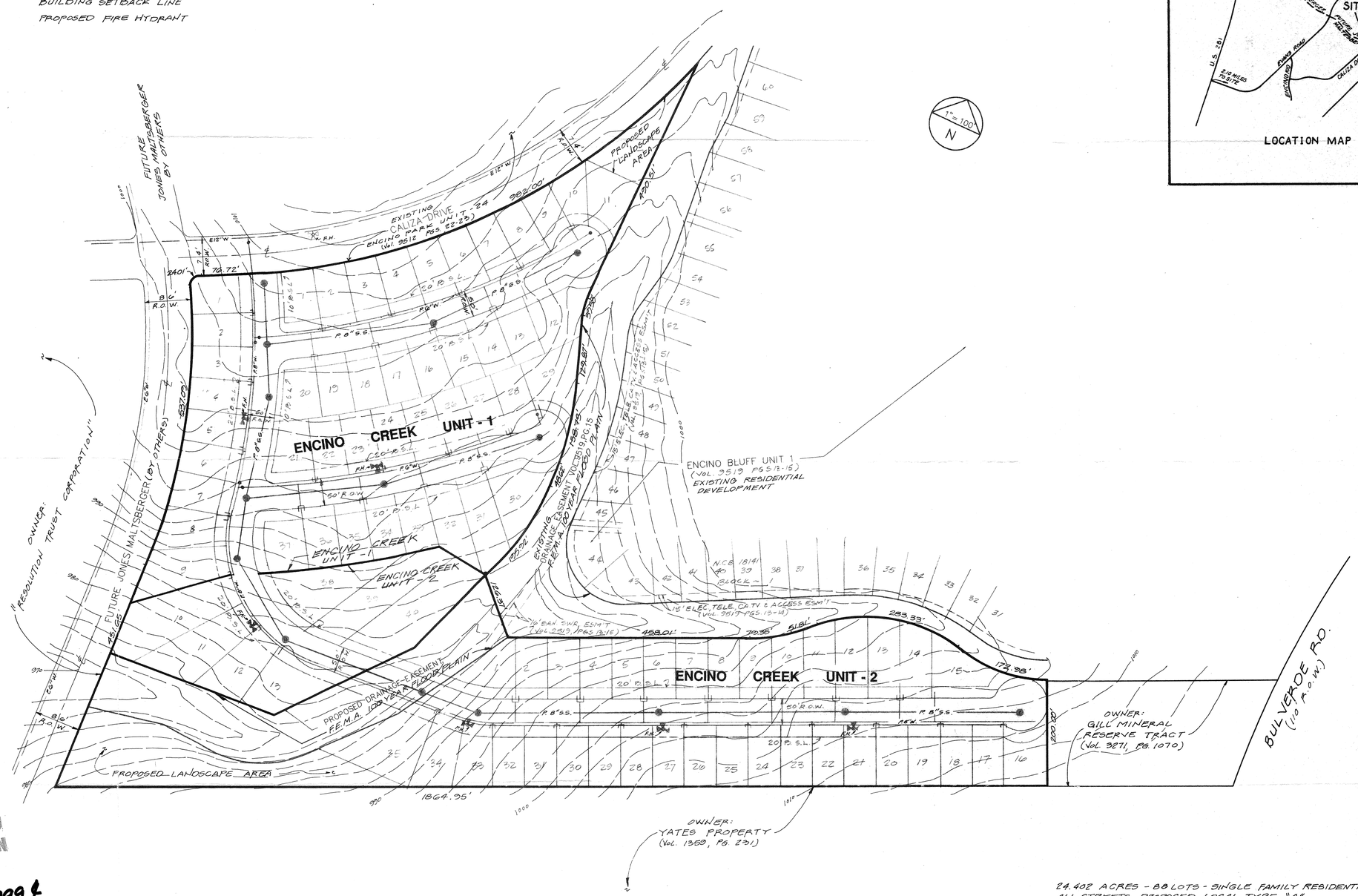
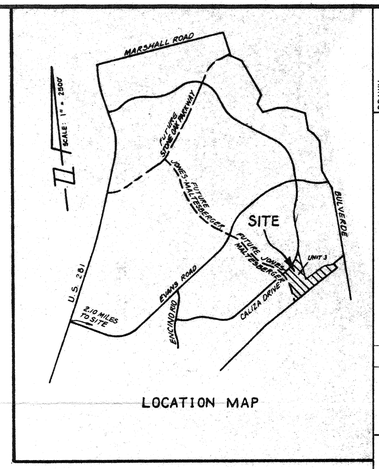
RECEIVED
94 FEB -9 PM 3:53
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

P. 6" W.	PROPOSED WATER LINE (S.A. WATER SYSTEM)
P. 8" S.S.	PROPOSED SANITARY SEWER LINE (S.A. WATER SYSTEM)
E. 12" W.	EXISTING WATER LINE (S.A. WATER SYSTEM)
1000	EXISTING CONTOURS
	PROPOSED MANHOLE
	PROPOSED WATER VALUE
F.H.	EXISTING FIRE HYDRANT
B.S.L.	BUILDING SETBACK LINE
F.H.	PROPOSED FIRE HYDRANT





LOCATION MAP

24.402 ACRES - 88 LOTS - SINGLE FAMILY RESIDENTIAL
ALL STREETS PROPOSED LOCAL TYPE "A"

DEVELOPER: U.S. HOME
4141 BLUE LAKE SUITE 200
DALLAS, TEXAS 75244
TEL. No. (214) 661-0585
ATTN: GEORGE d' HEMECOURT
DIVISION PRESIDENT
TEXAS LAND DEVELOPMENT

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: February 18, 1994
File # 398
Signed: Dave W. Posley by R.V.

JOB No 0880-058-036

DRAWN BY:
CHECKED BY:
APPROVED BY:
FILE NO.
FILE LOCATION

DATE	NO.	DESCRIPTION
		REVISIONS

VICKREY & ASSOCIATES, INC
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

PREPARED FOR:

PRELIMINARY OVERALL DEVELOPMENT PLAN OF ENCINO CREEK SUBDIVISION SAN ANTONIO, TEXAS

COPYRIGHT: XXXX

DATE: JAN 94
SCALE
Vertical 1" = —
Horizontal 1" = —
0 50' 100' 150'

SHEET 1 OF 1

PROJ NO.

DRAWING FILE: DWR 13

PRELIMINARY OVERALL DEVELOPMENT PLAN
Staff Recommendation

Encino Creek	398
POADP NAME	POADP NO.

APPLICANT: U.S. Home by George d'Hemecourt

ENGINEER: Vickrey & Associates by Steve Horvath

DATE: February 23, 1994

LOCATION: Along southern ROW of Caliza Drive east of Bulverde Rd.

APPLICANT'S PROPOSAL: The applicant is proposing to develop 24.402 acres of land which will consist of two units with a total of 88 single- residential lots.

ZONING: Temporary "R-1" Single-Family Residential District

APPLICANT'S REQUEST: The applicant is requesting a formal position by the Commission regarding the proposed extension, dedication, and construction of Jones Maltsberger prior to plat consideration.

DISCUSSION: Encino Creek POADP # 398 is in compliance with the Unified Development Code and was accepted by the San Antonio Devlopment Review Committee on February 18, 1994.

Since the development abuts a proposed thoroughfare, Mr. Horvath was advised in the letter of acceptance that street dedication and construction of the extension of Jones Maltsberger would be required in conjunction with the first adjacent subdivison plat unit submitted.

However, the proposed extension of Jones Maltsberger is not within the applicants property and this has been confirmed by City staff. Therefore, the applicant does not agree with this potential requirement. Secondly, since the applicant is not proposing any access off of Jones Maltsberger Road, he would not derive any direct benefit from the dedication and construction. Generally, staff would advise an applicant to work with the adjoining property owner to resolve the issue to their mutual satisfaction and benefit. However, the adjoining owner is presently the Resolution Trust Corporation and it is doubtful that anything can be resolved with them.

At the time of plat submittal, the applicant may request a variance to the dedication and construction requirement. Although staff cannot speak for the current or future Commission, present City staff is inclined to support such a variance request in conjunction with the proposed plat. However, there is no proposed plat at this point in time.

STAFF RECOMMENDATION: Since there is no proposed plat, the Commission may not grant a variance. If the Commission expresses any type of position or consensus, it should be properly qualified in respect to not binding any future Commission or City staff.

CITY OF SAN ANTONIO

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

February 25, 1994

Mr. Steve Horvath, P.E.
Vickrey & Associates, Inc.
7334 Blanco Road, Suite 109
San Antonio, Texas, 78216

RE: Encino Creek Subdivision POADP #398/Planning Commission Review

Mr. Horvath:

On February 23, 1994, the San Antonio Planning Commission reviewed your accepted Encino Creek Subdivision Preliminary Overall Area Development Plan #398. The Commission reached a concensus regarding your plan indicating that favorable consideration will be given to the dedication and construction variance for the extension of Jones Maltsberger at the time of plat submittal. However, this concensus does not bind future Commissions.

Additionally, this consensus is based on the fact that your client's property does not include the Jones Maltsberger extension ROW and that there is no proposed access to or from the Jones Maltsberger extension on the accepted Encino Creek POADP. Whomever buys the adjoining property will be required to dedicate and construct the extension of Jones Maltsberger in accordance with the requirements of the Unified Development Code at the time of plat submittal.

Please find enclosed a signed copy of the POADP for your files. You may now submit individual subdivision plat units at your convenience. As previously mentioned in our letter of February 18, 1994, a non-access easement will be required along Jones Maltsberger and Caliza Drive adjacent to the rear and side lot lines of all residential lots.

Also, please note that as previously indicated in our letter of February 18, 1994, acceptance of this POADP 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 plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley by R.V.

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

DWP/ALG

cc: Resolution Trust Corporation
Andrew J. Ballard, P.E., Traffic Planning Engineer

CITY OF SAN ANTONIO

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

February 18, 1994

Mr. Steve Horvath, P.E.
Vickrey & Associates, Inc.
7334 Blanco Road, Suite 109
San Antonio, Texas, 78216

RE: Encino Creek Subdivision POADP #398

Mr. Horvath:

The City Staff Development Review Committee has reviewed your Encino Creek Subdivision Preliminary Overall Area Development Plan #398. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note that dedication and construction of the extension of Jones Maltsberger will be required at the time of plat submittal in conjunction with the first adjacent unit. Additionally, a non-access easement will be required along Jones Maltsberger and Caliza Drive adjacent to the rear and side lot lines of all residential lots.

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 plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley by K.V.

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

DWP/ALG

cc: Resolution Trust Corporation
Andrew J. Ballard, P.E., Traffic Planning Engineer

CITY OF SAN ANTONIO

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

February 18, 1994

Mr. Steve Horvath, P.E.
Vickrey & Associates, Inc.
7334 Blanco Road, Suite 109
San Antonio, Texas, 78216

RE: Encino Creek Subdivision POADP #398

Mr. Horvath:

The City Staff Development Review Committee has reviewed your Encino Creek Subdivision Preliminary Overall Area Development Plan #398. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note that dedication and construction of the extension of Jones Maltsberger will be required at the time of plat submittal in conjunction with the first adjacent unit. Additionally, a non-access easement will be required along Jones Maltsberger and Caliza Drive adjacent to the rear and side lot lines of all residential lots.

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 plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley by K.V.

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

DWP/ALG

cc: Resolution Trust Corporation
Andrew J. Ballard, P.E., Traffic Planning Engineer

"AN EQUAL OPPORTUNITY EMPLOYER"

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS

February 22, 1994

Mr. David Pasley
Director of Planning Department
ATTN: Mr. Alex Garcia
City of San Antonio
Main Plaza Building, 4th Floor
114 W. Commerce
San Antonio, Texas 78205

FAXED 299-7897

RE: Encino Creek Preliminary Overall Development Plan (POADP)

Dear Mr. Pasley:

On behalf of our client, U.S. Home, we are requesting that the Preliminary Overall Development Plan for Encino Creek Subdivision, as reviewed by the POADP Committee, on February 11, 1994, be submitted as an emergency add on item to the Planning Commission of the City of San Antonio on February 23, 1994.

It is our understanding that the POADP Committee of the City of San Antonio reviewed the Encino Creek Preliminary Overall Development Plan February 11, 1994 and approved same subject to a variance related to the Major Thoroughfare Plan and the location of Jones Maltsberger future extension along the west property line of the subject tract. Our Client is pleased with the Committee's actions, however prior to completing the purchase of the subject tract and completing the construction documents and subdivision plat to Encino Creek, it is U.S. Home's desire to have the Planning Commission of the City of San Antonio confirm a favorable action with regards to the staff's recommendation on the POADP. The intent of this request is to allow U.S. Home to proceed with the purchase of the property and development of the construction documents in accordance with the approved POADP Plan and subject to the variance with the knowledge that the Planning Department Staff and the Planning Commission Members are in agreement and favorable to approving the variance request to locate Jones Maltsberger future extension along the west property line of Encino Creek Subdivision.

This item has been requested to be submitted to the Planning Commission as an emergency add on item due to the expiration date of the current ernest money contract by U.S. Home to the current owner which expires February 28, 1994. The location of Jones Maltsberger Road is extremely critical to the potential for developing this tract and without some direction from the planning commission, U.S. Home does not feel it can go forward on the contract and the development of subdivision plat and construction documents.

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216-4978 • 210-349-3271 • FAX 210-349-2561

Your favorable consideration of this request is greatly appreciated. If you have any questions, please feel free to give me a call. Enclosed is a check in the amount of $350.00 to cover the emergency add on fee and nine (9) copies of the POADP Plan for Encino Creek Subdivision.

Sincerely,

VICKREY & ASSOCIATES, INC.

B. Johnson for S. Horvath

Stephen Horvath, P.E.
Vice President

Enclosures: As stated

cc: Mr. George d'Hemecourt, U.S. Home Texas, 4141 Blue Lake, Suite 200, Dallas, Texas 75244

SH/lf/Pasley.ltr
0880-058-036