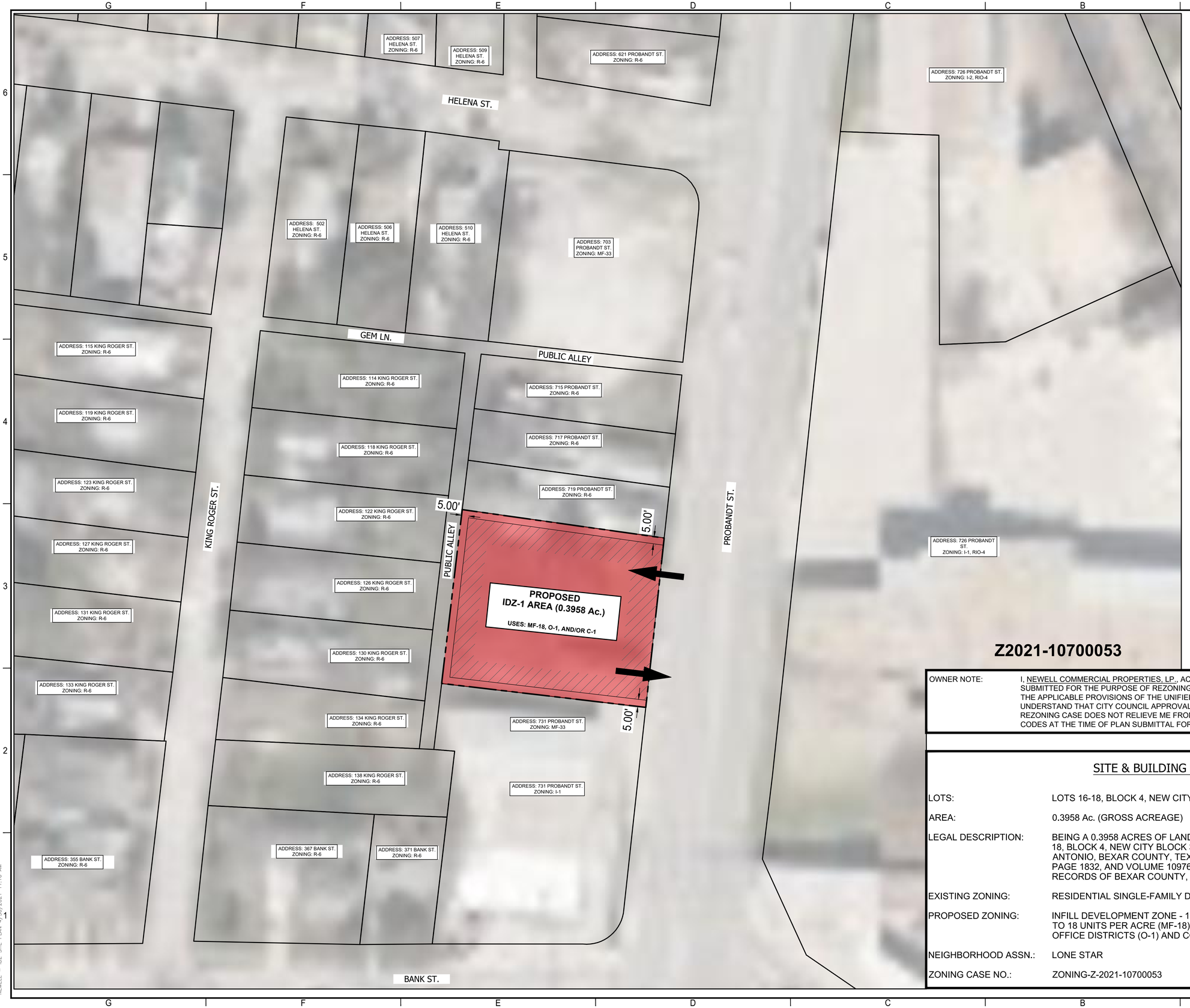


## LEGEND

PROPERTY BOUNDARY

PROPOSED BUILDABLE AREA (APPROXIMATE)

SITE ACCESS (DIRECTIONAL)

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

# Z2021-10700053

OWNER NOTE: I, NEWELL COMMERCIAL PROPERTIES, LP., ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL THE 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.

## SITE & BUILDING DATA

| | |
|---|---|
| LOTS: | LOTS 16-18, BLOCK 4, NEW CITY BLOCK 3531 |
| AREA: | 0.3958 Ac. (GROSS ACREAGE) |
| LEGAL DESCRIPTION: | BEING A 0.3958 ACRES OF LAND AND BEING ALL OF LOTS 16, 17, AND 18, BLOCK 4, NEW CITY BLOCK 3531 SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 6902, PAGE 1832, AND VOLUME 10976, PAGE 2453 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. |
| EXISTING ZONING: | RESIDENTIAL SINGLE-FAMILY DISTRICT (R-6) |
| PROPOSED ZONING: | INFILL DEVELOPMENT ZONE - 1 (IDZ-1) WITH RESIDENTIAL USES UP TO 18 UNITS PER ACRE (MF-18), AND COMMERCIAL USES UP TO OFFICE DISTRICTS (O-1) AND COMMERCIAL DISTRICTS (C-1). |
| NEIGHBORHOOD ASSN.: | LONE STAR |
| ZONING CASE NO.: | ZONING-Z-2021-10700053 |

WGI
WGInc.com
5710 W. HAUSMAN RD, SUITE 115 SAN ANTONIO, TEXAS 78249
FIRM NO: F-15083
210.860.0224

PROJECT:
PROBANDT REZONING
721, 723, & 725 PROBANDT ST.
SAN ANTONIO, BEXAR COUNTY, TEXAS

SHEET TITLE:
IDZ-1 SITE PLAN

SHEET
EXH
2 OF 2

PLAT NO. ...

Last Modified: Apr 30, 21 - 11:15
Last Modified By: Jesse Lopez
NEWELL - IDZ SITE PLAN 4/30/2021 11:16 AM
Xrefs:
I:\Civil Projects\Commercial Properties\VVXXYYZZ - Newell Commercial Properties\01-Civil\07-Exhibits\Zoning\Newell - IDZ Site Plan.dwg