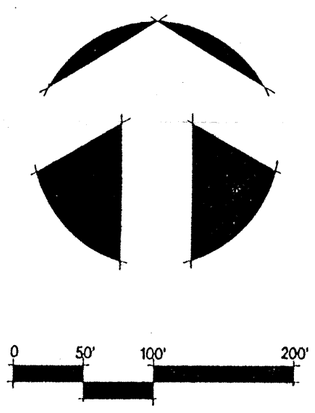

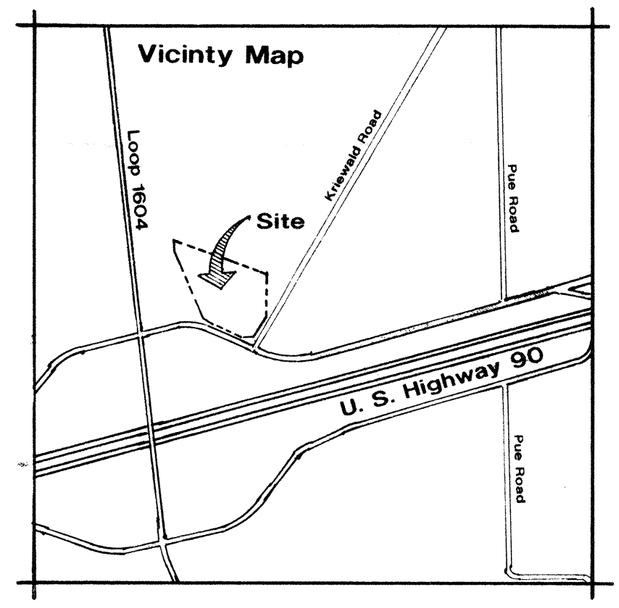

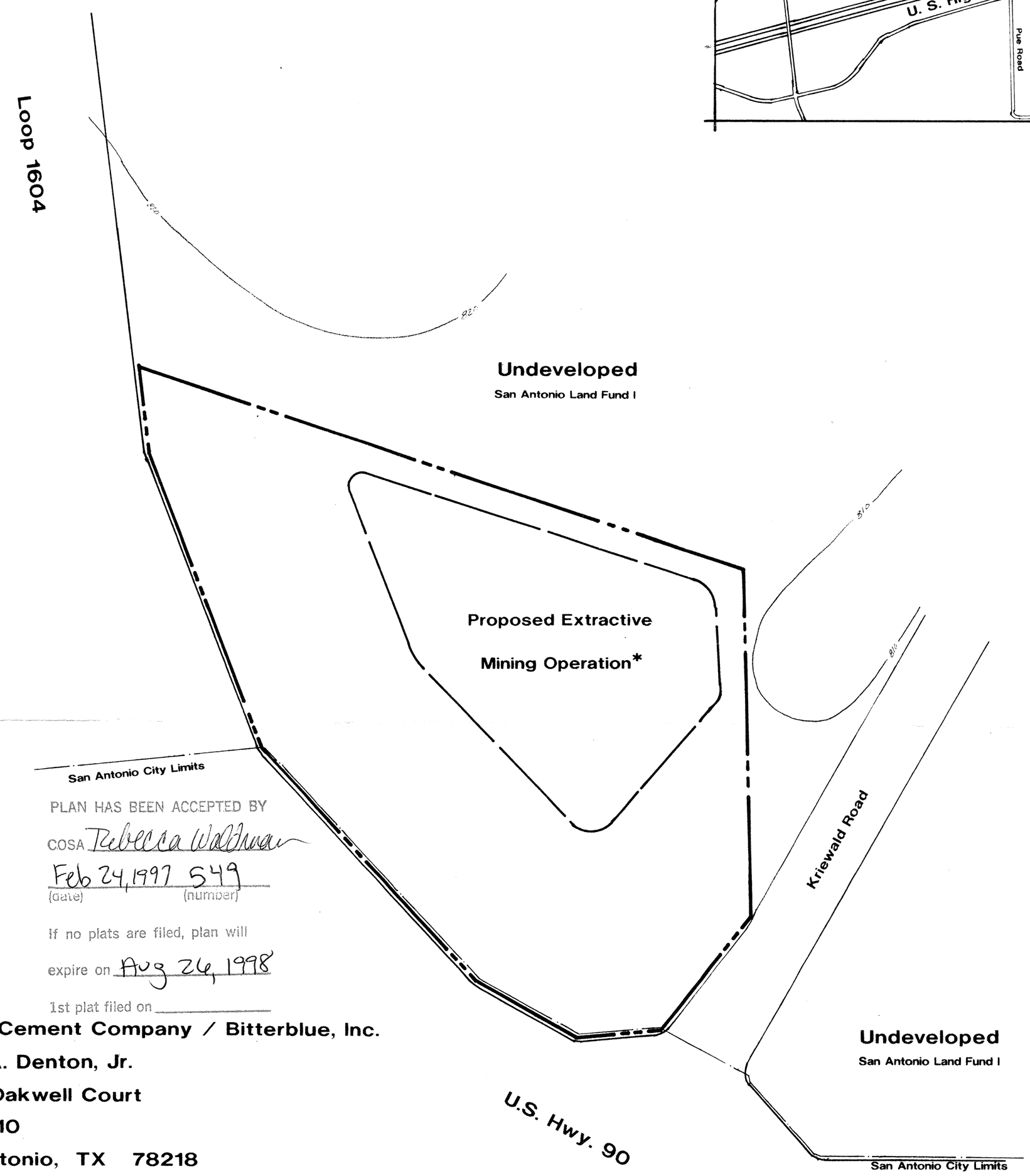

PLAN HAS BEEN ACCEPTED BY
COSA Rebecca Waldman
Feb 24, 1997 549
(date) (number)

If no plats are filed, plan will
expire on Aug 26, 1998

1st plat filed on _____

RECEIVED
97 FEB 20 AM 8:24
CITY OF SA PLANNING
DEPT. / DEVELOPMENT
SERVICES DIVISION

developer: Alamo Cement Company / Bitterblue, Inc.

agent: Lloyd A. Denton, Jr.
3330 Oakwell Court
Suite 110
San Antonio, TX 78218

Water Supply - San Antonio Water System
Gas & Electric - City Public Service
Sewer Service - City of San Antonio

Approximate Acreage: 7.31

*NOTE: Adaptive Re-use Master Plans
to be Provided at a Later Date

February 18, 1997

Leon Plant
Preliminary Overall Area Development Plan

#549

City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 2/19/97 Name of POADP: LEON PLANT

Owner/Agent: ALAMO CEMENT / BITTERBLUE Engineer/Surveyor: PAPE-DAWSON

Address: 3330 OAKWELL CT #110 Address: 9310 BROADWAY

78218 Phone: 828-6131 78217 Phone: 824-9494

Existing zoning: RA / NOT Proposed zoning: MULTIPLE

Texas State Plane Coordinates: X: 20916 Y: 568
(at major street entrance/main entrance)

549

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)	TBD	5.06
Commercial & Other	TBD.	2.25
TOTAL:	TBD.	7.31

* TO BE DETERMINED

RECEIVED 97 FEB 20 AM 8:24 DEPT OF PLANNING & DEVELOPMENT SERVICES DIVISION

Contact Person:
Print Name: LLOYD A. DENTON, JR Signature:

Date: 2/19/97 Tele: 828-6131 Fax: 828-6137

Is there a previous POADP for this site? Name No No. —

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

Are there any plats associated with this POADP or site? Name No No. —

Name — No. —

Name — No. —

ALL PRINTS MUST BE FOLDED.

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

City of San Antonio
Planning Department
Subdivision Section

POADP CHECKLIST

According to the UDC POADP's (new & updates) shall include the following:

- Perimeter property lines;
- name of the plan and the subdivision;
- scale of the map;
- proposed land use by location, type, and acreage;
- existing and proposed circulation system of collectors, arterial, and local type B streets;
- contour lines at intervals no greater than ten (10) feet;
- ownership from title and or city or count records for adjacent properties and, if known, proposed development of such land;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits and;
- location map indicating location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares.

PLEASE NOTE:

- All POADP'S must include a complete application;
- the maps need to be folded, and;
- if the POADP abuts a State Highway facility, please forward an additional POADP map to the Texas Department of Transportation (TXDOT), for their review. At TXDOT you can contact Judy Friesenhahen at 615-5814.

If you have any question about POADP's please call Elizabeth Carol 207-7900.

CITY OF SAN ANTONIO

February 24, 1997

Mr. Lloyd A. Denton
3330 Oakwell Ct., Suite 110
San Antonio, TX 78218

Re: Leon Plants POADP # 549

Dear Mr. Denton:

The City Staff Development Review Committee has reviewed Leon Plants Subdivision Preliminary Overall Area Development Plan # 549. 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: Burt Rubio Date 2-20-97

FROM: Elizabeth

ITEM NAME: Leon Plant FILE # 549

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: DRAINAGE REQUIREMENTS WILL BE ADDRESS DURING THE PLATTING PROCESS.

Burt Rubio — Sr. Eng Tech. — 2-24-97

Signature **Title** **Date**

City of San Antonio
Planning Department
Subdivision Section

RECEIVED
97 MAR 18 AM 9:53
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

REQUEST FOR REVIEW

TO: Amer Date Feb 20, 97

FROM: Elizabeth

ITEM NAME: Leon Plant FILE #

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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- ☐ **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 is Reqd

Signature	Title	Date
AG	~~3/17/97~~ Eng. Asso.	3/17/97

Texas Department of Transportation

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

May 23, 1997

P.O.A.D.P REVIEW

Leon Plant

Located on U.S. 90 at Kriewald Road

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 of 1 access points. All access locations and permitting 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.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer