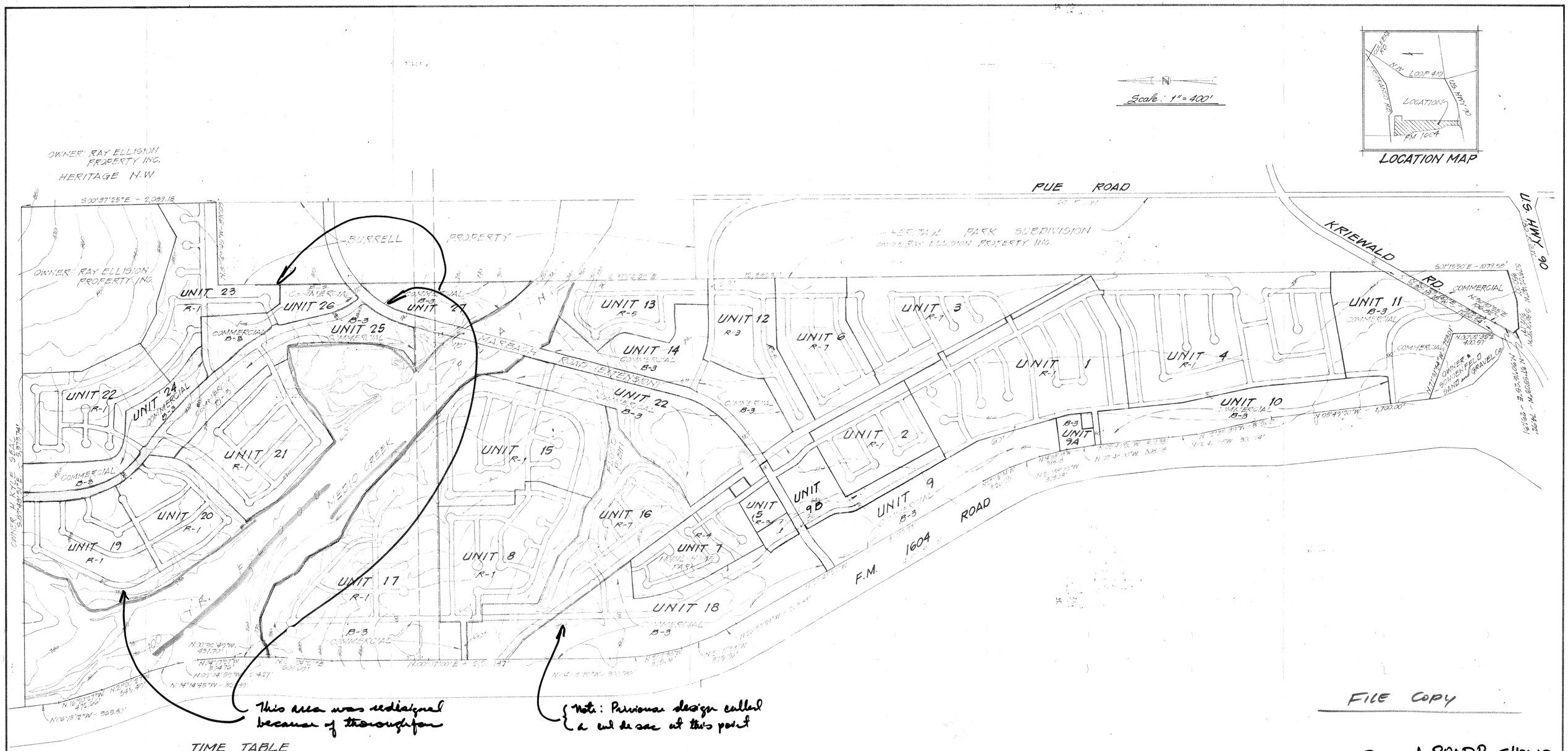


FILE COPY

Revised POADP. SHOWS SECONDARY ART. IN ACCORDANCE WITH THE MAJOR THOROUGH-FARE

#203

RECEIVED
OCT 22 1985
DEPARTMENT OF PLANNING
Subdivision Section

TIME TABLE

UNITS 1,2,3		COMPLETE
UNITS 4,5,7		COMPLETE
UNIT 9A		COMPLETE
UNIT 8A	1985	COMPLETE
UNIT 6	1985	COMPLETE
UNIT 8	1985	
UNIT 9	1986	
UNIT 10	1987	
UNIT 11	1987	
UNIT 12	1988	
UNIT 13	1986	
UNIT 14	1987	
UNIT 15	1985	
UNIT 16	1990	
UNIT 17	1988	
UNIT 18	1988	
UNIT 19	1989	
UNIT 20	1989	
UNIT 21	1989	
UNIT 22	1989	
UNIT 23	1989	
UNIT 24	1989	
UNIT 25	1990	
UNIT 26	1990	
UNIT 27	1990	
UNIT 9B	1985	

GENERAL NOTES:

1. COMMERCIAL AREA = 24.1 ACRES
2. RESIDENTIAL AREA = 69.97 ACRES
3. FLOOD PLAIN AREA = 18.1 ACRES
4. SEWAGE TREATMENT BY LA VILLANO CITY WATER CO.
5. WATER SUPPLY BY LA VILLANO CITY WATER CO.
6. OWNER: HIGHTOWER INVESTMENTS
3 [illegible] TOWER
SAN ANTONIO, TEXAS
7. BUILDING SETBACKS:
COMMERCIAL 25 FEET
RESIDENTIAL 25 FEET
8. ALL STREETS 50 FEET IN WIDTH EXCEPT AS SHOWN
9. TOTAL PROJECT AREA 104.27 ACRES

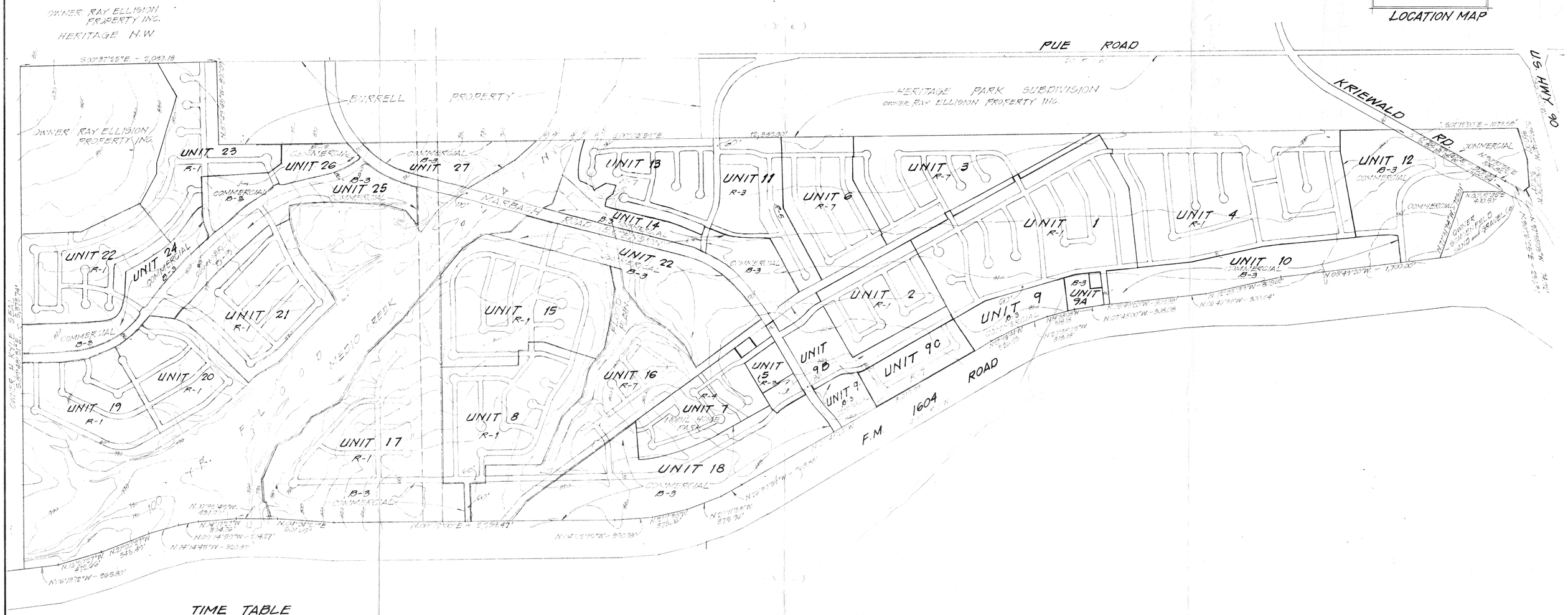
BIG COUNTRY SUBDIVISION
P.O.A.D.P.

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO P.O.A.D.P. COMMITTEE
Date: 11-7-85
Signed: MCNeal

#203

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS / LANDSCAPE ARCHITECTS

RECEIVED
1986 SEP 19 PM 3:35
DEPT. OF PLANNING
CURRENT PLANNING



TIME TABLE

UNITS 1,2,3		COMPLETE
UNITS 4,5,7		COMPLETE
UNIT 9A		COMPLETE
UNIT 9A	1985	COMPLETE
UNIT 9	1985	COMPLETE
UNIT 8	1986	
UNIT 9	1986	
UNIT 10	1987	
UNIT 11	1987	
UNIT 12	1986	
UNIT 13	1986	
UNIT 14	1987	
UNIT 15	1988	
UNIT 16	1989	
UNIT 17	1989	
UNIT 18	1989	
UNIT 19	1989	
UNIT 20	1988	
UNIT 21	1989	
UNIT 22	1990	
UNIT 23	1990	
UNIT 24	1990	
UNIT 25	1988	
UNIT 26	1988	
UNIT 27	1990	
UNIT 9B	1985	
UNIT 9C	1986	

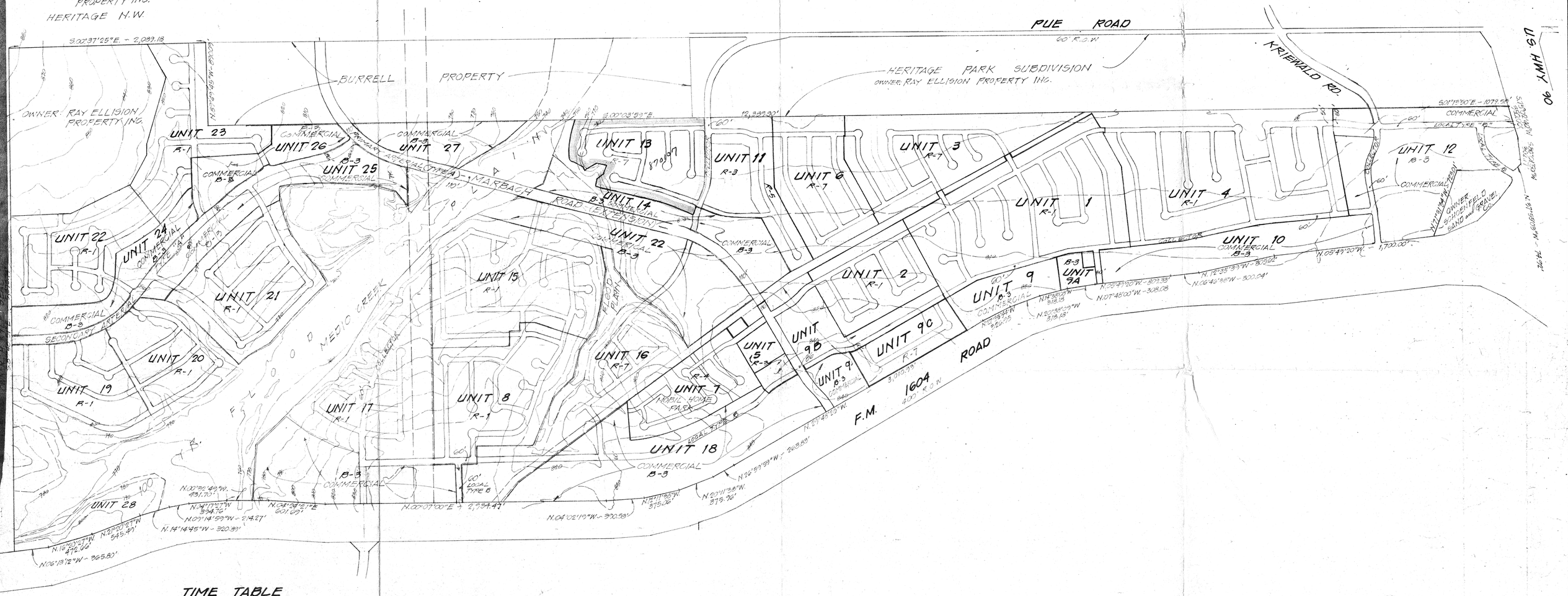
GENERAL NOTES:

1. COMMERCIAL AREA = 240 ACRES
2. RESIDENTIAL AREA = 688.7 ACRES
3. FLOOD PLAIN AREA = 130 ACRES
4. SEWAGE TREATMENT BY LACKLAND CITY WATER CO.
5. WATER SUPPLY BY LACKLAND CITY WATER CO.
6. OWNER, J.H. LIPTMORE and ASSOCIATES
   3740 COLONY DR
   SAN ANTONIO, TEXAS
7. BUILDING SETBACKS:
   COMMERCIAL 25 FEET
   RESIDENTIAL 20 FEET
8. ALL STREETS 50 FOOT IN WIDTH EXCEPT AS SHOWN
9. TOTAL PROJECT AREA = 1068.7 ACRES

BIG COUNTRY SUBDIVISION
P.O.A.D.P.

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS / LANDSCAPE ARCHITECTS

203 10/6/86



TIME TABLE

UNITS 1,2,3	COMPLETE	
UNITS 4,5,7	COMPLETE	
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UNIT 5A	1985	COMPLETE
UNIT 6	1985	COMPLETE
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UNIT 11	1985	
UNIT 12	1988	
UNIT 13	1987	
UNIT 14	1988	
UNIT 15	1988	
UNIT 16	1990	
UNIT 17	1989	
UNIT 18	1988	
UNIT 19	1989	
UNIT 20	1988	
UNIT 21	1989	
UNIT 22	1989	
UNIT 23	1989	
UNIT 24	1989	
UNIT 25	1988	
UNIT 26	1988	
UNIT 27	1990	
UNIT 9B	1987	complete
UNIT 9C	1987	
UNIT 28	1987	

GENERAL NOTES:

1. COMMERCIAL AREA = 240 ACRES
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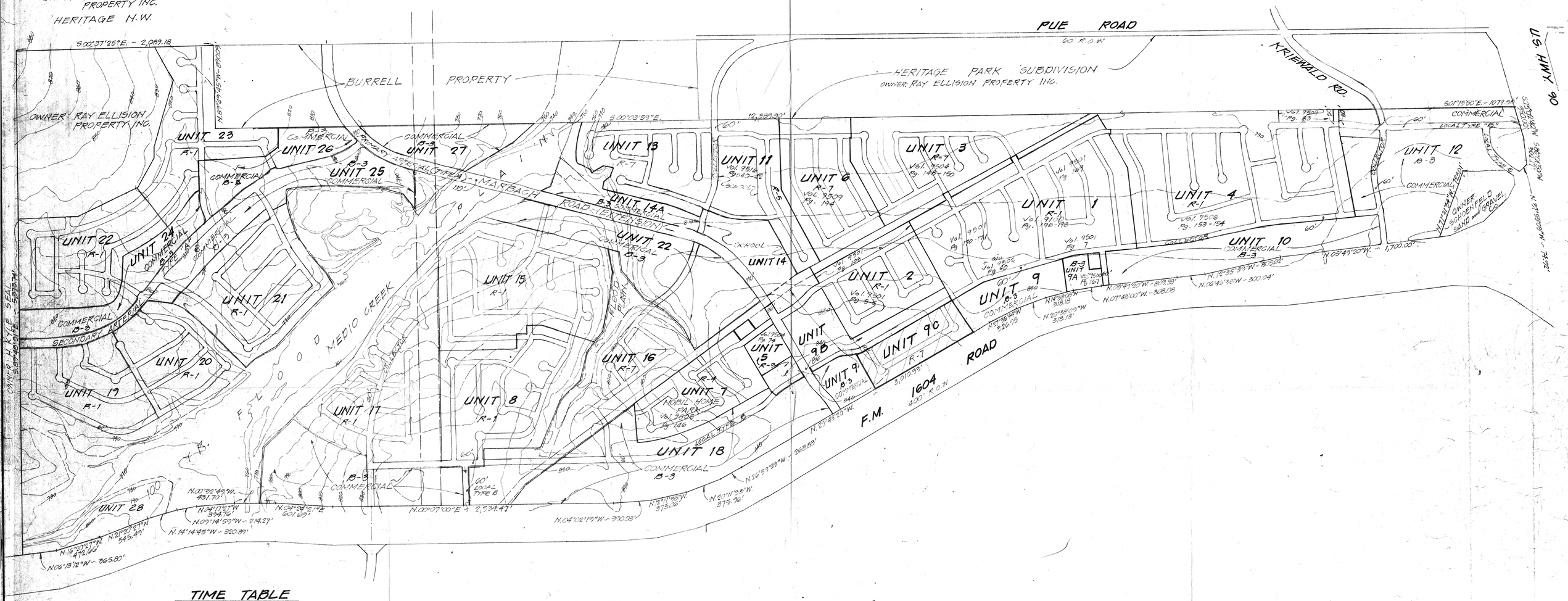
4. SEWAGE TREATMENT BY LACKLAND CITY WATER CO.
5. WATER SUPPLY BY LACKLAND CITY WATER CO.
6. OWNER: J.H. LIPTMORE and ASSOCIATES
   3740 COLONY DR
   SAN ANTONIO, TEXAS
7. BUILDING SETBACKS:
   COMMERCIAL 25 FEET
   RESIDENTIAL 20 FEET
8. ALL STREETS 50 FOOT IN WIDTH EXCEPT AS SHOWN
9. TOTAL PROJECT AREA - 1068.7 ACRES

BIG COUNTRY SUBDIVISION
P.O.A.D.P.

File No. 86-09-56-46
Date: Sept. 19, 1986
Rev.: May 14, 1987
Rev.: Nov. 5, 1987

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS / LANDSCAPE ARCHITECTS



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UNIT 9	1988	—
UNIT 10	1988	
UNIT 11	1988	COMPLETE
UNIT 12	1988	
UNIT 13	1987	
UNIT 14	1988	
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UNIT 17	1989	
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GENERAL NOTES:

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6. OWNER: J.H. LIPTMORE and ASSOCIATES
   3740 COLONY DR
   SAN ANTONIO, TEXAS
7. BUILDING SETBACKS:
   COMMERCIAL 25 FEET
   RESIDENTIAL 20 FEET
8. ALL STREETS 50 FOOT IN WIDTH EXCEPT AS SHOWN
9. TOTAL PROJECT AREA - 1,068.7 ACRES

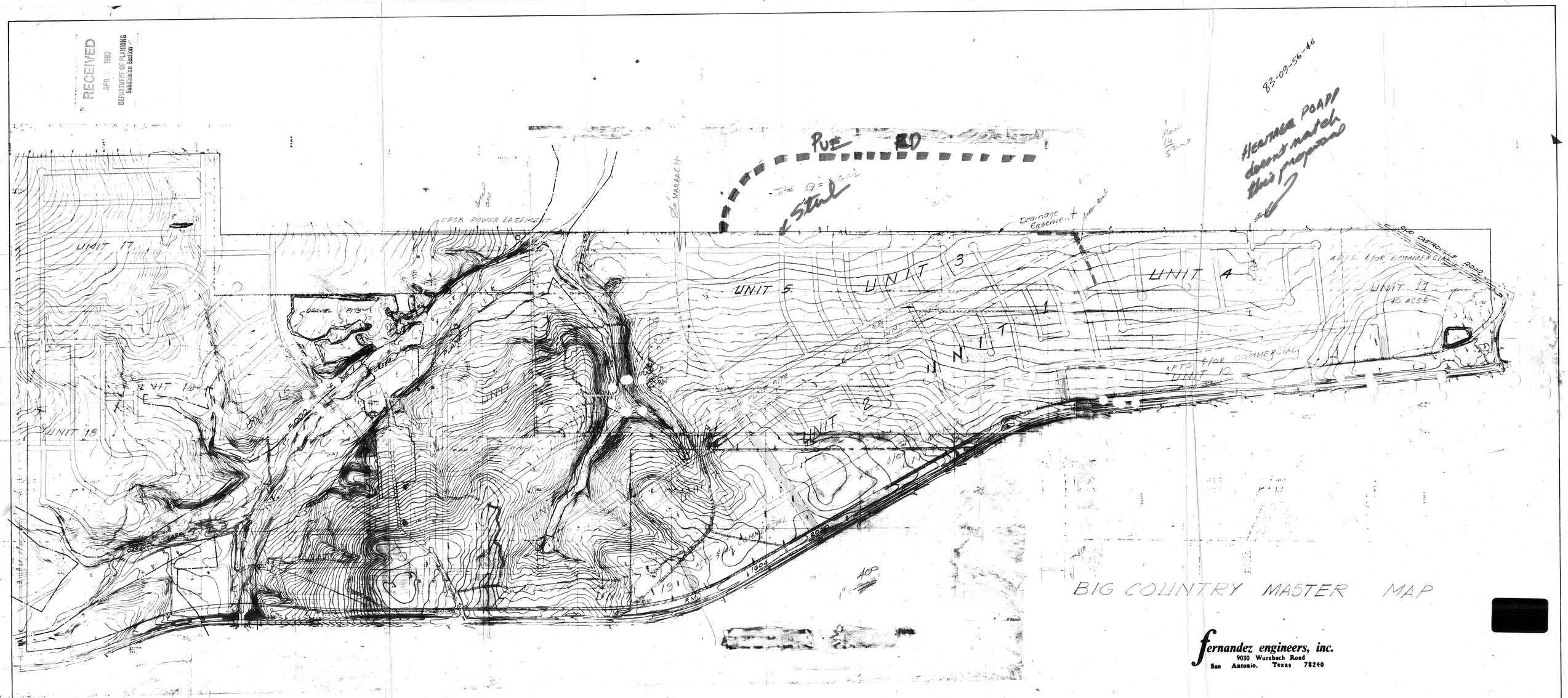
BIG COUNTRY SUBDIVISION
P.O.A.D.P.

File No. 86-09-56-46
Date: Sept. 19, 1986
Rev.: May 14, 1987
Rev.: Nov. 5, 1987
Rev.: April 6, 1988

#203

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS / LANDSCAPE ARCHITECTS

RECEIVED
APR 1983
DEPARTMENT OF PLANNING
Subdivision Section

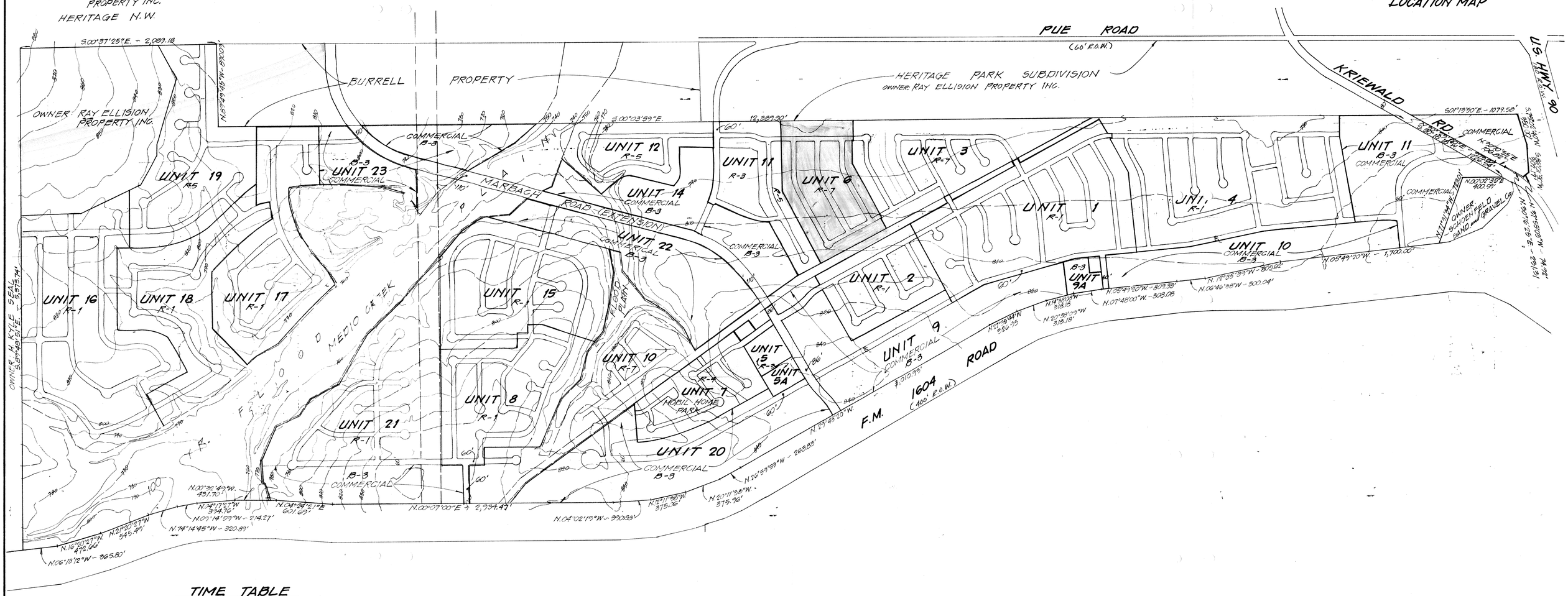


BIG COUNTRY MASTER MAP

[redacted]

fernandez engineers, inc.
9030 Wurzbach Road
San Antonio, Texas 78240

203



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GENERAL NOTES:

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   3740 COLONY DR.
   SAN ANTONIO, TEXAS
7. BUILDING SETBACKS:
   COMMERCIAL 25 FEET
   RESIDENTIAL 20 FEET
8. ALL STREETS 50 FOOT IN WIDTH EXCEPT AS SHOWN
9. TOTAL PROJECT AREA ~ 1,068.7 ACRES

— APPROVED & RECORDED

— APPROVED.

BIG COUNTRY SUBDIVISION
P.O.A.D.P.

203

FERNANDEZ FRAZER WHITE & ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS / LANDSCAPE ARCHITECTS

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

FILE NO. 83-09-56-46 BIG COUNTRY
(To be assigned by the Planning Dept).

J. H. UPTMORE — 3740 COLONY DR. 78229 — 696-2522
NAME OF DEVELOPER/SUBDIVISION — ADDRESS — PHONE NO.

FERNANDEZ ENGINEERS — 9514 CONSOLE DR. — 3770774 ~~694-0925~~
NAME OF CONSULTANT — ADDRESS — PHONE NO.

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE TO NEAREST PUBLIC STREET ALONG THE EAST R.O.W. LINE OF F.M. 1604 NORTH OF ~~THE~~ ITS INTERSECTION WITH U.S. 90 WEST

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

PROPOSED WATER SERVICE
( ) City Water Board
(✓) Other District L.C. WATER DIST. (Name)
( ) Water Wells

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

PROPOSED SEWER SERVICE
( ) City of San Antonio
(✓) Other System L.C. WATER DIST. (Name)
( ) Septic Tank(s)

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

DATE FILED april 7, 1983
DATE OF RESPONSE May 5, 1983
(within 20 days of receipt).

REVISIONS FILED
(if applicable)
DATE OF RESPONSE Nov. 7, 1985
(within 15 days of receipt).

Oct. 1974
(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;
UNKNOWN (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 plan dated Oct 22, 1985 was sent to Bill, Dean & Steve. 10-23-85. Plan provide for a secondary art. in accordance with the Major Thoroughfare Plan.

DRAFT

Copy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

November 13, 1987

Mr. Albert Fernandez, P.E.
11824 Radium Drive
San Antonio, Texas 78216

RE: Big Country POADP
File #203

Dear Mr. Fernandez:

The Development Review Committee reviewed and accepted your revised plan for Big Country Subdivision. The plan has been assigned File #203 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 regulations in force at the time of platting.

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

Sincerely,

M C O'Neal

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

MCO/RR/bc
Encl.

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

October 6, 1986

Albert Fernandez
11824 Radium Drive
San Antonio, Texas 78216

RE: Big Country POADP
File #86-09-56-46
Revised September 19, 1986

Dear Mr. Fernandez:

This is to inform you that the POADP committee has reviewed and accepted your revision to Unit-13 and the addition of Unit-9C for Big Country POADP.

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,

MCONeal

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

MCO/RR/sm
Encl.

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

November 7, 1985

Fernandez, Frazer, White & Associates
Mr. Albert Fernandez
11824 Radium
San Antonio, Texas 78216

Re: Big Country P.O.A.D.P.
File No.: 83-09-56-46
Revised: 10/22/85

Dear Mr. Fernandez:

The attached P.O.A.D.P. for Big Country has been reviewed and accepted by the P.O.A.D.P. committee. The review focused on the revision containing the proposed major thoroughfare to be established with this plan.

Please note that this action by the committee does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in effect at the time of platting.

In addition, no plat shall be considered filed until the P.O.A.D.P. has been reviewed by staff and acknowledged by the applicant as per Sec. 36-20(d) of the Subdivision Regulations.

If you have any questions, please call Roy Ramos at 299-7896.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/bc

Attachment

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

June 3, 1985

Albert Fernandez
11824 Radium
San Antonio, Texas 78216

Re: Big Country POADP revised March 29, 1985

Dear Mr. Fernandez:

This is to inform you that the POADP Committee has reviewed your request to not require the planned thoroughfare through the Big Country Subdivision. The Committee is not authorized to vary from the Major Thoroughfare Plan which is adopted by City Council. We suggest that you contact the adjacent property owners, i.e., Ray Ellison, Burrell property and Santikos, to determine a mutually agreeable alignment of the major thoroughfare and submit a revised plan.

If you have any questions, please contact the Current Planning Division at 299-7900.

Sincerely,

Roland A. Lozano
Director of Planning

cc: Ray Ellison
Santikos, Inc.

RAL/RR/hdlv

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

April 16, 1985

Applicant: Albert Fernandez
Address: 9514 Console Drive, Suite 160
San Antonio, Texas 78229

Re: Big Country
File #: 83-09-56-46

☐ 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

(X) 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)
(X) Major thoroughfare traverses your proposed development.

( ) 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.

The staff POADP Committee has reviewed the Big Country POADP and is returning the plan for compliance with the Major Thoroughfare Plan. The POADP does not reflect a north-south secondary arterial in the location we have indicated on the attached plan. We recommend that you work closely with the adjacent property owners to set the alignment of the thoroughfare. In connection with the proposed major thoroughfare, staff further recommends that you consider eliminating the stub streets to the north towards the Kyle Seal property. This plan will be held in abeyance, pending the necessary revisions which reflects the proposed major thoroughfare. Please resubmit for committee review.

If you have any questions, please contact our Subdivision Office at 299-7900.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

sm

CITY OF SAN ANTONIO
P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

April 21, 1983

Fernandez, Frazor, White and
Associates, Inc.
ATTN: Mr. Albert Fernandez
9514 Console, Suite 160
San Antonio, Texas 78229

Dear Mr. Fernandez:

This is to advise you that a joint review of the P.O.A.D.P. for Big Country (File #83-09-56-46) has been conducted by Planning and Traffic staff. Said review was focussed on areas for which plats have not been approved or recorded.

Our review concludes that the overall plan is in general compliance with Chapter 36 of the City Code. Although street widths are not shown on the overall scheme, we assume that the most northerly planned street which crosses the Medio Creek will be a 60' collector. The street extends from F.M. 1604 to the eastern boundary of the overall plan. If the street design calls for a 50' R.O.W., it is recommended that said street be upgraded to a 60' R.O.W. This in our opinion would facilitate expected traffic between adjoining areas.

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

FERNANDEZ, FRAZER, WRITE, AND ASSOCIATES, INC.
CONSULTING ENGINEERS/PLANNERS/LANDSCAPE ARCHITECTS
9514 CONSOLE, SUITE 160
SAN ANTONIO, TEXAS 78229
(512) 694-0925
372-0774

TO: CURRENT PLANNING DEPT.
115 PLAZA de ARMAS
SAN ANTONIO, TEXAS
78285

DATE: 4-7-83	JOB NO. 1083
ATTENTION: EDDIE GUZMAN	
REF: BIG COUNTRY SUBDIVISIONS	

GENTLEMEN:

WE ARE SENDING YOU:

[ ] ATTACHED

[ ] PRINTS [ ] CHANGE ORDER [ ] COPY OF LETTER(S)

[ ] PLANS [ ] CONTRACTS [ ] BILL OF MATERIALS

[ ] AS SHOWN [ ] ESTIMATES [ ] SPECIFICATIONS

COPIES	NO.	DESCRIPTION
1		MASTER PLAN OF BIG COUNTRY AREA

THESE ARE TRANSMITTED:

[✓] FOR APPROVAL [✓] AS REQUESTED [ ] FOR REVIEW AND COMMENT

[ ] FOR YOUR USE [ ] BID DUE _____ [ ] PRINTS RETURNED

REMARKS: _____

COPY TO: _____ SIGNED: Gilbert B. Fernandez, PE

Fernandez Frazer White & Associates, Inc.

CONSULTING ENGINEERS/PLANNERS/LANDSCAPE ARCHITECTS

11824 RADIUM SAN ANTONIO, TEXAS 78216
512/377-0774

TO: City of San Antonio
Planning Department
Main Plaza Bldg., 4th Floor
114 W. Commerce St.
San Antonio, TX. 78285

DATE: September 19, 1986 | JOB NO. 1083

ATTENTION: Mr. Roy Ramos

REF: BIG COUNTRY SUBDIVISION

POADP

GENTLEMEN:

WE ARE SENDING YOU:

[X] ATTACHED
[ ] OTHER

[ ] PRINTS [ ] CHANGE ORDER [ ] COPY OF LETTER(S)
[ ] PLANS [ ] CONTRACTS [ ] BILL OF MATERIALS
[ ] AS SHOWN [ ] ESTIMATES [ ] SPECIFICATIONS

RECEIVED 1986 SEP 19 PM 3:35 DEPT. OF PLANNING PERMIT PLANNING SECTION

COPIES	DESCRIPTION
5	POADP Big Country Subdivision

THESE ARE TRANSMITTED:

[X] FOR APPROVAL [ ] AS REQUESTED [ ] FOR REVIEW AND COMMENT
[ ] FOR YOUR USE [ ] BID DUE_____ [ ] PRINTS RETURNED

REMARKS: ADDED UNIT 9C AND REVISED UNIT 13

COPY TO:_____ SIGNED: Richard Camisales

FERNANDEZ, FRAZER, WHITE AN ASSOCIATES, INC. CONSULTING ENGINE /PLANNERS/LANDSCAPE ARCHITECTS

MCO

October 22, 1985

Mr. Michael O'Neal
Current Planning Department
City of San Antonio
115 Plaza de Armas
San Antonio, TX. 78285

REF: BIG COUNTRY SUBDIVISION POADP

Dear Mr. O'Neal:

Attached please find copy of revised Big Country Subdivision POADP to show North-South Street, 86 foot Right-of-Way as requested by City Planning Department.

Location of street along H. Kyle Seal property was coordinated with his Engineer, Pape-Dawson.

Sincerely yours,

Albert B Fernandez

Albert B. Fernandez, P.E.
President

ABF/lp

ATTACHMENT

RECEIVED
OCT 22 1985
DEPARTMENT OF PLANNING
Subdivision Section

11824 RADIUM
SAN ANTONIO, TEXAS 78216
Telephone 512/377-0774

FERNANDEZ, FRAZER, WHITE AND ASSOCIATES, INC. CONSULTING ENGINEERS/PLANNERS/LANDSCAPE ARCHITECTS

Eddie

May 16, 1985

Mr. Michael C. O'Neal
Planning Administrator
Department of Planning
City of San Antonio
P.O. Box 9066
San Antonio, TX. 78285

REF: BIG COUNTRY SUBDIVISION POADP
File No. 83-09-56-46

Dear Mr. O'Neal:

In reference to your letter dated April 16, 1985, I have forwarded your request to J.H. Uptmore and Associates in which a north-south secondary arterial is requested. This arterial is shown traversing thru the Burrell Property, Big Country and thru a 57 acre tract belonging to Ray Ellison.

The Burrell's property is a Homestead and they are not expected to develop same. The 57 acre tract belonging to Ray Ellison has not been planned to allow for an arterial road.

A north-south road would be better located east of the Burrell property. FM Highway 1604 will better serve Big Country area in a north-south direction. We have no objections in deleting entrances to the Kyle Seal property. For these reasons, we respectfully request that Big Country POADP be approved as submitted.

Sincerely yours,

Albert B Fernandez

Albert B. Fernandez, P.E.
President

ABF/lp
File No. 1083

cc: Mr. Raul B. Fernandez
Sr. Vice President
J.H. Uptmore & Associates

11824 RADIUM
SAN ANTONIO, TEXAS 78216
Telephone 512/377-0774

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

4/22 - Talked to Mr. Ray Ramos
Mr. O'Neal in Vacation
Burner to pick up
plan.
lp

April 16, 1985

Applicant: Albert Fernandez
Address: 9514 Console Drive, Suite 160
San Antonio, Texas 78229

Please make change of address from Letterhead
Thanks
lp

☐ Preliminary Plan
Re: Big Country ☒ P.O.A.D.P.
File #: 83-09-56-46

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

(X) 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)
- (X) Major thoroughfare traverses your proposed development.

( ) 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.