

LEGEND

- BOUNDARY ————
- ROAD ————
- R.O.W. - - - - -
- BUILDING SETBACK - - - - -
- EASEMENT - - - - -
- PLAT ————
- ELECTRIC UTILITY — E — E — E —
- STRUCTURE ————
- CHAIN LINK FENCE ————
- CONCRETE ————
- FOUND MONUMENT AS NOTED ●
- UNMARKED CORNER ⊗
- WATER UTILITY (W symbol)
- GAS UTILITY (G symbol)
- SEWER UTILITY (S symbol)

Trustees of the
Trinity Methodist
Church of San Antonio
Vol. 4893, Pg. 167
B.C.D.R.

*Block 20
N.C.B.14600
Trinity United
Methodist Church
Volume 9505, Page 52
B.C.D.P.R.*

5.14 Acres

Lot 8

2 1/2" Diam.
Pipe Fence
Corner Post

Existing
Sidewalks

*Block 20
N.C.B.14600
Glenoaks
Park Unit 9
Volume 5140,
Page 77
B.C.D.P.R.*

Lot 3

Lot 2

Lot 1

*Merkens Drive
(50' R.O.W.)*

1.03 Acres
To Be
Rezoned

2 1/2" Diam.
Pipe Fence
Corner Post

Play-ground
Area
2031
Sq. Ft.
+/-

Building
(1-Story)
4263
Sq. Ft. +/-

Building
(1-Story)
5110
Sq. Ft. +/-

Proposed use:
Day Care Center

Handicap Existing Parking Lot

25' Building Setback

P.O.B.
Hole In
Concrete

Existing Sidewalks

Newcome Drive (60' R.O.W.)

S I T E P L A N

Re-Zoning 1.03 acres, more or less, out of Lot 8 containing 5.14 acres, more or less, being out of Block 20, N. C. B. 14600, Trinity United Methodist Church, recorded in Volume 9505, Page 52 of the Bexar County Deed and Plat Records, and also being out of and part of that same certain tract described in conveyance document to Trustees of the Trinity Methodist Church of San Antonio, recorded in Volume 4893, Page 167 of the Bexar County Deed Records, Bexar County, Texas.

I, Tony Aguilar, the representative of 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.

Z-2024-10700207 CD - 6800 Wurzbach

Current zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Day Care Center

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

Smyth Surveyors, Inc. FIRM #10008000

11269 U. S. HWY 90
P. O. BOX 375
KHIPPA, TEXAS 78870
PHONE 830-591-0858

PREPARED FOR:
TRINITY METHODIST CHURCH

PURPOSE OF SURVEY:
RE-ZONE



SCALE:
1" = 150'

PROJECT NO.	24-0150
DRAWING NO.	24-0150
DATE:	JUNE 13, 2024