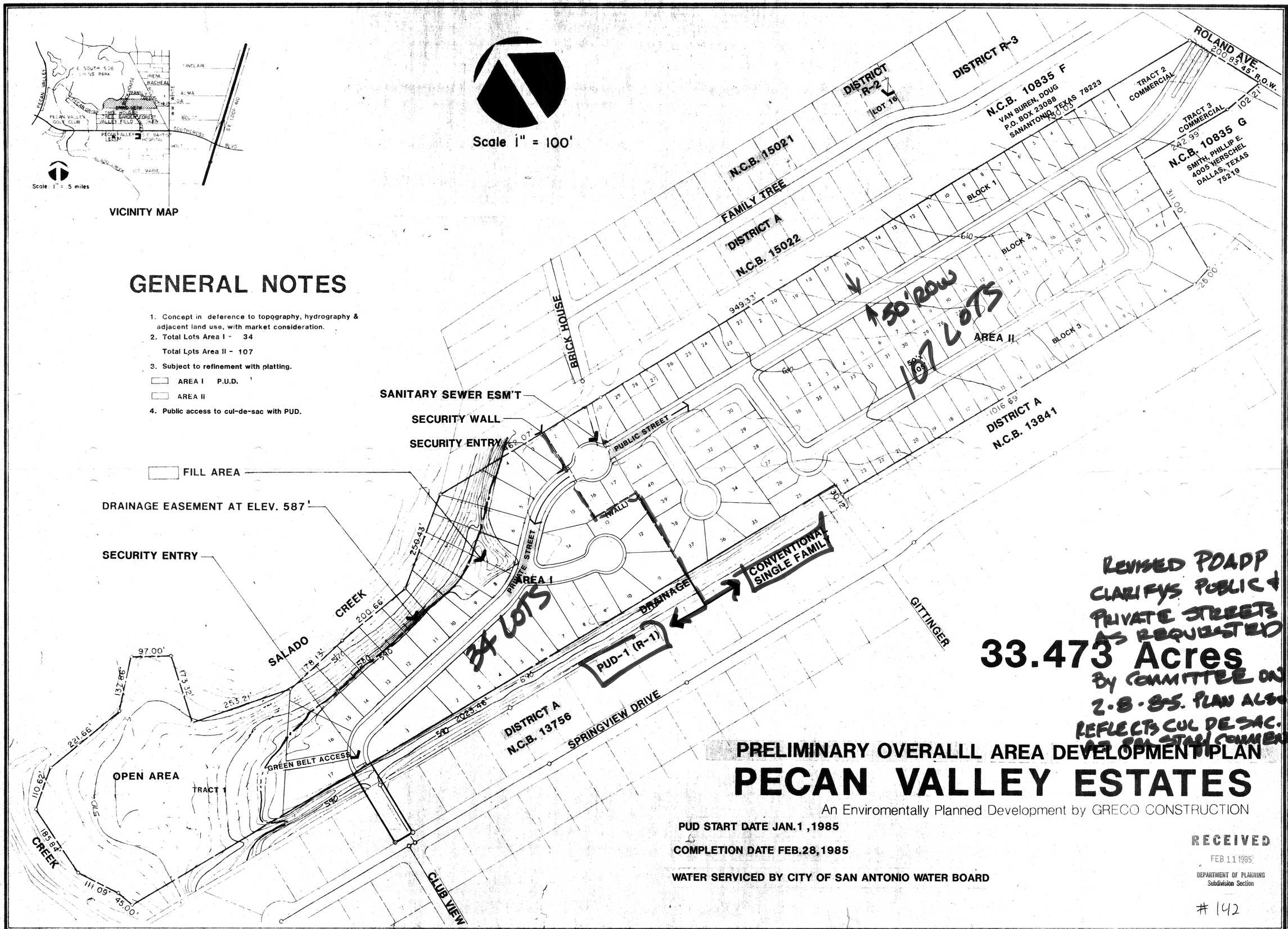
VICINITY MAP

Scale 1" = 100'

GENERAL NOTES

1. Concept in deference to topography, hydrography & adjacent land use, with market consideration.
2. Total Lots Area I - 34
   Total Lots Area II - 107
3. Subject to refinement with platting.
   - AREA I P.U.D.
   - AREA II
4. Public access to cul-de-sac with PUD.



33.473 Acres

REVISED POADP CLARIFYS PUBLIC & PRIVATE STREETS AS REQUESTED BY COMMITTEE ON 2-8-85. PLAN ALSO REFLECTS CUL DE SAC. AS PER STAFF COMMENTS

PRELIMINARY OVERALLL AREA DEVELOPMENT PLAN

PECAN VALLEY ESTATES

An Enviromentally Planned Development by GRECO CONSTRUCTION

PUD START DATE JAN.1 ,1985

COMPLETION DATE FEB.28,1985

WATER SERVICED BY CITY OF SAN ANTONIO WATER BOARD

RECEIVED
FEB 11 1985
DEPARTMENT OF PLANNING
Subdivision Section

#142

2

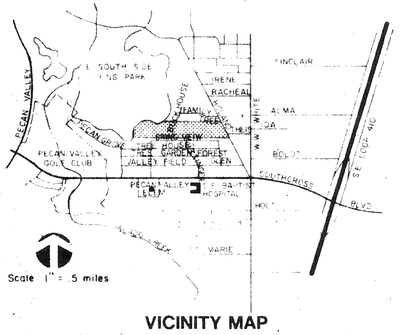
POADP

Glen Westrom Associates
Planners/Consultants
10127 Morocco/Suite 132 San Antonio, Texas 78216
512/340-7134

Job No. REVISED
Date 11/7/84
Drawn by DRT

REVISED 11/20/84
REVISED 2/6/85
2/7/85

Sheet 2
PECAN VALLEY ESTATES POADP
Of 2



VICINITY MAP

Scale 1" = 100'

GENERAL NOTES

1. Concept in deference to topography, hydrography & adjacent land use, with market consideration.
2. Total Lots Area I - 34
   Total Lots Area II - 107
3. Subject to refinement with platting.

AREA I P.U.D.

AREA II

FILL AREA

DRAINAGE EASEMENT AT ELEV. 587'

[redacted]

SECURITY ENTRY

SECURITY ENTRY

SECURITY FENCE

SANITARY SEWER ESM'T

BRICK HOUSE

PRIVATE STREET / PUBLIC STREET

SALADO CREEK

CREEK

DISTRICT R-2

LOT 16

DISTRICT R-3

N.C.B. 15021

FAMILY TREE

DISTRICT A

N.C.B. 15022

ROLAND AVE.

200.83' 45' R.O.W.

TRACT 2 COMMERCIAL

TRACT 3 COMMERCIAL

BLOCK 1

BLOCK 2

BLOCK 3

AREA II

AREA I

DISTRICT A

N.C.B. 13841

CONVENTIONAL SINGLE FAMILY

DRAINAGE

PUD-1 (R-1)

DISTRICT A

N.C.B. 13756

SPRINGVIEW DRIVE

GITTINGER

CLUB VIEW

10825 F VAN BUSKIRK, DAVID P.O. BOX 23000 SA, TEX 78223

10825 G SMITH, PHILIP E. 4005 HERSCHEL DALLAS TEX. 75229

33.473 Acres

PRELIMINARY OVERALLL AREA DEVELOPMENT PLAN

PECAN VALLEY ESTATES

An Enviromentally Planned Development by GRECO CONSTRUCTION

PUD START DATE JAN.1 ,1985

COMPLETION DATE FEB.28,1985

WATER SERVICED BY CITY OF SAN ANTONIO WATER BOARD

SEWER SERVICE BY CITY OF SAN ANTONIO

RECEIVED
DEC 4 1984
DEPARTMENT OF PLANNING
Subdivision Section

142

2

POADP

Glen Westrom Associates
Planners/Consultants
10127 Morocco/Suite 132 San Antonio, Texas 78216
512/340-7134

Job No.
REVISED
Date 11/7/84
Drawn by DRT

REVISED 11/20/84

Sheet 2
PECAN VALLEY ESTATES POADP
Of 2

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 84-18-56-62
(To be assigned by the Planning Dept.

PECAN VALLEY ESTATES
P.O.A.D.P. NAME

GRECO CONSTRUCTION
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

GLEN WESTROM ASSOC.
NAME OF CONSULTANT

10127 MOROCCO SUITE 132
ADDRESS

340-7134
PHONE NO.

GENERAL LOCATION OF SITE ALONG THE S.W. R.O.W. LINE OF ROLAND AVE. 150' S.E. OF ITS INTERSECTION WITH FAMILY TREE

EXISTING ZONING (If Applicable) "A" & P.U.D.-1 (R-1)

PROPOSED WATER SERVICE

( ) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE

(X) Single Family
( ) Duplex
( ) Multi-Family
( ) Business
( ) Industrial

PROPOSED SEWER SERVICE

( ) City of San Antonio
( ) Other System _____ Name
( ) Septic Tank(s)

DATE FILED Dec. 11, 1984

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Jan 10, 1985
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

June 1986
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____

COMMENTS: _____

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as 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.

DISTRIBUTION: TRAFFIC 12-11-84 TRANSPORTATION STUDY OFFICE 12-11-84 Steve 12-11-84

COMMENTS: Received all required info on 12-11-84
Committee reviewed 12-14-84 It was recommended that Springview be designated as a public street in entirety or that a cul de sac be provided were the public st. terminates.
11-14-84
Requested additional info from Dannay

Eddie

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

date? JAN 10, 1985

Glen Westrom Assoc.
Applicant: Mr. Glen Westrom
Address: 10127 Morocco, Suite 132
San Antonio, TX 78216

☐ Preliminary Plan
Re: Pecan Valley Estates ☒ P.O.A.D.P. revision
File #: 84-18-56-62 dated 2-11-85

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(x) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

- ( ) Street layout
- ( ) Relation to adjoining street system
- ( ) Stub streets
- ( ) Street jogs or intersections
- ( ) Dead-end streets
- ( ) Cul-de-sac streets in excess of 500'
- ( ) Low density lots fronting onto major thoroughfares
- ( ) 24' alley(s)
- ( ) _____

( ) See annotations/comments on attached copy of your plan.

(x) Comments: This acknowledges receipt ofthe revised POADP reflecting the cul-de-sac turn around as per staff comments dated 12-18-84. With regard to this no objection is offered.

Please note that these are staff comments and not Planning Commission comments. 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.

MCONeal
Michael C. O'Neal
Chief, Current Planning

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

Glen Westrom Assoc.

Applicant: Mr. Glen Westrom
Address: 10127 Morocco Suite 152
San Antonio Texas
78216

Re: Pecan Valley Estates
File #: 84-18-56-62

☐ Preliminary Plan
☒ P.O.A.D.P. revision dated 2-11-85

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(X) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

- ( ) Street layout
- ( ) Relation to adjoining street system
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- ( ) Low density lots fronting onto major thoroughfares
- ( ) 24' alley(s)
- ( ) _____

( ) See annotations/comments on attached copy of your plan.

(X) Comments: This acknowledges receipt of the revised POADP reflecting the cul de sac turnaround as per staff comments dated 12-18-84 with regard to this no obj is offered.

Please note that these are staff comments and not Planning Commission comments. 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.

Michael C. O'Neal
Chief, Current Planning

"AN EQUAL OPPORTUNITY EMPLOYER"

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

December 18, 1984

Applicant: Glen Westrom Associates
Mr. Glen Westrom

Address: 10127 Morocco, Suite 132
San Antonio, Texas 78216

☐ Preliminary Plan

Re: Pecan Valley Estates ☒ P.O.A.D.P.

File #: 84-18-56-62

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

( ) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

- ( ) Street layout
- ( ) Relation to adjoining street system
- ( ) Stub streets
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- ( ) Cul-de-sac streets in excess of 500'
- ( ) Low density lots fronting onto major thoroughfares
- ( ) 24' alley(s)
- ( ) _____

( ) See annotations/comments on attached copy of your plan.

(X) Comments: See attached.

Please note that these are staff comments and not Planning Commission comments. 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.

MCONeal

Michael C. O'Neal
Chief, Current Planning

It is recommended that the proposed street linking Roland Avenue and Springview Drive be designated as a public street or provide a cul-de-sac turnaround were your planned public street terminates.

If you concur with the recommendation being made, please make the necessary changes to the P.O.A.D.P. and resubmit it for review. However, if you believe that the matter needs further discussion we will be glad to meet with you.

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Glen Westrom Assoc.

Applicant: Mr. Glen Westrom
Address: 10127 Morocco Suite 132
S.A. Tex.
78216

Re: Pecan Valley Est.
File #: 84-18-56-62

☐ Preliminary Plan
☒ P.O.A.D.P.

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

( ) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

- ( ) Street layout
- ( ) Relation to adjoining street system
- ( ) Stub streets
- ( ) Street jogs or intersections
- ( ) Dead-end streets
- ( ) Cul-de-sac streets in excess of 500'
- ( ) Low density lots fronting onto major thoroughfares
- ( ) 24' alley(s)
- ( ) _____

( ) See annotations/comments on attached copy of your plan.

(X) Comments: It is recommended that the proposed street linking Roland Ave. & Spring view Dr. be designated as a public street in its entirety. Staff believes it is essential, in this instance, to have direct access into the property from Spring view Dr. or Roland Ave at all times.

Please note that these are staff comments and not Planning Commission comments. 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 concur with the recommendation being made please make the necessary changes to the P.O.A.D.P. and resubmit it for review. However if you believe that the matter needs further discussion we will be glad to meet with you.

Michael C. O'Neal
Chief, Current Planning

sm