

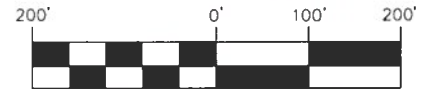
Z2018190

SAN ANTONIO RIVER

CLAY



SCALE: 1" = 200'



SIMON ST.

BLUE STAR

**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  
**2.006 ACRES**  
(87,366 SQ. FT.  
MORE OR LESS)

PROBANDT ST.

E LACHAPPELLE

**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 95  
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  
PAPER REGISTRATION #270 5 TEMPL REGISTRATION  
1 0 0 2 8 0 0 0