

Variance Request: 1.) a 10 foot variance from the 15 foot rear setback to allow 5 foot rear setback and 2) a 15 foot variance from the 20 foot side setback to allow a 5 side setback and 3) a request for a variance to eliminate the "Type C" bufferyard.

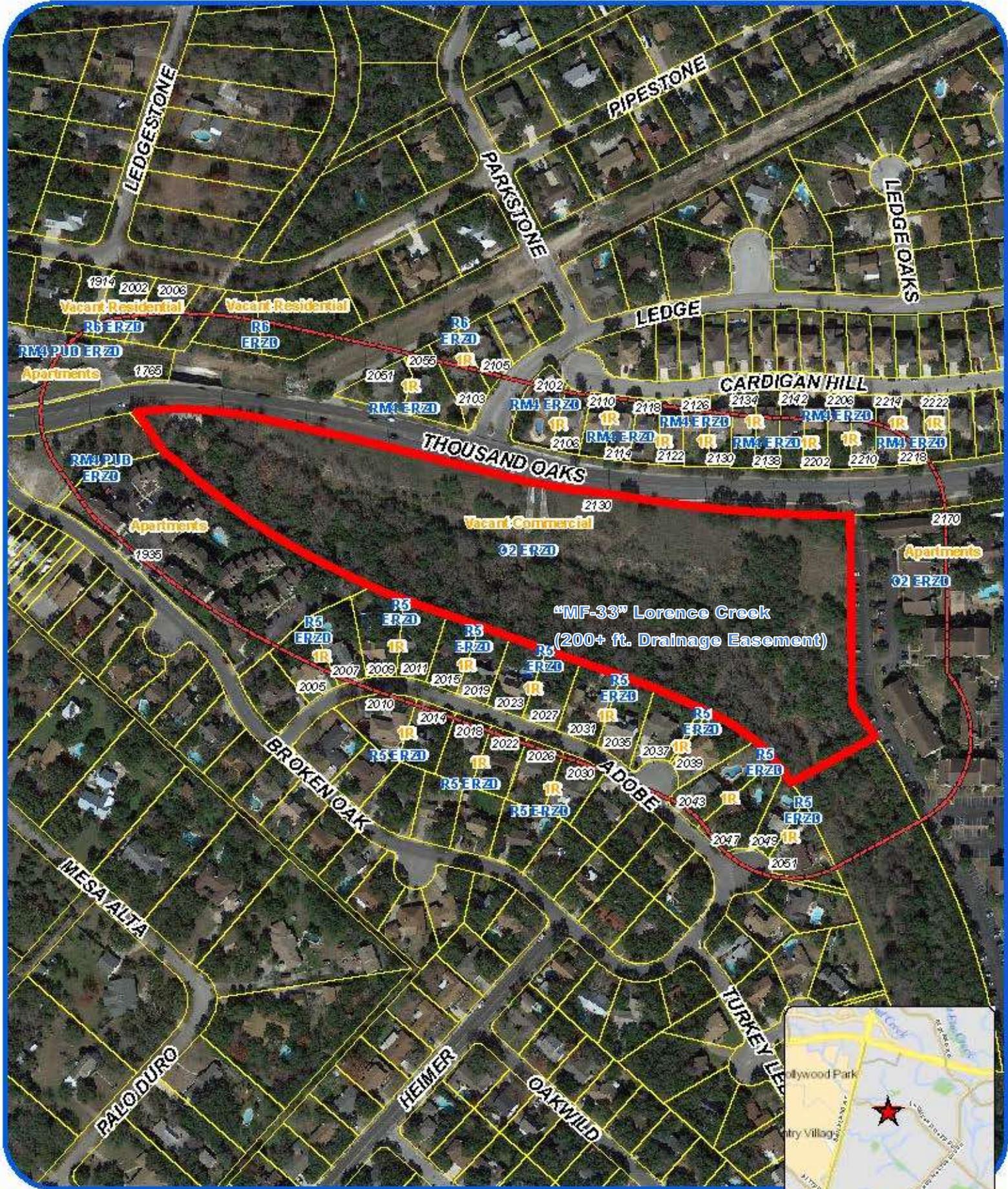
Board of Adjustment
 Plot Plan for
Case No A-17-142

2130 Thousand Oaks

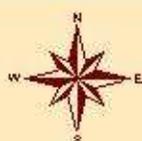


"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"
 Council District: 9/10

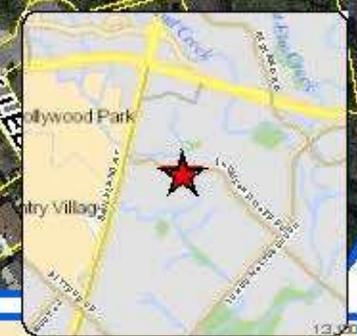
Development Services Department
 City of San Antonio



**Board of Adjustment
Notification Plan for
Case No A-17-142**

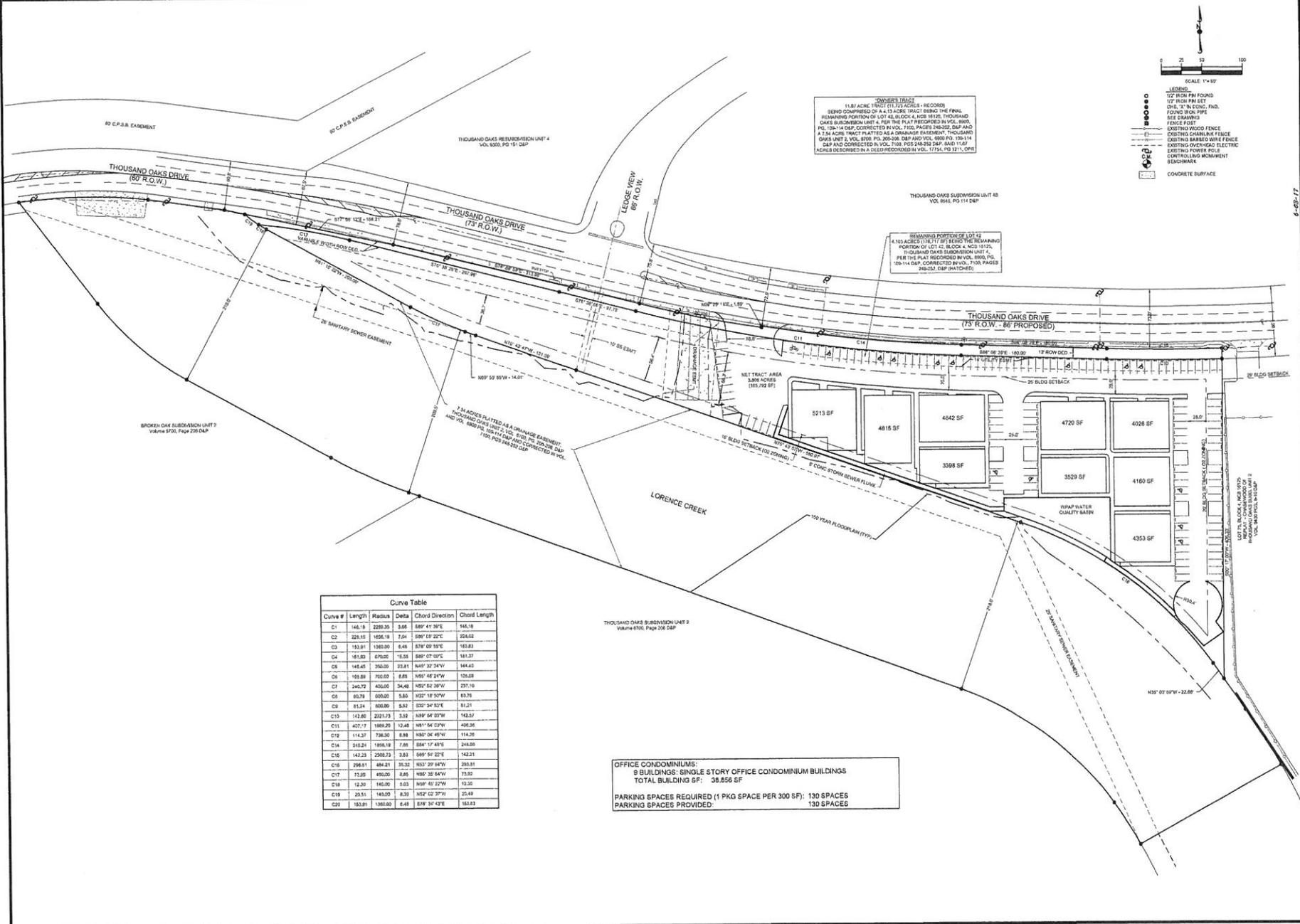


- San Antonio City Limits 
- Subject Property 
- 200' Notification Boundary 
- Council District: 910



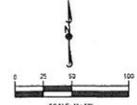
*NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY*

Development Services Department
City of San Antonio



OWNER'S TRACT
 11.81 ACRES (512,111.32 SQ. FT.) - RECORDS
 BEING COMPILED OF A 4.33 ACRE TRACT BEING THE FINAL
 REMAINING PORTION OF LOT 42, BLOCK 4, NCS 1812D,
 THOUSAND OAKS SUBDIVISION UNIT 4, PER THE PLAT RECORDED IN VOL. 8800,
 PG. 120-14 DMP, CORRECTED IN VOL. 1100, PAGES 2882-823, DAP AND
 A 7.34 ACRE TRACT PLATTED AS A GRASSLAND EASEMENT, THOUSAND
 OAKS UNIT 2, VOL. 8800, PG. 120-20, DMP AND VOL. 8800, PG. 120-114
 DMP AND CORRECTED IN VOL. 1100, PGS 248-252 DAP, AND 1147
 ACRES DESCRIBED IN A DEED RECORDED IN VOL. 17754, PG. 121-1, DMP

REMAINING PORTION OF LOT 42
 4.103 ACRES (174,777.97 SQ. FT.) BEING THE REMAINING
 PORTION OF LOT 42, BLOCK 4, NCS 1812D,
 THOUSAND OAKS SUBDIVISION UNIT 4,
 PER THE PLAT RECORDED IN VOL. 8800, PG.
 120-114 DMP, CORRECTED IN VOL. 1100, PAGES
 248-253, DMP (PATCHED)



- LEGEND**
- 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET
 - ONE (1) 1/2" IRON PIN
 - FOUND BRCA PIPE
 - SEE DRAWING
 - FENCE FOOT
 - EXISTING WOOD FENCE
 - EXISTING CHAIN-LINK FENCE
 - EXISTING BARBED WIRE FENCE
 - EXISTING OVER-HEAD ELECTRIC
 - EXISTING POWER POLE
 - CONTROLLING MONUMENT
 - CONCRETE SURFACE

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|---------|-------|-----------------|--------------|
| C1 | 146.18 | 2289.25 | 3.68 | S89° 41' 30"E | 146.18 |
| C2 | 225.15 | 1456.19 | 7.04 | S89° 09' 22"E | 225.02 |
| C3 | 193.81 | 1385.80 | 6.48 | S78° 09' 59"E | 193.83 |
| C4 | 181.83 | 1270.82 | 7.55 | S89° 07' 09"E | 181.37 |
| C5 | 145.45 | 1260.82 | 23.81 | N49° 37' 34"W | 144.49 |
| C6 | 109.89 | 702.60 | 8.89 | N89° 42' 24"W | 109.88 |
| C7 | 240.72 | 405.60 | 34.46 | N89° 52' 38"W | 237.19 |
| C8 | 60.79 | 695.00 | 5.80 | N89° 18' 50"W | 60.76 |
| C9 | 81.24 | 680.80 | 5.81 | S22° 24' 53"E | 81.21 |
| C10 | 142.80 | 2317.13 | 3.52 | N89° 54' 20"W | 142.37 |
| C11 | 407.17 | 1889.20 | 12.48 | N89° 54' 22"W | 406.36 |
| C12 | 114.37 | 738.30 | 8.88 | N30° 04' 45"W | 114.26 |
| C13 | 248.24 | 1496.19 | 7.68 | S84° 17' 49"E | 248.00 |
| C14 | 142.23 | 2269.73 | 3.83 | S89° 54' 22"E | 142.21 |
| C15 | 298.81 | 484.21 | 35.32 | N83° 29' 48"W | 293.81 |
| C16 | 75.38 | 480.20 | 5.95 | N89° 38' 54"W | 75.32 |
| C17 | 12.30 | 1450.00 | 0.20 | N89° 42' 22"W | 12.30 |
| C18 | 20.51 | 1450.00 | 0.38 | N92° 02' 37"W | 20.49 |
| C19 | 183.81 | 1380.80 | 6.48 | S78° 31' 43"E | 183.83 |

OFFICE CONDOMINIUMS:
 9 BUILDINGS: SINGLE STORY OFFICE CONDOMINIUM BUILDINGS
 TOTAL BUILDING SF: 38,856 SF

PARKING SPACES REQUIRED (1 PKG SPACE PER 300 SF): 130 SPACES
PARKING SPACES PROVIDED: 130 SPACES

| NO. | DATE | COMMENTS |
|-----|------|----------|
| | | |
| | | |

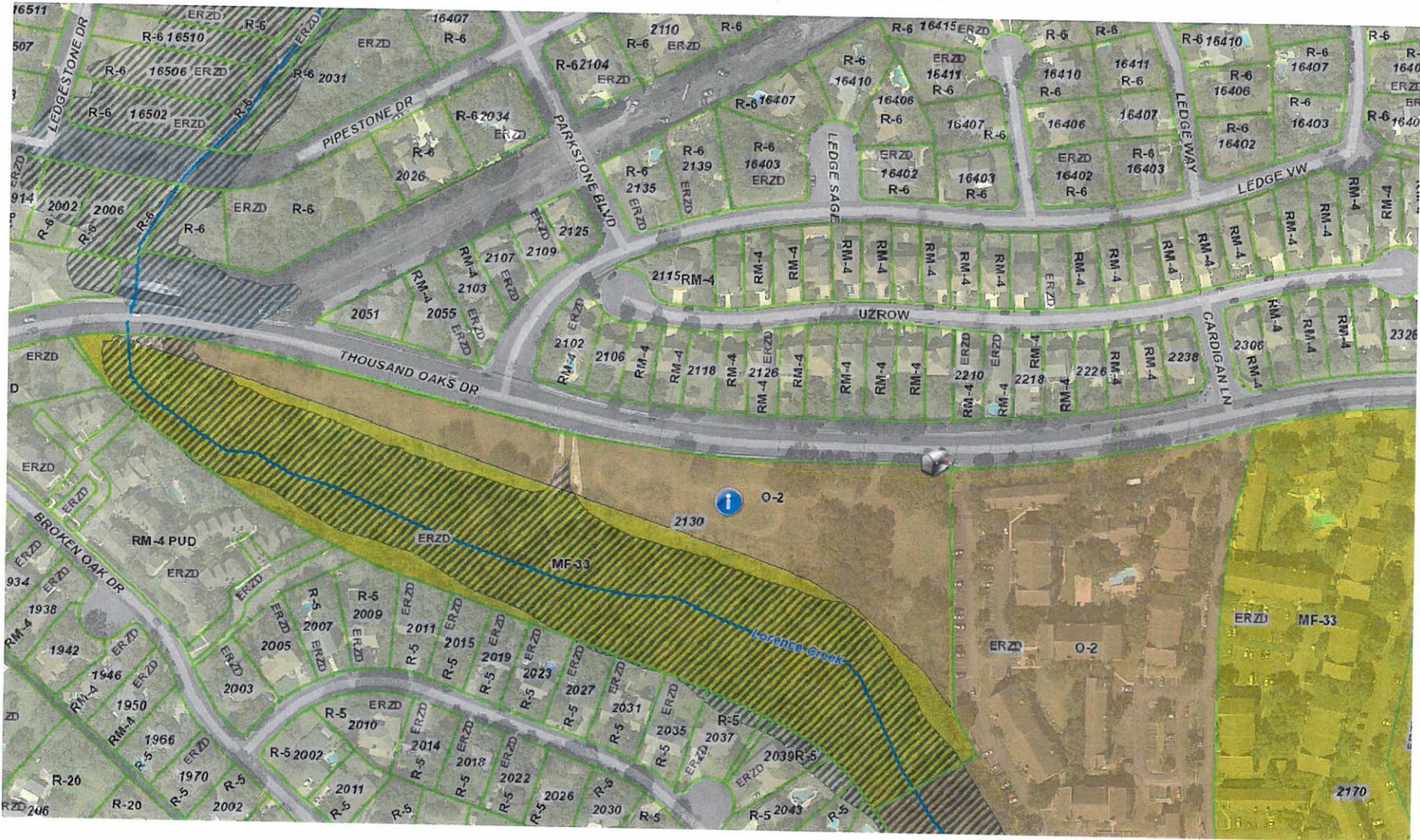


DYE DEVELOPMENT, INC.
 TYPE: PROFESSIONAL ENGINEER
 SAN ANTONIO, TEXAS 78217
 P.O. BOX 1000000
 SAN ANTONIO, TEXAS 78217

THOUSAND OAKS PARK
CONCEPTUAL SITE PLAN
PROPOSED OFFICE CONDOMINIUMS

DRAWN BY: DWG
 CHECKED BY: DWG
 DATE: 06-03-17
 PROJECT NO.: TH-OAKS

SHEET
S3.0





O-2 ERZD

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Photos
Subject Property – 2130 Thousand Oaks Drive





View down Thousand Oaks



Adjacent multi-family development

