
 3.94 ACRE BUFFER TO THE ATLAS 14 FLOODPLAIN LIMITS

 ZONED RP ERZD

CURRENT EFFECTIVE 1% AC
ZONE A, FEMA PANEL
48029C0140G. DATED 9-2-2009

PRELIMINARY DEVELOPMENT
164,000 SQUARE FOOT OFFICE

WAREHOUSE FLEX SPACE


385 PARKING PROVIDED

PROPOSED IMPERVIOUS COVER: 50%
of the 27.14 acres

Z-2023-10700133 CD S ERZD
Total Acreage: 27.14 acres
From: C-2 ERZD MLOD-1 MNA
and RP ERZD MLOD-1 MNA
TO: C-2 CD S ERZD MLOD-1
MNA for "Office Warehouse
(Flex SPace) - Outside Storage
Not Permitted

Rear Setback (To R-6): 30 ft
Side Setback (To R-6): 10 ft
Rear/Side Setback to Adjacent Commercial: 0 ft
Buffer (To R-6): 15 ft.
Height of each building will not exceed 25 ft.

I, Tonkiwa LLC, the Property Owner, acknowledged that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the UDC. 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.

<div><div><div>UNITECH CONSULTING ENGINEERS, INC.</div><div>2431 E. EVANS ROAD SAN ANTONIO, TEXAS 78259 P: (210) 641-6003 F: (210) 641-8279</div></div></div>	DRAWN BY:		DATE:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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