



**SITE**

"IDZ WITH MULTI-FAMILY USES UP TO A DENSITY OF 95 UNITS PER ACRE".

TRACT 1  
**2.226 ACRES**  
(96,972 SQ. FT. MORE OR LESS)

TRACT 2  
**2.00 ACRES**  
(87,366 SQ. FT. MORE OR LESS)

**Current Zoning:** "I-1" General Industrial District  
**Current Land Use Designation:** High Density Mixed Use  
**Proposed Zoning:** "IDZ" Infill Development Zone with Multi-Family uses not to exceed 80 units per acre

Ronald P. Geri, Member of

"I, JoNa Real Estate, LLC, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS."

**LEGAL DESCRIPTION**

TRACT 1: LOT 20, NCB A-14, ACCO SUBDIVISION RECORDED IN VOLUME 9515, PAGE 124 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

TRACT 2: LOT 18, NCB A-14 RENA MAE MANOR SUBDIVISION RECORDED IN VOLUME 9300, PAGE 186 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JOB NO. 11556-00  
DATE JANUARY 2018  
DESIGNER SL  
CHECKED RW DRAWN SL  
SHEET 1 OF 1

**400 PROBANDT ST.**  
**SAN ANTONIO, TEXAS**  
**IDZ - ZONING**

**PAPE-DAWSON ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH |  
2000 NW LOOP 410-1 SAN ANTONIO, TX 78213-9  
P.E. FIRM REGISTRATION #470 P.T.S. FIRM REGISTRATION #  
# 1 0 0 2 8 8 0 0

Date: Apr 05, 2018, 8:47pm User ID: rwhittle  
File: P:\11556\01\DESIGN\EXHIBITS\180405-IDZ-Zoning.dwg