



**ZIGA ARCHITECTURE STUDIO**  
Architecture | Interiors | Historic Preservation

Option 02  
Maximum Layout  
Unit Count: 65

drawing for review only, not for construction, permitting, or regulatory approval

intended use: office-warehouse (flex space)

no existing structures on site, undeveloped

proposed structures:

- building 1: 6,288 SF
- building 2: 8,787 SF
- building 3: 8,787 SF
- building 4: 8,787 SF
- building 5: 6,288 SF
- building 6: 6,288 SF
- building 7: 6,288 SF
- building 8: 8,787 SF
- building 9: 6,288 SF
- building 10: 6,288 SF
- building 11: 8,787 SF

fencing: 6' wood privacy abutting residential as required by UDC, except at ingress/egress easements or where granted a variance  
retaining wall: possible retaining wall along property line abutting church to the north, to be determined by civil engineer  
landscaping: proposed grass/landscaping in remaining areas, landscaping buffers abutting residential

building area: 81,663 SF  
land area: 273,078 SF  
intensity of conditional zoning: 65 office-warehouse (flex space) units maximum

current zoning: "MF-33" - Multifamily  
proposed zoning: "C-2 NA CD" - Commercial 2 no-alcohol, with a conditional use for office-warehouse (flex space)

I, Felix J Ziga, representative of the property owner and architect, 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 site plan in conjunction with rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

parking spaces: 159 provided, 2.44 parking spaces per office-warehouse (flex space) unit  
impervious coverage: 76,048 SF parking and driveways  
81,663 SF buildings  
157,111 SF total impervious cover

C-2 setbacks: no minimum or maximum front setback  
10' side setback\* abutting residential  
30' rear setback\* abutting residential

Z-2024-10700333 CD

DJE Texas Management Group  
Bluemel Business Park, San Antonio, TX 78240  
Zoning Site Plan for: Generally located in the 4400 block of Bluemel Road (6.268 acres out of NCB 14795)

1/64" = 1'-0"  
01-14-25

zoning site plan revised

