



**LEGEND**

- COLLECTOR (86 FT)
- LOCAL (70 FT)
- PRIVATE (50 FT)
- ROUNDABOUT (75 FT DIA)

**LOT SUMMARY**

SITE	ZONING/DEVELOPMENT TYPE	AREA (AC)	TOD DESIGNATION
SITE 1	LOW DENSITY RESIDENTIAL/COMMERCIAL/OFFICE	10.04	TOD-P
SITE 2	LOW DENSITY RESIDENTIAL/COMMERCIAL/OFFICE	4.18	TOD-P
SITE 3	HIGH DENSITY RESIDENTIAL/COMMERCIAL/OFFICE	12.09	TOD-C
SITE 4	HIGH DENSITY RESIDENTIAL/COMMERCIAL/OFFICE	11.22	TOD-C
SITE 5	HIGH DENSITY RESIDENTIAL/COMMERCIAL/OFFICE	11.49	TOD-C
SITE 6	HIGH DENSITY RESIDENTIAL/COMMERCIAL/OFFICE	7.97	TOD-C
SITE 7	LOW DENSITY RESIDENTIAL/COMMERCIAL/OFFICE	6.62	TOD-P
RIGHT-OF-WAY AREA		6.48	
		<b>TOTAL ACRE</b>	<b>70.09</b>
LOW DENSITY RESIDENTIAL DENSITY UP TO 32 UNITS PER ACRE			
HIGH DENSITY RESIDENTIAL UP TO 36 UNITS PER ACRE			
THE PROJECT WILL COMPLY WITH THE TERMS OF UDC SEC. 35-208 AND THE DENSITY TABLE 208-1 MAXIMUM FAR OF 4.0 GROSS OVER THE ENTIRE SITE.			

**Z-2024-10700030**  
 Generally located in the 5100 block of Old Pearsall Road  
 Legal Description: Lots 2, 6, P-94, P-95, NCB 15324  
 Acreage: 70.10 acres  
 From: "I-1" General Industrial District and "C-2" Commercial District  
 To: "TOD" Transit Oriented Development District

**ALLOWABLE DENSITIES:**  
**TOD-P (32 UNITS/AC):**  
 667 MAXIMUM ALLOWABLE UNITS  
  
**TOD-C (36 UNITS/AC):**  
 1,540 MAXIMUM ALLOWABLE UNITS  
  
**BUILDINGS MAXIMUM HEIGHT:**  
 ANY STRUCTURES WITHIN THE DEVELOPMENT SHALL NOT EXCEED 100' IN HEIGHT FROM GRADE

**ONE PARKSIDE TOWN CENTER ZONING EXHIBIT**  
 BEXAR COUNTY, TEXAS  
 SEPTEMBER 2023