LINE	BEARING	DISTANCE
L1	S 30°12'05" W	21.40'
	(S 30°14'15" W)	(21.01')
L2	N 09°28'23" E	52.73'
	(N 10°20'13" E)	(53.04')
L3	N 09°21'27" E	51.68'
	(N 09°23'37" E)	(51.68')
L4	N 09°21'27" E	113.69'
	(N 09°23'37" E)	(113.60')

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.17'	6,671.47'	0°08'51"	N 63°01'50" W	17.17'
	(17.17')	(6,671.47')	(0°08'51")	(N 63°00'14" W)	(17.17')

ZONING CASE Z-2025-10700070 CD

Current Zoning: “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District

Requested Zoning: “C-2 CD AHOD” Commercial District Airport Hazard Overlay District with a Conditional Use for Batching Plant

261,000 sq.ft. of impervious cover
No poropsed landscaping.
No poropsed fencing.

N

0 40 80 160

SCALE: 1" = 80'

LEGEND

- PROPERTY LINE
- EASEMENT
- ADJACENT PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- T — EXISTING TRANSMISSION TOWER
- ASPHALT AREA
- CONCRETE AREA
- WATER BODY AREA

NOTES:

ZONING CASE Z-2025-10700070

FROM: “R-6 AHOD” RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT
TO: “C-2 CD AHOD” COMMERCIAL DISTRICT AIRPORT HAZARD OVERLAY DISTRICT WITH A CONDITIONAL USE FOR A BATCHING PLANT.

US HWY 181 N

(N 62°50'19" W 466.63')
N 62°31'55" W 466.63'

(S 62°49'00" E 571.70')
S 62°51'55" E 571.71'

(S 62°49'.5" E 1,981.70')
S 62°54'22" E 1,985.26'

EXISTING POWER POLE (TYP)

EXISTING TRANSMISSION TOWER (TYP)

APPRXIMATE LOCATION OF ELECTRIC TRANSMISSION & DISTRIBUTION LINE EASEMENT (10G) (4705/594, 5067/116, 120, 123, 130 OPR)

(113.60') (N 09°23'37" E) N 09°21'27" E 113.69'

10.00'

0.138 ACRE EASEMENT PARCEL 3 (10) (5117/1200 OPR)

(51.68') (N 09°23'37" E) N 09°21'27" E 51.68'

0.161 ACRE EASEMENT PARCEL 4 (10) (5117/1200 OPR)

(53.04') (N 10°20'13" E) N 09°28'23" E 52.73'

PROPOSED DRIVEWAY

BUILDING SETBACK LINE

75' ELECTRIC EASEMENT (10L) (18966/1558 OPR)

SLUMP RACK

LOAD & GO

5,000 GAL DYED DIESEL TANK

10,00 GAL DIESEL TANK

10'X10' DUST COLLECTOR PAD

ADMIXTURE CONTAINMENT

BATCHER SILO

STORAGE SILO

AGG BINS

PLANT AREA

BATCH OFFICE 1200 SF

HOPPERS

PARKING

(21.01') (S 30°14'15" W) S 30°12'05" W 21.40'

APPROXIMATE LOCATION OF 15' WATER LINE EASEMENT (1121/48 DR)

STK

STOCKPILE AREA

PROPERTY LINE

BUILDING SETBACK LINE

10.00'

34.50 ACRES
PRESA GROVE, LLC
(20230015863 OPR)

11.988 ACRES
522,197 Sq.Ft.
NO STRUCTURE AT TIME OF SURVEY

STORMWATER POND

(N 07°19'52" E 1,154.62')
N 07°19'59" E 1,154.62'

(S 20°38'40" W 1,150.47')
S 20°38'40" W 1,150.47'

10.00'

30.00'

S 89°03'36" W 275.38'
(S 89°05'46" W 275.38')

TRACT III - 9.227 ACRES
INGRAM READYMIX NO. 21, LLC
(14296 / 456 - 20090241518 OPR)

TRACT II - 10 ACRES
INGRAM READYMIX NO. 21, LLC
(14296 / 456 - 20090241518 OPR)

199.767 ACRES
THE COUNTY COMMISSIONER OF BEXAR COUNTY, TEXAS
(6202 / 883 - 94-0166315 OPR)

I, _____, 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.

IMAGE:	
ISSUE DATE:	04/30/2025
DRAWN BY:	WBE
CHECKED BY:	VH
SCALE:	1" = 80'
JOB NO.:	10204-266

SHEET NO.:
01
OF 01

WESTWARD
Environmental. Engineering. Natural Resources.
P.O. Box 2205 Boerne, Texas 78006
(830) 249-8284 Fax: (830) 249-0221
TBPE REG. NO.: F-4524
TBPG REG. NO.: 50112

NO.	BY	DATE	DESCRIPTION

4/30/2025

STATE OF TEXAS
VANCE HOUY
107401
LICENSED PROFESSIONAL ENGINEER

Vance Houy, P.E.
License No. 107401

PRELIMINARY SITE LAYOUT

CONCRETE BATCH PLANT
TEXAS MATERIALS
9615 US HIGHWAY 181 NORTH, SAN ANTONIO, TEXAS

P:\10204 - TEXAS MATERIALS GROUP (APAC)\266 - PRELIM COSA COORD CBP HWY 181, SAN ANTONIO\MAPS AND DRAWINGS\10204-266_Preliminary Site Layout.dwg