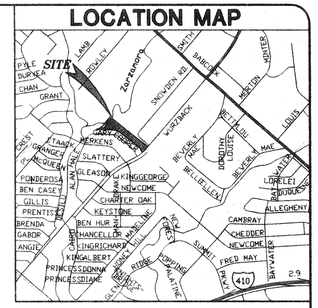
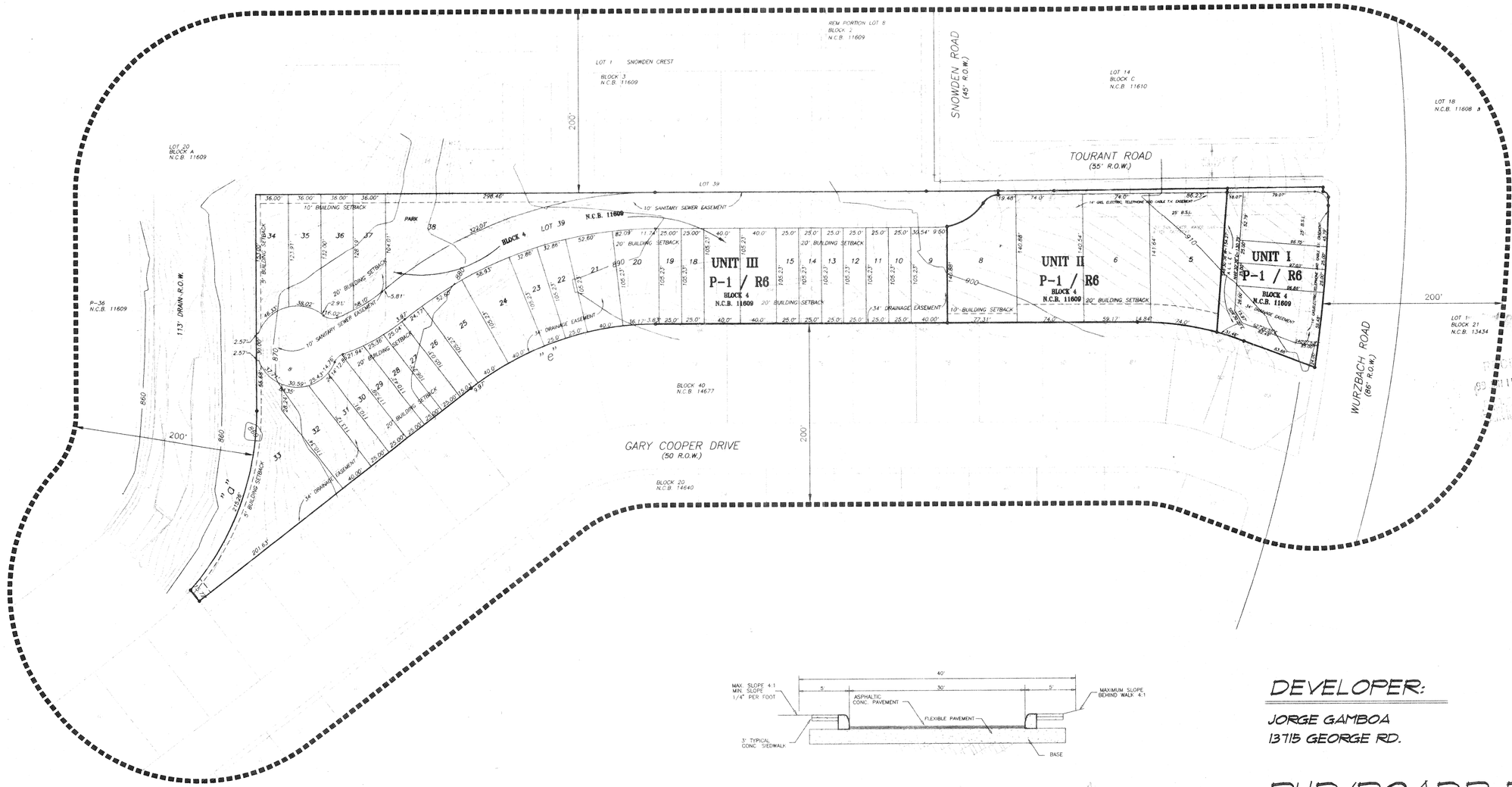
LOCATION MAP



NTS

SCALE: 1"=60'



TYPICAL STREET SECTION
N.T.S.

RECEIVED
99 JUL 15 PM 1:53
PLANNING DEPARTMENT
ENGINEERING DIVISION

MIRAGE

PLAN HAS BEEN ACCEPTED BY
COSA
7-30-99 (date) 643 (number)
If no plats are filed, plan will expire on 1-28-01
1st plat filed on

DEVELOPER:
JORGE GAMBOA
13715 GEORGE RD.

PUD/POADP PLAN

REVISIONS
REVISED ON MAY 17, 1999

Flores & Company, Inc.
Consulting Engineers
12915 Jones Maltsberger, Suite 401
San Antonio, Texas 78247 (210) 490-9863

JORGE GAMBOA
TOURNAT RD. & WURZBACH RD.
SITE PLAN
San Antonio, Texas

JOB NO. 589-00
DATE APRIL 1999
SHEET 1 OF 1

F&C JOB NO. 589-00
C:\JOBS\589-00\589-PUD1.DWG

643

City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 6 APR 99

Name of POADP: MIRAGE (PUD)

Owner/Agent: JORGE GAMBOA **Phone:** 493-3414

Address: 13715 GEORGE ROAD **Zip code:** 782

Engineer/Surveyor: FLORES & CO **Phone:** 490-9963

Address: 12915 JONES MALTSBERGER **Zip code:** 78247

Existing zoning: R-1/R-6 **Proposed zoning:** R-1/R-6

Texas State Plane Coordinates: X: 2,099,045 Y: 13,729,261
(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)	E.C. 38	
Non-Single Family (NSF)	~~37~~	4.069
Commercial & other	NO ~~2~~	1.058
TOTAL =	~~39~~	5.127

NO TIA Req.

Print Name: THOMAS FLORES **Signature:** Thomas Flores

Date: 25 MAR 99 **Tel:** 490-9963 **Fax:** 490-0820

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.

file

CITY OF SAN ANTONIO

July 30, 1999

Flores & Co.
Mr. Tom Flores
12915 Jones Maltsberger
San Antonio, TX 78247

Re: Mirage POADP # 643

Dear Mr. Flores,

The City Staff Development Review Committee has reviewed Mirage Preliminary Overall Area Development Plan # 643. 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.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- Since access to the lots fronting Wurzbach will be accessed by the alley, curb cuts will not be allowed along Wurzbach. Also, a one (1) foot non-access easement along Wurzbach must be shown on the plat.

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

- The geometry of the tie of the proposed Tourant Rd. to Snowden Rd. must be approved by Public Works at the time of platting.

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. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. J. Jay, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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