



CITY OF SAN ANTONIO

P. O. BOX 9086

SAN ANTONIO, TEXAS 78285

April 12, 1983

Draft

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 Preliminary Overall Development Plan for Sky Harbor (File #83-12-54-24) has been conducted by Planning and Traffic staff. Specifically, said review focussed on areas for which plats have not been approved or recorded.

Based on the information made available to us by you, it is our understanding that all of the land depicted on P.O.A.D.P. has been developed with the exception of the parcel of land bounded by Old Sky Harbor, Portside, and the most easterly 50' drainage and multi-use easement and the variable drainage easement to the southwest. It has been concluded that the described area under review is in general compliance with Chapter 36. But we note that two planned cul-de-sac streets are in excess of 500' in length as referenced in Section 36-10(H) of the City Code. Therefore, it will be necessary for you, upon application of a Letter of Certification with the Department of Public Works, to address the facts which warrant the proposed design. As you know, the Commission will accept or reject a plan with longer cul-de-sac streets based on its merits after considering density, land use, safety and convenience. Additionally, Pearsall Road is classified as a secondary arterial type "A" (86' R.O.W.) on the Major Thoroughfare Plan. Any platting activity taking place along Pearsall Road will require dedication for future 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.



Barrett Rd.
93-12-54-24

Sky Harbor

RECEIVED
MAR 29 1983
DEPARTMENT OF PLANNING
Subdivision Section

Steve Hanson
Engr

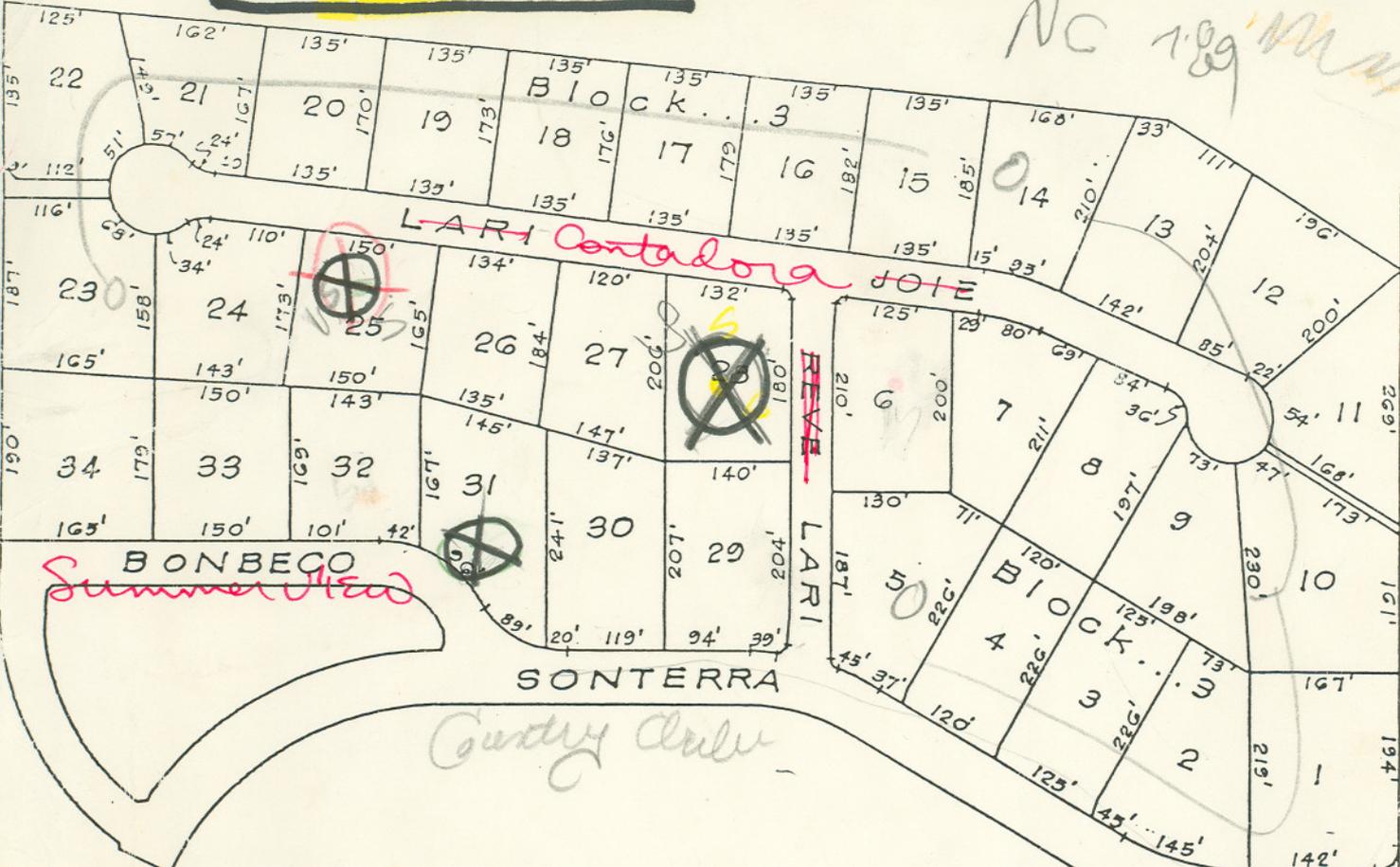
this one is
Future
nothing working with
us yet

#13

FN

Estates at FN SONTERRA SUBDIVISION

NO 189

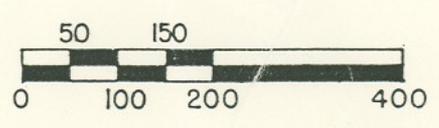
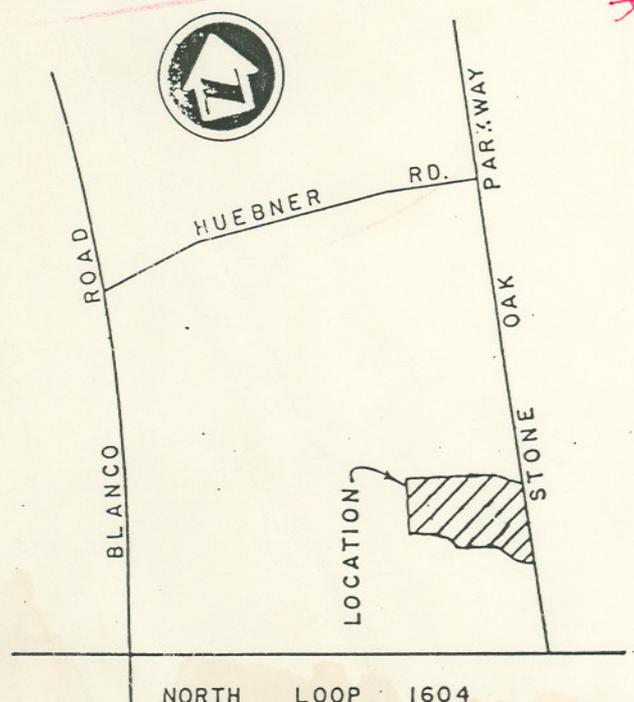


STONE OAK PARKWAY

Courtesy Club

* NO CHANGE
4-18-89

120
220
2720
2400
7120



LOCATION MAP

All Dimensions are Approximate

~~14~~



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

April 11, 1988

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

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:

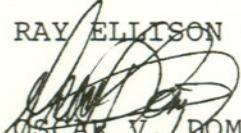
	File #
31 Braun Road	86-09-61-48
8 Bandera & Guilbeau	85-11-64-42
5 Classen Road	83-18-63-68
5 Greenway	85-19-53-68
5 Heritage N. W.	83-10-58-22
4 Heritage Park	83-09-57-82
9 Miller's Point (Camelot)	83-21-61-02
3 Parkwood-HUNTER'S CHASE	85-11-62-02
2 Seven Oaks (Eden)	83-63-20
3 Sky Harbour	83-12-54-24
62 Sunrise	83-20-59-02
35 Tangelwood (Babcock Place)	86-12-62-46
3 Timber Ridge	86-11-59-04
0 Ventura	86-21-60-26
3 Ventura S. of 78	85-21-59-26
15 Village West	275
2 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

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

FILE NO. 83-12-54-24
(To be assigned by the Planning Dept).

SKY HARBOUR (LACKLAND CITY)

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

CASTELLA ENG. TO NEARBY PUBLIC STREET 734-5351
NAME OF CONSULTANT ADDRESS PHONE NO.

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE S.E. OF THE INTERSECTION
OF PEARSALL RD. & OLD SKY HARBOR

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

<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>L.C. WATER Co.</u>	<input type="checkbox"/> Multi Family	<input checked="" type="checkbox"/> Other System <u>L.C. WATER Co.</u>
<input type="checkbox"/> Water Wells <u>Name</u>	<input type="checkbox"/> Business	<input type="checkbox"/> Septic Tank(s) <u>Name</u>
	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> DUPLEX	

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

DATE FILED MAR. 29, 1983

REVISIONS FILED _____
(if applicable)

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

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, 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: (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