reviewed by [illegible] that it:

(X) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

( ) 36-20D[illegible]	( ) [illegible]-20D(e)	( ) [illegible]
( ) 36-20D[illegible]	( ) [illegible]-20D(f)	( ) [illegible]
( ) 36-20D[illegible]	( ) [illegible]-20D(g)	( ) [illegible]
( ) 36-20D[illegible]	( ) [illegible]-20D(h)	( )

( ) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout	( ) [illegible]
( ) Relation to adjoining street system	[illegible]
( ) Stub streets	( ) [illegible]
( ) Street jogs or intersections	( )
( ) Dead-end streets	
(X) Cul-de-sac streets in excess of 500'	

( ) See annotations/comments on attached copy of your [illegible]

(X) Comments: Staff has reviewed the amendment to the POADP, and no objection is imposed. Note, prior writtencomments still apply (See letter dated April 11, 1983.) regarding cul-de-sacs and Major Thoroughfare Plan.

Please note that these are staff comments [illegible] This action does not establish any commitment for the [illegible] services of any type now or in the future [illegible] the City of San Antonio. [illegible] this action does not confer any [illegible] rights to plat under the [illegible] Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By: Rebecca Quintanilla Cedillo

[illegible]

RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RICHMOND LUMBER CO. ■ LACKLAND CITY WATER CO.

ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

RECEIVED
1988 APR 20 AM 9: 25
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

April 11, 1988

Mr. Roy Ramos
City of San Antonio
Planning Dept.
P. O. Box 9066
San Antonio, Texas 78285

Dear Mr. Ramos:

In response to our telephone conversation and your request, the active subdivisions, with accepted and completed P.O.A.O.P.'s are as follows:

	File #
Braun Road	86-09-61-48
Bandera & Guilbeau	85-11-64-42
Classen Road	83-18-63-68
Greenway	85-19-53-68
Heritage N. W.	83-10-58-22
Heritage Park	83-09-57-82
Miller's Point (Camelot)	83-21-61-02
Parkwood-HUNTER'S CHASE	85-11-62-02
Seven Oaks (Eden)	83-63-20
Sky Harbour	83-12-54-24
Sunrise	83-20-59-02
Tangelwood (Babcock Place)	86-12-62-46
Timber Ridge	86-11-59-04
Ventura	86-21-60-26
Ventura S. of 78	85-21-59-26
Village West	275
Vista	83-19-64-62

We request that the above subdivisions be kept in your active files. An update will be submitted if, in the future, there is a revision in the development of a subdivision.

Thank you for your cooperation, I remain,

Respectfully,

RAY ELLISON INDUSTRIES, INC.

OSCAR V. DOMINGUEZ
LAND PLANNER

OD/yk