





City of San Antonio  
 Planning Department  
 Subdivision Section

**PRELIMINARY OVERALL AREA  
 DEVELOPMENT PLAN  
 APPLICATION (POADP)**

Date Submitted: DEC. 5 '96 Name of POADP: ALAMO DOWNS BUSINESS PARK  
 Owner/Agent: ALAMO DOWNS, INC Engineer/Surveyor: MAGINA, BOSE, COPELAND & ASSOC.  
 Address: 900 SOMER ROAD, SUITE 300 Address: 415 BRESPORT DRIVE  
SAN ANTONIO, TEXAS Phone: 366-3555 SAN ANTONIO, TEXAS Phone: 349-0151

Existing zoning: I-1 Proposed zoning: I-1

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

149-B

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)       | <u>—</u>                 | <u>—</u> |
| Non-Single Family (NSF)  | <u>—</u>                 | <u>—</u> |
| Commercial & Other       | <u>NONE AT THIS TIME</u> |          |
| TOTAL:                   | <u>—</u>                 | <u>—</u> |

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 names on OOADP. 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,

A handwritten signature in cursive script that reads "Rebecca Waldman".

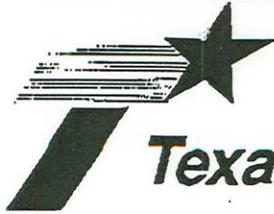
Rebecca Waldman  
Acting Director of Planning

RW/EAC

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







# Texas Department of Transportation

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.

|                              |          |         |                  |            |   |
|------------------------------|----------|---------|------------------|------------|---|
| ST-11 <sup>th</sup> Fax Note | 7671     | Date    | 1/8/97           | # of pages | 1 |
| Elizabeth Cano               |          | From    | Judy Friesenhahn |            |   |
| J Dept CSA Planning          |          | Co.     | Tx DOT           |            |   |
| one #                        | 207 7912 | Phone # | 615 5814         |            |   |
| x #                          | 207 4441 | Fax #   |                  |            |   |

*Judy Friesenhahn*  
 For Judy Friesenhahn, P.E.  
 Advanced Project  
 Development Engineer