



NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



EXHIBIT NO.:

PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
WGI, INC.
ON 2025-03-13

INITIAL SUBMITTAL
JANUARY 00, 2023

IIH 10 MAX IT HOLDINGS

23293 IH 10
SAN ANTONIO, TEXAS 78257

ZONING EXHIBIT

SHEET

EXH

OWNER NOTE: I, MANUEL TARIN, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IN ACCORDANCE WITH ALL THE 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.

SITE & BUILDING DATA

LOTS:	2.350-ACRES OF LOT P-4A 'AREA WEST' OF IH-10' NCB 18338 CAPTURED AS LOT 136, BLOCK 1, CITY BLOCK 18338 IN THE ACTIVE HOLDINGS IH 10 MINOR PLAT
AREA:	2.350 Ac. (GROSS ACREAGE)
LEGAL DESCRIPTION:	BEING 2.350 ACRE TRACT OF LAND AND BEING A PORTION OF LOT LOT P-4A 'AREA WEST' OF IH-10 NCB 18338 SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN DOCUMENT NUMBER 20220059331, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
EXISTING ZONING:	"C-2 GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District
PROPOSED ZONING:	"C-2 CD GC-1 UC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Overlay IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles)
CITY PLANS:	NORTH SECTOR PLAN - SUBURBAN TIER
ZONING CASE NO.:	ZONING-Z-2024-10700221 CD
BUFFER ZONE(S):	THE TRACT WILL ADHERE TO THE 15' BUFFER ZONE FROM THE ADJACENT R-6 NEIGHBOR AS REQUIRED IN COSA UDC TABLE 510-2.
FENCING:	FUTURE FENCING WILL ADHERE TO COSA UDC SECTION 35-514.
IMPERVIOUS COVER:	THE 2.350 ACRE TRACT MAY BE AUTHORIZED FOR A MAXIMUM IMPERVIOUS COVER OF 97%, EQUIVALENT TO 99,281 SQUARE FEET, IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS. THE CURRENT SITE PLAN ANTICIPATE A TOTAL IMPERVIOUS COVER OF 83,982 SQUARE FEET.