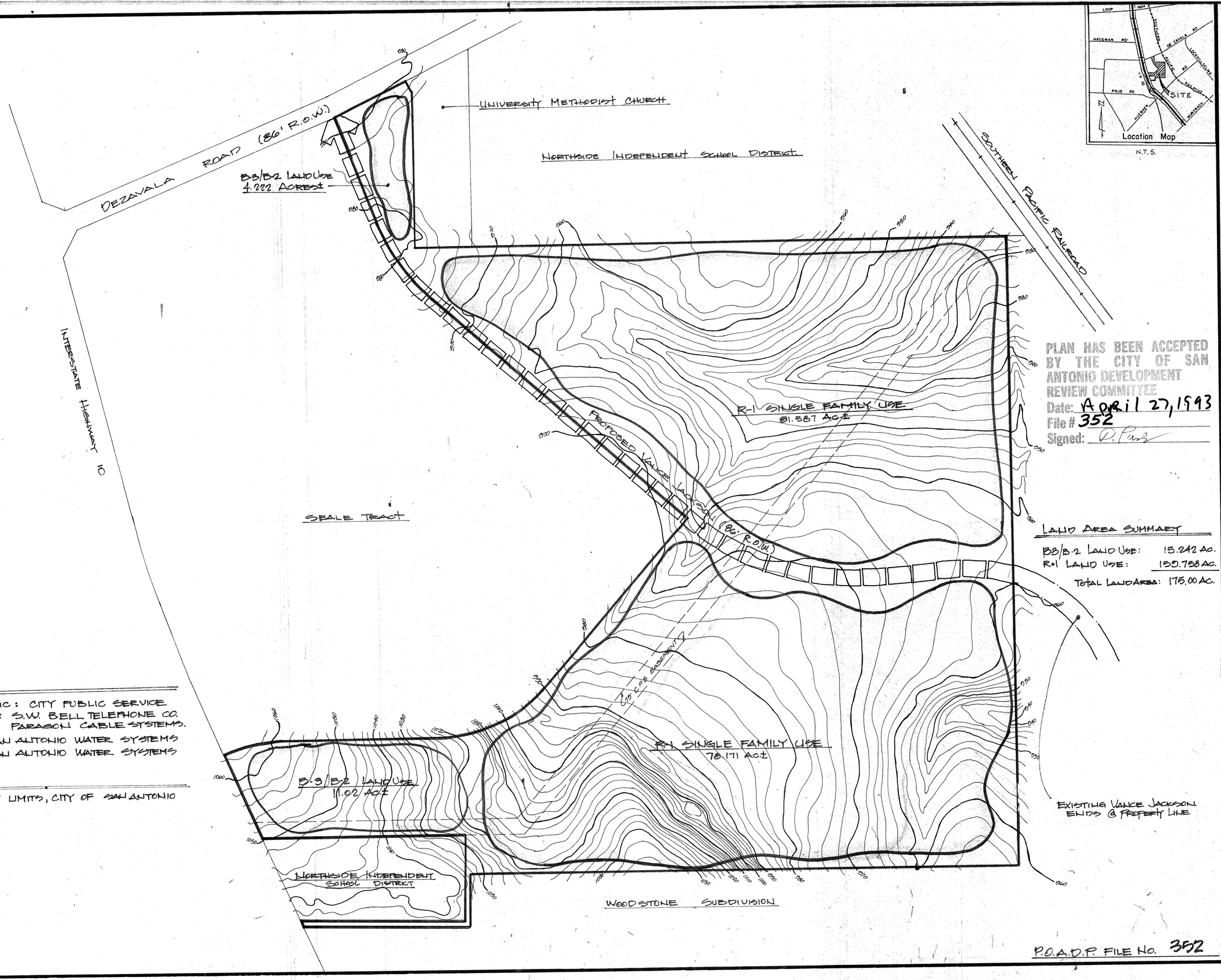


PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: April 27, 1993
File # 352
Signed: D. Parks

LAND AREA SUMMARY

B3/B-2 LAND USE:	15.242 AC.
R-1 LAND USE:	159.758 AC.
TOTAL LAND AREA:	175.00 AC.

UTILITIES:

GAS & ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.
CABLE T.V.: PARAGON CABLE SYSTEMS.
WATER: SAN ANTONIO WATER SYSTEMS
SEWER: SAN ANTONIO WATER SYSTEMS

LOCATION:

INSIDE CITY LIMITS, CITY OF SAN ANTONIO

P.O.A.D.P. FILE NO. 352

DEZAVALA TEN SUBDIVISION

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

SCALE: 1"=200'
DATE: 2-8-93

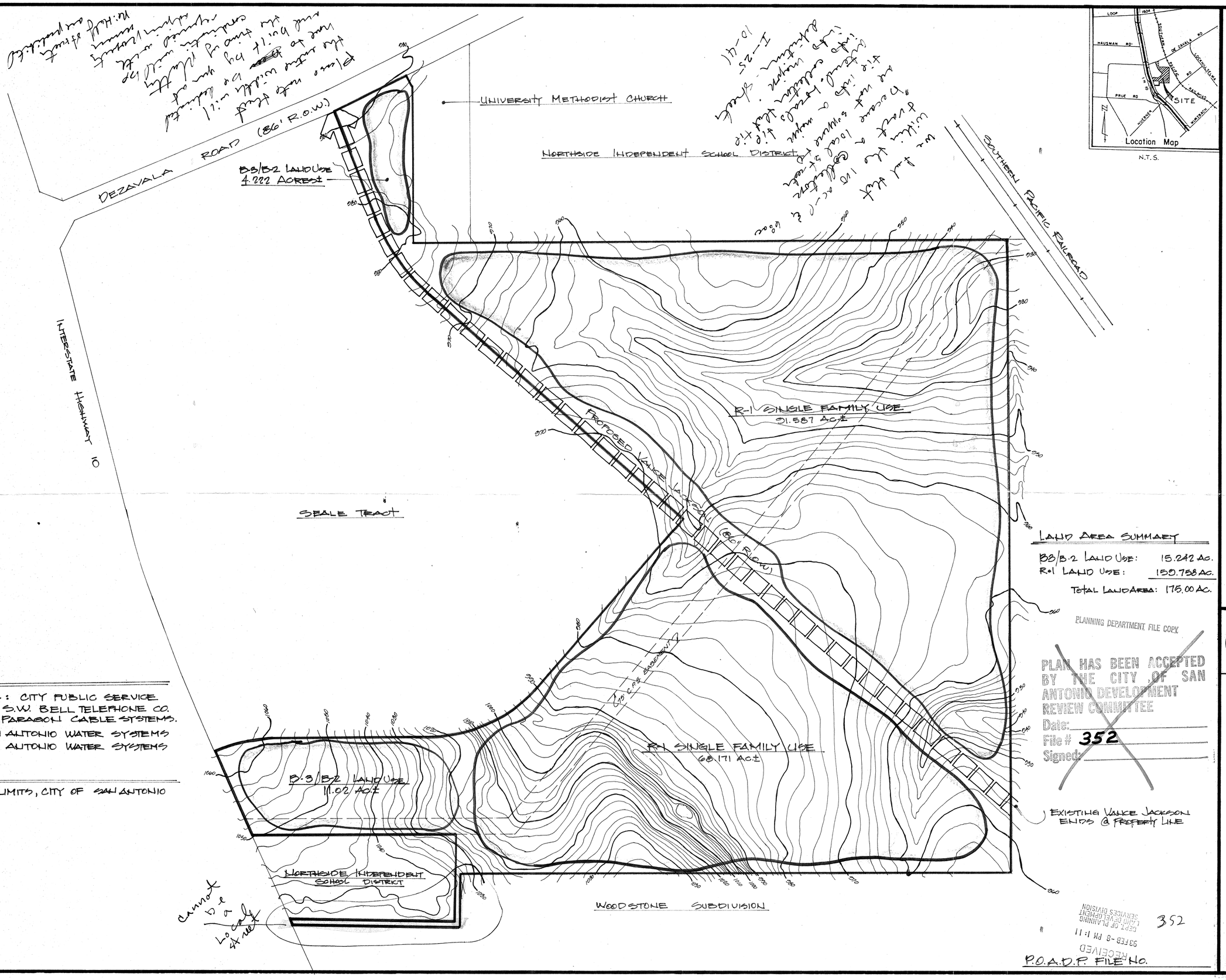
Land Planning Department

RAYCO LTD.

Home Builder • Community Developer
2800 Fredericksburg at Loop 410 • P.O. Box 5250 Beacon Hill Sta.
San Antonio, Tx. 78201 (512) 349-1111

please make sure
the entire width of
the road be dedicated
by the time you
consider the final
plat. Thank you.

We just had
a brief meeting
with the
Northside Independent
School District.
Because of major
drainage problems
on the site
we have agreed to
dedicate land for
a drainage easement
to the City of
San Antonio.
Thank you.
I-25
10-91



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LOCATION:

INSIDE CITY LIMITS, CITY OF SAN ANTONIO

PLANNING DEPARTMENT FILE COPY

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date:
File # 352
Signed:

RECEIVED
93 FEB -8 PM 1:11
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

352

P.O.A.D.P. FILE NO.

DEZAVALA TEN SUBDIVISION

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

SCALE: 1"=200'
DATE: 2-8-93

Land Planning Department

RAYCO INC.

Home Builder • Community Developer
2800 Fredericksburg at Loop 410 • P.O. Box 5250 Beacon Hill Sta.
San Antonio, Tx. 78201 (512) 345-1111

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

April 27, 1993

Mr. Oscar Dominguez
RAYCO
P.O. Box 5250
San Antonio, Texas, 78201

RE: De Zavala Ten Subdivision POADP #352

Mr. Dominguez:

The City Staff Development Review Committee has reviewed your revised De Zavala Ten Subdivision Preliminary Overall Area Development Plan #352. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Although your plan has been accepted, please note as per your discussion with my staff, you indicated that the strip of land along the southern edge of the NSISD property will probably be conveyed and no longer be a part of this development. If however you do retain ownership, this strip must be upgraded to "collector" specifications or a variance will be required at the time of platting regarding "local" type streets feeding directly into a major arterial (I.H. 10).

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 Unified Development Code at the time of platting.

P. O. Box 839966 San Antonio, TX 78283-3966
(512) 299-7870 FAX (512) 299-7897 (512) 299-7245 TDD

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Design Engineer

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

February 18, 1993

Mr.Oscar Dominguez
RAYCO
P.O. Box 5250
San Antonio, Texas, 78201

RE: De Zavala Ten Subdivision POADP#352

Mr. Dominguez:

The City Staff Development Review Committee has reviewed your De Zavala Ten Subdivision Preliminary Overall Area Development Plan #352. However, this plan was accepted for the following reasons:

1. Both the 100 acre tract and the 68 acre tract need a collector type street. The Unified Development Code provides for local type streets to tie into collecter type streets which tie in major arterial type streets. Local type streets should not tie directly into major type streets.

2. The strip of land along the southern edge of the NSISD property needs to be appropriately identified. If this is to be a street, paragraph "1" above will apply.

3. Additionally, the proposed Vance Jackson extension will have to be dedicated at full width and built by you at the time of platting because the Unified Development Code prohibits half-streets of any type for whatever reason. Therefore, you will need to coordinate this with the adjacent land owner to accomplish your platting in consonnance with the Unified Development Code.

P. O. Box 839966 San Antonio, TX 78283-3966
(512) 299-7870 FAX (512) 299-7897 (512) 299-7245 TDD

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

David W. Pasley, AICP
Acting Director
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Design Engineer

RAYCO Homebuilding • Neighborhood Development
4800 Fredericksburg at Loop 410 • P.O. Box 5250 San Antonio, Texas 78201 • (512) 349-1111 (FAX) 344-7514

April 9, 1993

Mr. David W. Pasley
Department of Planning
City of San Antonio
P. O. Box 839966
San Antonio, Texas 78283-3966

Re: Revised Master Plan for 175 Acre Tract of land off DeZavala Rd. # 352

Dear Mr. Pasley:

Enclosed is a revised Master Plan for our 175 acre tract of land off DeZavala Road which shows the correct location of the future extension of Vance Jackson as it connect to the existing Vance Jackson Rd.

Please call me if you need additional information.

Sincerely;

Herbert Quiroga
Vice President

RAYCO Homebuilding • Neighborhood Development

4800 Fredericksburg at Loop 410 • P.O. Box 5250 San Antonio, Texas 78201 • (512) 349-1111 (FAX) 344-7514

February 8, 1993

Mr. Eddie Guzman
Dept. of Planning
City of San Antonio
P.O.Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Guzman:

Enclosed is a 175 acre tract of land that Rayco, LTD. is planning on developing in the near future. The property is located off DeZavala Road and Interstate Highway 10 in the northwest part of the city.

The proposed land use is for residential, with approximately 600 lots developed when the units are completed, and some business use along DeZavala Road and I.H. 10.

Please have your staff review our master plan, and call me if you have any questions.

Sincerely,

Oscar V. Dominguez
Land Planner

OVD/sr

RECEIVED
93FEB -8 PM 1:06
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION