P.O.A.D.P. NOTES:

1. PROPOSED LAND USE: INDUSTRIAL WAREHOUSE.
2. WATER DISTRIBUTION and SANITARY SEWER SYSTEM SHALL BE BY THE CITY OF SAN ANTONIO.
3. PROJECTED SEQUENCE OF PHASING: AS SHOWN BELOW.
4. PHASE OF DEVELOPMENT IS UNKNOWN AT THIS TIME AS TRACTS ARE BEING SOLD, DEVELOPMENT IS CREATED.
5. ZONING CONSISTS OF I-1.
6. NAME OF DEVELOPER: ALAMO DOWNS INC. 900 ISOM RD., SAN ANTONIO, TEXAS 78216

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
Feb 14, 1997 149-B
(date) (number)
If no plats are filed, plan will expire on Aug 16, 1998
1st plat filed on _____

PLAN HAS BEEN ACCEPTED BY
COSA
Jan 27, 97 149-B
(date) (number)
If no plats are filed, plan will expire on July 29, 1998
1st plat filed on _____

RECEIVED
97 JAN -8 PM 3:29
SUBDIVISION DEVELOPMENT SERVICES DIVISION

No.	Description	Date Issued

Revisions

MACINA, BOSE, COPELAND & ASSOC. INC.
FORMERLY
415 BREESPORT DR. SAN ANTONIO, TEXAS

ALAMO DOWNS BUSINESS PARK
P.O.A.D.P.

Approved	Job Number C-3879
Job Captain/Project Engineer R.A.C.	Scale 1" = 200'
Division Head	Date
Project Manager	Drawing Number
Drawn by J.L.C.	
Checked by	

ALAMO DOWNS BUSINESS PARK
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (P.O.A.D.P.)

City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

RECEIVED
DEC 5 '96 3:40
PLANNING AND DEVELOPMENT SERVICES DIVISION

Date Submitted: DEC. 5 '96 Name of POADP: ALAMO DOWNS BUSINESS PARK

Owner/Agent: ALAMO DOWNS, INC Engineer/Surveyor: MACINA, BOSE, COPELAND & ASSOC.

Address: 900 ISOM ROAD, SUITE 300 Address: 415 BREESPORT DRIVE

SAN ANTONIO, TEXAS Phone: 366-3555 SAN ANTONIO, TEXAS Phone: 349-0151

Existing zoning: I-1 Proposed zoning: I-1 149-B

Texas State Plane Coordinates: X: 119,836 Y: 590,909
(at major street entrance/main entrance)

Site 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)	—	—
Commercial & Other	NONE AT THIS TIME	
TOTAL:		

Contact Person:
Print Name: JOSE L. CARMONA Signature: Jose L. Carmona

Date: DECEMBER 5 '96 Tele: 349-0151 Fax: 349-9302

Is there a previous POADP for this site? Name ALAMO DOWNS No. ? 149

Is there a corresponding PUD for this site? Name No No.

Are there any plats associated with this POADP or site? Name PMB, FLP SUB'D. No. 050247

Name Several see plat No.

Name none on POADP. No.

ALL PRINTS MUST BE FOLDED.

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

CITY OF SAN ANTONIO

February 14, 1997

Mr. Jose L. Carmona
Macina, Bose, Copeland & Assoc.
415 Breesport Drive
San Antonio, TX 78216

Re: Alamo Downs, Inc. POADP # 149 - B

Dear Mr. Carmona:

The City Staff Development Review Committee has reviewed Alamo Downs, Inc. Subdivision Preliminary Overall Area Development Plan # 149 - B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

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

- 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.

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 questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

Rebecca Waldman

Rebecca Waldman
Acting Director of Planning

RW/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

REQUEST FOR REVIEW

TO: Amer Date 12/11/96

FROM: Eli

ITEM NAME: Alamo Down FILE # 149-B

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: TIA Worksheet / TIA report is required

Signature: [illegible] Title: Eng. Associate Date: 12/20/96

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 12-11-96

FROM: Eli

ITEM NAME: Alamo Downs FILE # 149-B

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.

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97 JAN -6 PM 3:31
DEPARTMENT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

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: DRAINAGE EASEMENTS WILL BE REQUIRE And Address During THE PLATTING PROCESS

Burt Rubio — Signature
Sr. Eng Tech — Title
12-26-96 — Date

st-it® Fax Note 7671 | Date 1/8/97 | # of pages ▶ 1
Elizabeth Carol | From Judy Friesenhahn
J/Dept CSA Planning | Co. Tx DOT
one # 207 7912 | Phone # 615 5814
x # 207 4441 | Fax #

Texas Department of Transportati

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

January 8, 1997

149-B

P.O.A.D.P REVIEW

Alamo Downs Business Park

Located on I.H. 410, from Alamo Downs Pkwy. To Fairgrounds Pkwy.

P.O.A.D.P. Reviewed for:	Comments
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	None
Access Limits/Restrictions	Maximum combined total of 10 access points will be permitted (Based on overall frontage of 2478.97'). Locations will be as directed by "Regulations For Access Driveways to State Highways".
WPAP Requirements	None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

Jesse Hayes

FOR Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151 FAX (210) 349-9302

mbc ENGINEERS

RECEIVED
96 DEC -5 PM 3:40
DEPT OF PLANNING AND ENVIRONMENTAL SERVICES DIVISION

TO C.O.SA
Planning dept.

Attn: Eddie Gurman

Proj. No. 25328 Date Dec 5 96

Re: Alamo Downs Bus. Pk.
P.O.A.D.P.
149-13

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following it

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
6			Prints
1			Application (P.O.A.D.P.)

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Any Questions pls call

thanks

COPY TO File

SIGNED L. P. Lopez

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151 FAX (210) 349-9302

TO CITY OF San Antonio
Planning dept.
(Sub. Section.)
Attn: ELIZABETH CAROL

Proj. No. 26517 Date Jan 8, 97

Re: Alamo Downs B.P.
POADP

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items.

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
6			Bluelines 149-B

RECEIVED
97 JAN -8 PM 3:29
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

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☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Any Questions pls call

COPY TO FILE

SIGNED Luis P. Lopez