

**EXHIBIT “B”**  
**MIXED-USE DISTRICT SITE PLAN**



LEGEND

Property Boundary (1854.6 Ac.)

San Antonio City Limits

Existing Easement

Z-2024-10700067

Location:

Generally located southeast of the intersection of Loop 410 and New Sulphur Springs Road

Legal Description:

1,806.4 acres out of CB 5132, CB 5151, CB 5152, and NCB 10846, and 48.2 acres out of CB 5132

Current Zoning:

"C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, "NP-10" Neighborhood Preservation District, "NP-10 MLOD-3 MLR-2" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District, and "OCL" Outside City Limits

Proposed Zoning:

"MXD MLOD-3 MLR-2" Mixed Use Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a maximum density of 40 dwelling units per acre, "MXD" Mixed Use District with a maximum density of 40 dwelling units per acre, and "MXD AHOD" Mixed Use Airport Hazard Overlay District with a maximum density of 40 dwelling units per acre

I, R City Developments Inc., 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.

Land Use Schedule	
Use	Acreage
Residential	
Residential	1122.7 Ac.
Total	1122.7 Ac.
Non-Residential Uses	
Mixed Use (commercial/non-single family residential)	237.8 Ac.
Commercial	170.7 Ac.
Multi-Family	67.1 Ac.
BP-Business Park	424.6 Ac.
ROW	69.5 Ac.
Total	731.9 Ac.
TOTALS	1854.6 Ac.

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RVI

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## DESARROLLO EL RANCHO • CITY OF SAN ANTONIO MXD SITE PLAN EXHIBIT, INCLUDING BEXAR COUNTY ANNEXATION PROPERTY

- San Antonio, Texas
- June 20, 2024
- # 22005790
- Versaterra Development

0 300' 600' 1200'

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

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