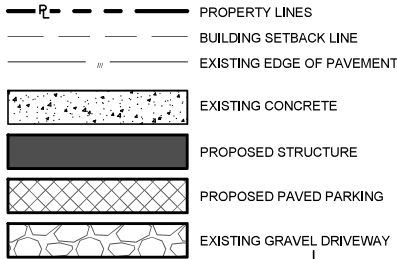


# LEGEND



POP MARINA &  
FERENTI CORNEL  
(DOC# 20220068311)

No landscape buffer required  
in relation to the change in  
zoning request

THE PARCEL WITH THE  
EXCEPTION OF THE ADDITION,  
WILL REMAIN IN EXISTING  
CONDITION FOR VEGETATION  
AND THE EXISTING DRIVEWAY.

Z-2023-10700136 CD

Current Zoning:  
"R-20 MSAO-1 MLOD-1 MLR-1"  
Residential Single-Family Military  
Sound Attenuation Overlay Camp  
Bullis Military Lighting Overlay  
Military Lighting Region 1 District

Proposed Zoning:  
"R-20 CD MSAO-1 MLOD-1 MLR-1"  
Residential Single-Family Military  
Sound Attenuation Overlay Camp  
Bullis Military Lighting Region 1  
District with a Conditional Use for  
Assisted Living Facility with sixteen  
(16) residents

Legal Description:  
the south 295 feet of the west 135.4  
feet of Lot 13, NCB 35733, located at  
7095 Heuermann Road

I, Marina Popl, 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.

Existing 3' tall chain link fence around  
the perimeter of the property. No new  
fence proposed.

EXISTING GRAVEL  
DRIVEWAY  
±1924.06 SQ. FT.

LOT 2  
BLOCK 1  
(VOL. 9654, PG. 181)

EXISTING  
POOL AREA  
±4086.49 FT. SQ.  
existing pool- 36' x 16'; 570 sq/ft

EXISTING  
STRUCTURE  
2764.23 SQ. FT.  
BLDG. HEIGHT 14'

PROPOSED  
STRUCTURE  
3180.99 SQ. FT.  
BLDG. HEIGHT 14'

PROPOSED PAVED  
PARKING (9)  
3514.33 SQ. FT.

KCK REAL ESTATE LLC  
(DOC.# 20190256951)

HEUERMANN RD.  
(PUBLIC RIGHT-OF-WAY)

## PROPOSED PARKING PLAN PROPOSED STRUCTURAL ADDITION PLAN

ASSISTED LIVING FACILITY  
7095 HEUERMANN RD  
SAN ANTONIO, TEXAS, 78256

FILE: H:\CIVIL\JOBS\16-0132\WATERSHED

The use of this drawing is limited to the property described in the title block. Any other  
use of this drawing is prohibited without the expressed written consent of GE Reaves  
Engineering, Inc.



GE Reaves Engineering  
5250 Callaghan Road Suite 100  
San Antonio, Tx. 78228  
(210) 490-4506 Fax 490-4812  
TBPELS #10133700 / TBPE F-4861  
www.geareaveseng.com  
© COPYRIGHT 2022, GE REAVES ENG.

SHEET:

DRAWN:

CHECKED:

DESIGNER:

DATE:

JOB NO.:

AR

GG

GG

7/24/2023

23-0173