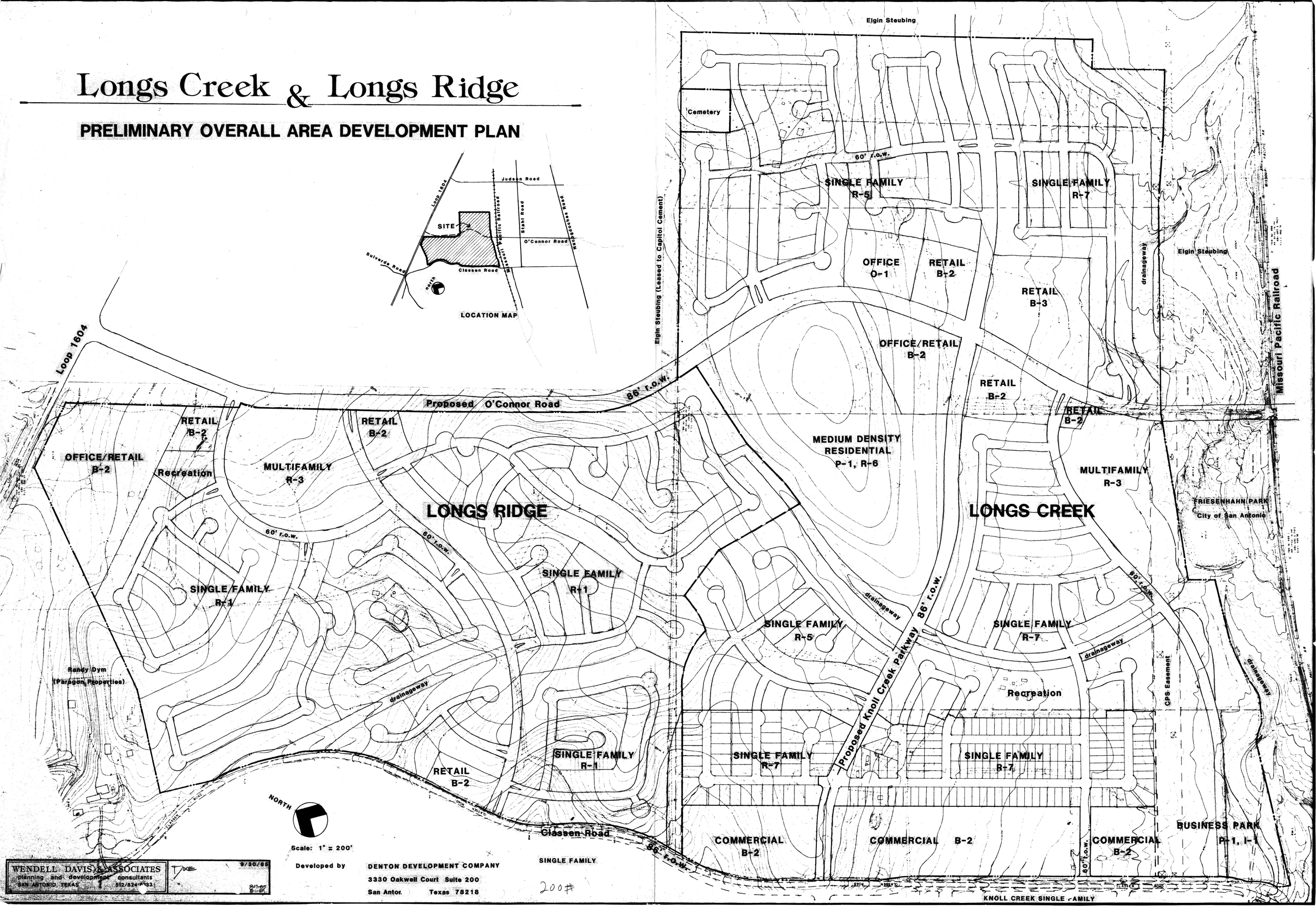
Longs Creek & Longs Ridge

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN



Scale: 1" = 200'

Developed by DENTON DEVELOPMENT COMPANY
3330 Oakwell Court Suite 200
San Antonio Texas 78218

WENDELL DAVIS & ASSOCIATES
planning and development consultants
SAN ANTONIO, TEXAS 512/824-8133

9/30/86

SINGLE FAMILY

200#

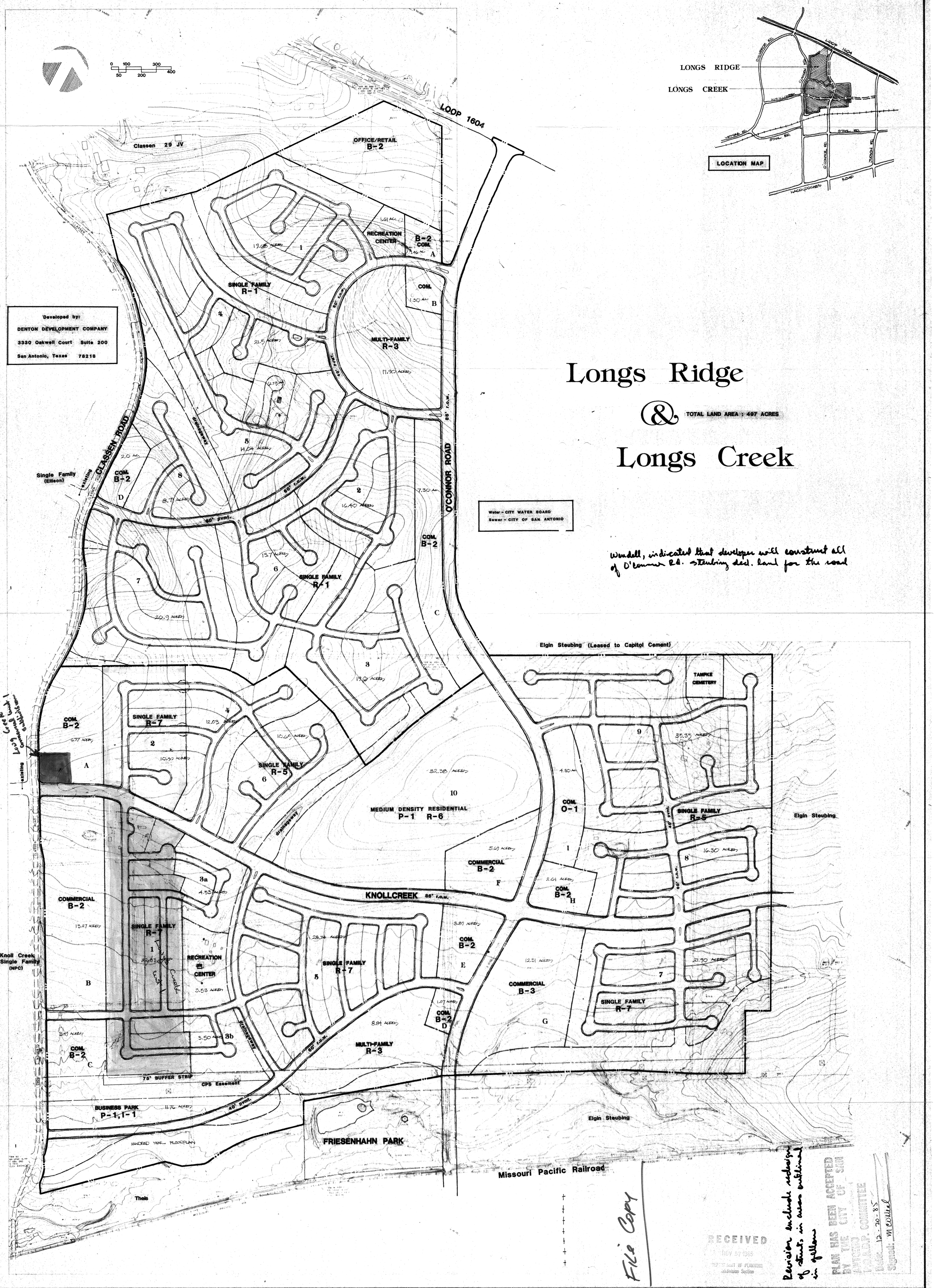
Longs Ridge & Longs Creek

TOTAL LAND AREA : 497 ACRES

Developed by:
DENTON DEVELOPMENT COMPANY
3330 Oakwell Court Suite 200
San Antonio, Texas 78218

Water - CITY WATER BOARD
Sewer - CITY OF SAN ANTONIO

Wendell, indicated that developer will construct all of O'Connor Rd. stemming ded. land for the road



RECEIVED
13 NOV 27 1985
DEPARTMENT OF PLANNING
Subdivision Section

File Copy

Revision includes redesign of streets in areas outlined in yellow

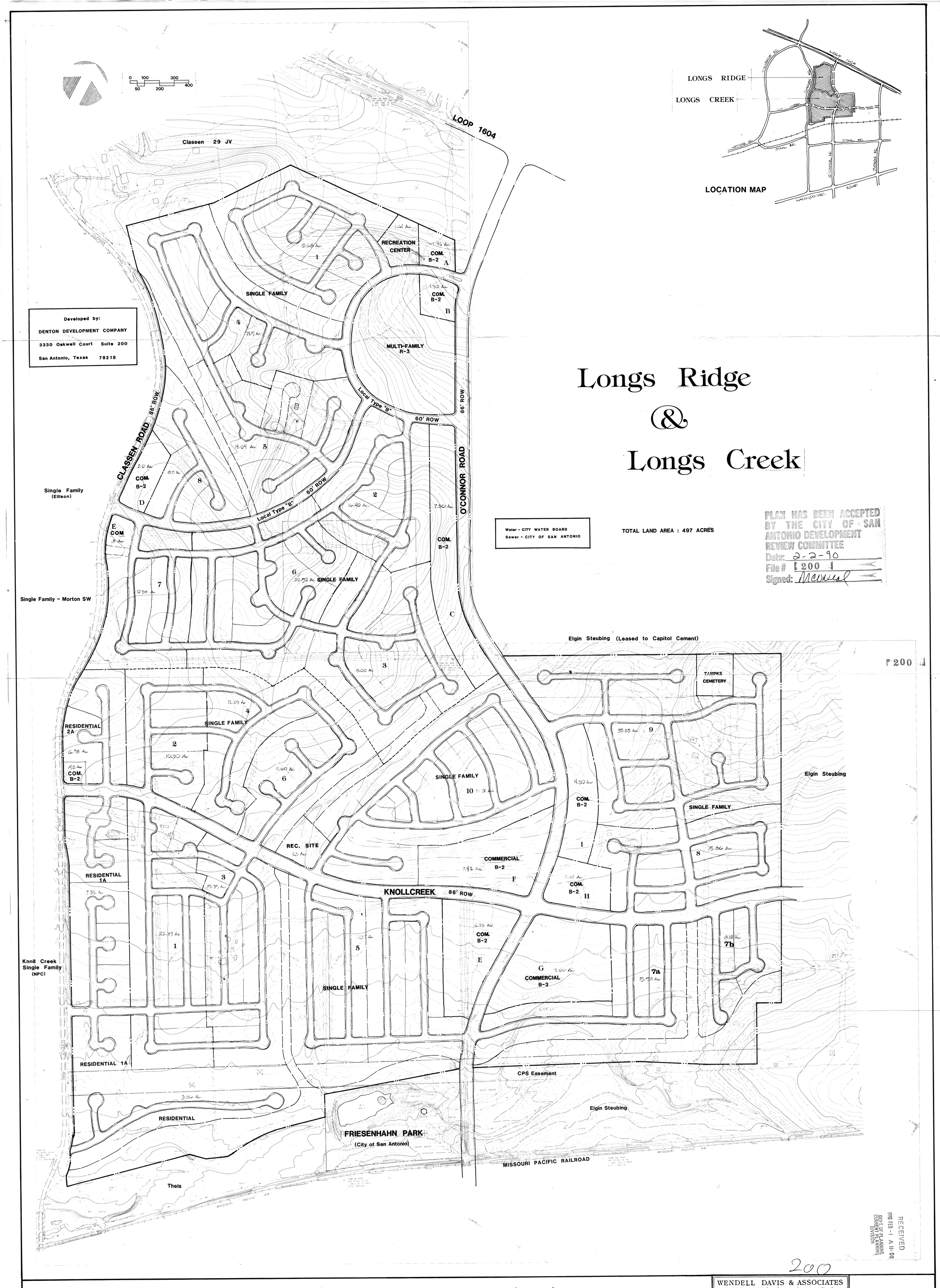
PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO PLANNING COMMISSION
Date: 12-20-85
Signed: M. Cosnel

Longs Ridge and Longs Creek Preliminary Overall Area Development Plan

200

WENDELL DAVIS & ASSOCIATES
planning and development consultants
SAN ANTONIO, TEXAS 512/824-6333

11-20-85
11-15-85



Longs Ridge and Longs Creek **Preliminary Overall Area Development Plan** (POADP)

Subject to Change

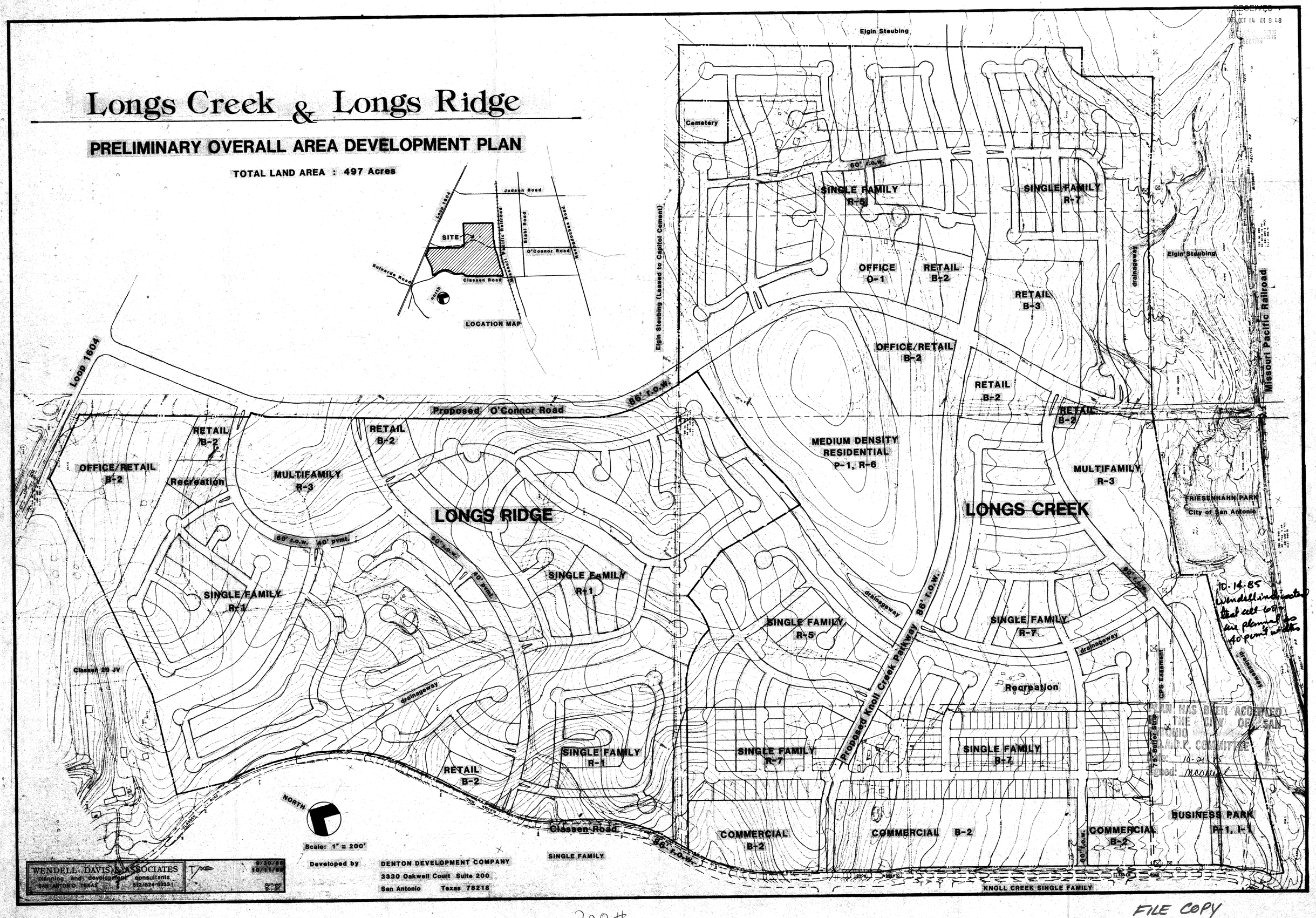
WENDELL DAVIS & ASSOCIATES
planning and development consultants
SAN ANTONIO, TEXAS 512/824-6333

1/22/90
10/11/1989

Longs Creek & Longs Ridge

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

TOTAL LAND AREA : 497 Acres



RECEIVED
OCT 14 AM 9 48
CITY PLANNING COMMISSION
PLANNING SECTION

10-14-85
Wendell indicated that will be in plan to 40 pvmt widths

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO H.A.D.R. COMMITTEE
Date: 10-21-85
Signed: McNeal

200#

FILE COPY

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

FILE NO. #85-18-63-88
(To be assigned by the Planning Dept.

LONG'S CREEK & LONG'S RIDGE P.O.A.D.P.
P.O.A.D.P. NAME

DENTON DEV. CO.
NAME OF DEVELOPER/SUBDIVIDER

3330 OAKWELL COURT SUITE 200
ADDRESS 78218

PHONE NO.

Wendell Davis & Assoc.
NAME OF CONSULTANT

ADDRESS

824-6333
PHONE NO.

GENERAL LOCATION OF SITE

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

PROPOSED WATER SERVICE

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

PROPOSED LAND USE

( ) Single Family
( ) Duplex
( ) Multi-Family
( ) Business
( ) Industrial
(✓) MIXED

PROPOSED SEWER SERVICE

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

DATE FILED Oct. 1, 1985

REVISIONS FILED:
(if applicable)

DUE DATE OF RESPONSE
(Within 20 working days of receipt)

DATE OF RESPONSE
(Within 15 working days of receipt)

(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 of map;
✓ (d) Proposed land uses by location, type, and acreage;
✓ (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
✓ (f) Contour lines at intervals no greater than ten feet;
✓ (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
✓ (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
✓ (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
✓ (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
✓ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC 12-2-85 10-14-85 Steve Please 12-2-85 10-14-85 TRANSPORTATION STUDY OFFICE 12-2-85 10-14-85

COMMENTS: 11-20-85 requested additional info on revised plan. advised Wendell

CITY OF SAN ANTONIO
P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

February 2, 1990

Mr. Wendell Davis
Wendell Davis & Associates
3330 Oakwell Court, Suite 110
San Antonio, Texas. 78218

RE: Long's Ridge and Long's Creek POADP
File #200.

Dear Mr. Davis:

The Development Review Committee has reviewed and accepted your revised plan for Long's Ridge & Long's Creek. The plan has been assigned plan #200 for future reference.

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 Unified Development Code. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any questions, please contact Raul Ramos at 299-7900.

Sincerely,

MCONeal

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR

Encl.

"AN EQUAL OPPORTUNITY EMPLOYER"

Pay

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

December 20, 1985

Wendell Davis
Wendell Davis & Associates
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218

Re: Long's Ridge and Long's Creek POADP
File # 85-18-63-88 (Revised November 27, 1985)

Dear Mr. Davis:

The POADP Committee has reviewed and accepted the revised plan for Long's Ridge and Long's Creek. However, the Committee requests that you reconsider the alignment of the 60' street between Classen and O'Connor Roads as indicated on the attached plan. The Committee believes this street will and should function as a collector and that the revised alignment will create a potential safety hazard.

This recommendation is only a request and not a requirement. Your revised plan has been accepted. Please note this acceptance by the Committee does not convey any vested rights. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Sincerely,

MCO'Neal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/hdlv

Attachment

CITY OF SAN ANTONIO

Intradepartment Correspondence Sheet

TO: File

FROM:

COPIES TO:

SUBJECT: Chronological History of POADP.

Date

Date	Remarks
Oct 1, 1985	· Plan submitted staff requested required info.
Oct 14, 1985 -	Plan with required info submitted.
Oct. 21, 1985 ·	Staff commented
Nov. 25, 1985 ·	Revised plan submitted excluded redesign of streets staff requested update of required info.
Nov. 27, 1985 -	Revised & updated Plan submitted.
Dec. 20, 1985	responded favorably with suggestions.