CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	430.00'	412.86'	55°00'44"	397.19'	S39°00'51"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°28'55"E	30.00'
L2	N65°28'55"E	25.00'
L3	N65°28'55"E	35.00'

ZONING CASE Z-2025-10700068

Current Zoning: "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Athletic Fields - Outdoor

Building is 14k SF
Courts = 18, 750 SF
Impervious Coverage Total = 1.86 acres = +/- 38%

SITE INFORMATION:

SETBACKS:
FRONT = 0
SIDE = 10FT
REAR = 30FT

PARKING:
REQURIED: 75 SPACES
PROVIDED: 82 SPACES

I, Trey Jacobson, the representative, 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.

NO.	DATE	REVISION	BY

WWW.SOUTHTOWNENG.COM
PHONE: 210.560.1614
TBPE FIRM NO. 21723
SOUTHTOWN ENGINEERING
2222 N ALAMO ST. #150 (MAIL)
SAN ANTONIO, TEXAS 78215

CONCEPTUAL PLAN ONLY NOT FOR CONSTRUCTION OR RECORDATION

PRELIMINARY NOT FOR CONSTRUCTION
ROW AT NW II, LLC
NORTHWESTERN DR.
SAN ANTONIO, BEXAR COUNTY, TEXAS 78238

ZONING EXHIBIT

CLIENT: JEMCO HOLDINGS
DRAWN BY: JOS
DESIGNER: TSUJOS
REVIEWER: NFU
SEC PROJECT #

SHEET
ZONING EXHIBIT
1 OF 1

PLEASE RECYCLE

FILE NAME G:\MY DRIVE\10 - CIVIL 3D PROJECTS\SCE DEVELOPMENT\CE2017 - NORTHWESTERN BLVD - PICKLEBALL SITE\CE2017 - NORTHWESTERN BLVD SITE BASE.DWG
LAST MODIFIED BY JOSCH
LAST MODIFIED ON MAR 4, 2025
PLOTTED BY JOSCH
PLOTTED ON MAR 4, 2025
POSTSCRIPT DWG TO PDF.PC3
PLOT STYLE V10 SEC STANDARD.CTB