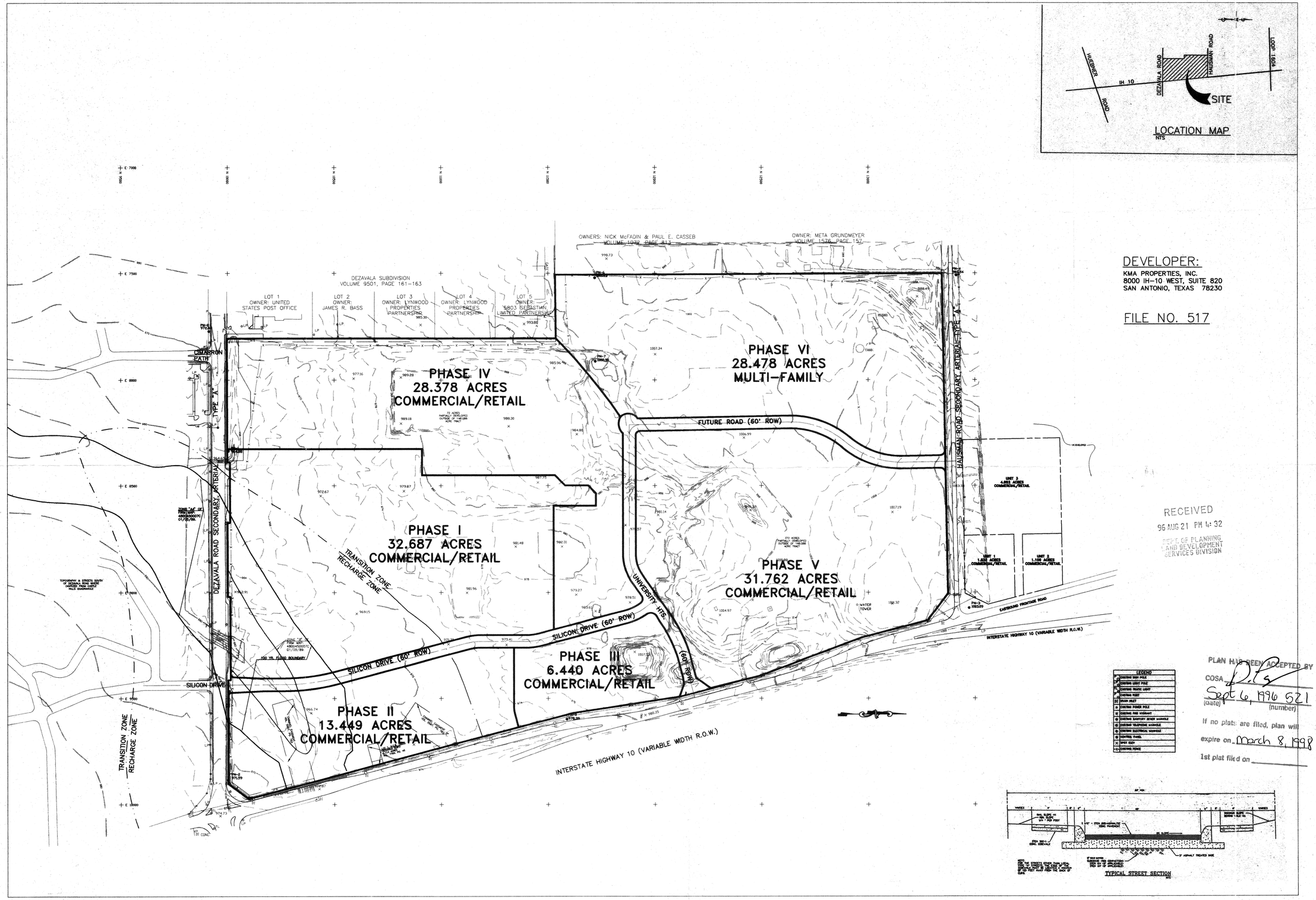

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LAND DEVELOPMENT
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
COSA
Sept 6, 1996 521
(date) (number)
If no plats are filed, plan will
expire on March 8, 1998
1st plat filed on

DATE	NO.	DESCRIPTION
	4	
	3	
	2	
	1	

REVISIONS

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

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

PREPARED FOR:
KMA PROPERTIES INC.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
UNIVERSITY HEIGHTS SUBDIVISION
N.W. QUADRANT IH-10 DEZAVALA ROAD
SAN ANTONIO, TEXAS

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DATE: AUGUST 22, 1996
SCALE
Vertical 1" = N/A
Horizontal 1" = 200
0 100 200 300

SHEET 1 OF 1

PROJ NO. 0591-013-064

DRAWING FILE: M:\0591-012\POADP.DWG

521

City of San Antonio
Planning Department
Subdivision Section

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PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

RESUMITTAL:

Date Submitted: 8-21-96

Name of POADP: UNVERSITY HEIGHTS SUBDIVISION N.W. QUADRANT IH 10 DEZAVALA ROAD (PLAN#517)

Owner/Agent: KMA PROPERTIES, INC. **Phone:** (210) 349-1600
Address: 8000 I.H. 10 WEST - SUITE 820 SAN ANTONIO, TX. **Zip code:** 78230

Engineer/Surveyor: VICKREY & ASSOCIATES, INC. **Phone:** (210) 349-3271
Address: 7334 BLANCO RD. SUITE 109 SAN ANTONIO, TX. 78216 **Zip code:** 78216

Existing zoning: I-1, B-3R, B-3 **Proposed zoning:** NO CHANGE ANTICIPATED AT THIS TIME

Texas State Plane Coordinates: X: 129,755 Y: 629,100
(at major street entrance/main entrance)

Plat is over/within/includes:
San Antonio City Limits ☒ Yes ☐ No
Edwards Aquifer Recharge Zone? ☒ Yes ☐ No

Land Area Being Platted:	**Lots**	**Acres**
Single-Family (SF)		
Non-Single Family (NSF)	1	28.478
Commercial & other	8	112.716 6.892
TOTAL =	9	148.086

Print Name: RUTH HAMPTON **Signature:** Ruth Hampton

Date: 8/21/96 **Tel:** 349-3271 **Fax:** 349-2561

This is for the person actually submitting the application. However, this is the person staff wil contact regarding this application for clarification or additional information

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

CITY OF SAN ANTONIO

September 6, 1996

Ms. Ruth Hampton
Vickrey & Associates, Inc.
7334 Blanco Road, Suite 109
San Antonio, Texas 78216

Re: University Heights Subdivision POADP # 521

Dear Ms. Hampton:

The City Staff Development Review Committee has reviewed University Heights Subdivision Preliminary Overall Area Development Plan (POADP) # 521. 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 the following:

1. Access issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.

2. Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

3. This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.

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. 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 Elizabeth Carol. She may be reached at 207-7900.

Sincerely,

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

DWP/EAC

cc: Andrew J. Ballard, P.E., Acting City Traffic Engineer

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

City of San Antonio
Planning Department
Subdivision Section

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LAND DEVELOPMENT
SERVICES DIVISION

REQUEST FOR REVIEW

TO: BURT RUBIO; PUBLIC WORKS DEPARTMENT **Date** 8.27.96

FROM: **Elizabeth A. Carol; Planner II**

ITEM NAME: University Heights **FILE #** NONE

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section.** All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By:_____, 19_____

- ☐ **Proposed plat-30 days**
- ☐ **Variance-15 days**
- * **POADP's-10 days**
- ☐ **Plat deferral-30 days**
- ☐ **Plan / legal doc-15 days**
- ☐ **Other-15 days**

☑ **I recommend approval** ☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #**_____

Comments: FLOOD DEVELOPMENT PERMIT REQUIRED DRAINGE EASEMENTS AND DRAINAGE AREAS WILL BE ADDRESS DURING THE PLAT PROCESS

Humberto Rubio Burt — Sr. Eng. Tech — 9-3-96

Signature **Title** **Date**

****
*** ACTIVITY REPORT ***
****

TRANSMISSION OK

TX/RX NO.	6048
CONNECTION TEL	93492561
CONNECTION ID	
START TIME	04/27 16:07
USAGE TIME	00'49
PAGES	2
RESULT	OK

City of San Antonio
Planning Department

Zoning / Subdivisions

Street address: Municipal Plaza Building, 114 W. Commerce, 4th floor
Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966

Pages sent including fax cover: 2

If you do not receive all pages, please call 207-7900

Please deliver to:

Name:	Shannita
Title:	
Organization:	
Phone:	
Fax:	349-2561

From:

Name:	Elizabeth Carol
Title:	Planner II
Division:	Subdivision
Phone:	207-7900
Fax:	**207-4441**

Remarks:

I hope this information helps, if you have any questions please call me.

POADP & Development Rights will not provide protection from drainge

CONFERENCE MEMORANDUM

PROJECT	University Heights Subdivision Units 4-11	CONFERENCE DATE	April 2, 1998
CLIENT	KMA Properties, Inc.	ISSUE DATE	April 21, 1998
CONFERENCE LOCATION	City of San Antonio Planning Department		

ATTENDANTS
Shawnita Sterett, Vickrey & Associates, Inc.
Elizabeth Carol, CSA Planning Dept.

ROUTING	
Steve Horvath	
Shawnita Sterett	
Elizabeth Carol	
Edward Guzman	
FILE 0591-022-041	

The PDADP may provide Dev. Rights for trees, if you modify your plat, the plat may not be protect - Legal would need to review

PURPOSE
To discuss revisions to the subdivision plats for University Heights Units 4-11

DISCUSSION
THE FOLLOWING IS OUR UNDERSTANDING OF THE SUBJECT MATTER COVERED IN THIS CONFERENCE. IF THIS DIFFERS WITH YOUR UNDERSTANDING, PLEASE NOTIFY US.

Vickrey & Associates, Inc. is currently reviewing the subdivision plats for University Heights Units 4-11 which have been submitted but not approved by the City of San Antonio. The owner is considering revisions to the street alignment in order to save more of the existing trees. These revisions would affect two or more plats and would shift acreage from one unit into another. Per discussion with City of San Antonio planning staff member, Ms. Carol, revisions, including increases or decreases in acreage, may be made to these adjoining subdivision plats without affecting the development rights as long as new plat numbers are not issued.

Called 4.27.98 no.

#521

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CITY OF SA PLANNING AND DEVELOPMENT SERVICES DIVISION

DISTRIBUTION Elizabeth Carol, Ed Guzman	PREPARED BY: Shawnita Sterett

VICKREY & ASSOCIATES, INC.

Consulting Engineers

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216 • (210) 349-3271 • Fax (210) 349-2561

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DEPT. OF PLANNING AND DEVELOPMENT SERVICES

TO: Elizabeth Carol
Planning Dept.
Municipal Plaza Bldg - 4th floor
114 W. Commerce

DATE: 8/21/96

PROJECT: University Heights Subd.

JOB NO: 0591-013-064

We are sending you:

- [X] Herewith
- [ ] Under Separate Cover
- [ ] By Mail
- [X] By Messenger
- [ ] By

- [ ] Tracings
- [X] Blue Line Prints
- [ ] Xerox Copies
- [ ] Other
- [ ] Other

- [ ] Plans
- [ ] Specifications
- [ ] Contracts
- [ ] Estimate No.
- [ ] Other

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
6	1	8/21/96	Revised POADP

These are sent:

- [X] As per your request
- [X] By request of David Galvan, Project Engineer

- [ ] For your information
- [ ] For your signature

- [ ] For construction
- [X] Other for approval

Remarks: Please call if you need any other information

Copies of:

TO:

Thank you

Received By: Date: Submitted By: Lori Hampton