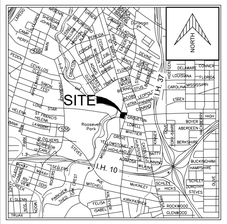
Z-2023-10700243 IDZ-3 Site Plan



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	109.82'	1813.34'	3°28'12"	N 76°18'53" W	109.80'
C2	113.67'	1467.70'	4°26'15"	S 12°13'24" W	113.64'
C3	96.66'	1789.55'	3°05'41"	N 81°57'24" W	96.65'
C4	116.30'	1397.70'	4°46'03"	N 12°01'16" E	116.27'

Line Table		
Line #	Bearing	Length
L1	S 14°36'31" W	17.57'
L2	N 74°08'11" W	26.01'
L3	N 23°24'00" W	7.44'
L4	N 21°52'39" E	27.52'
L5	N 18°26'20" E	6.16'
L6	S 83°42'06" E	22.93'
L7	S 03°26'33" W	26.53'
L8	N 10°48'16" E	6.11'
L9	N 77°22'51" W	21.86'
L10	S 12°07'06" W	17.39'

ZONING TABLE

PARCEL	TOTAL OPEN SPACE	INDUSTRIAL ACREAGE	TOTAL COMMERCIAL ACREAGE	NUMBER OF DWELLING UNITS	BUILDING HEIGHT (MAXIMUM)	FENCING	EXISTING ZONING	PROPOSED ZONING
1	NONE	NONE	0.168 AC.	NONE	60'-0"	NONE	I-1 RIO-4	IDZ-3 RIO-4 MC-1 AHOD w/ C-3 Uses
2	NONE	NONE	0.453 AC.	NONE	60'-0"	NONE	UZROW (ACQUIRED)	IDZ-3 RIO-4 AHOD w/ C-3 Uses
3	NONE	NONE	0.451 AC.	NONE	60'-0"	NONE	UZROW (ACQUIRED) I-1 H RIO-4 MC-1	IDZ-3 H RIO-4 MC-1 AHOD w/ C-3 Uses
4	NONE	NONE	0.969 AC.	NONE	60'-0"	NONE	I-1 RIO-4 MC-1	IDZ-3 MC-1 AHOD w/ C-3 Uses
5	NONE	NONE	0.313 AC.	NONE	60'-0"	NONE	UZROW (ACQUIRED)	IDZ-3 AHOD w/ C-3 Uses

TOTAL COMMERCIAL/OFFICE ACREAGE = 2.354 AC

NORTH

SCALE: 1" = 30'

30 0 15 30 60

GH & SA RR R.O.W.

SAN ANTONIO BELT & TERMINAL R.Y. COMPANY (VOL. 454, PG. 303 (D.R.))

1 COMMERCIAL / OFFICE
TRACT 1
NCB A20 P-116
CURRENT ZONING: UZROW (ACQUIRED)
PROPERTY ID: 1340969
ADDRESS: ST MARYS ST
SAN ANTONIO, TX 78204
0.168 AC.
(7,322 SQ. FT.)

1 COMMERCIAL / OFFICE
LOT S
NCB A20
CURRENT ZONING: I-1 RIO-4 MC-1
PROPERTY ID: 100408
ADDRESS: 303 MISSION RD.
SAN ANTONIO, TX 78210
0.453 AC.
(19,726 SQ. FT.)

OWNER:
CITY OF SAN ANTONIO
ABANDONED
SIMPSON STREET
(LONE STAR BLVD.)

3 COMMERCIAL / OFFICE
TRACT 3
NCB A20 P-117
CURRENT ZONING: UZROW (ACQUIRED)
PROPERTY ID: 1340976
ADDRESS: ST MARYS ST
SAN ANTONIO, TX 78210
0.451 AC.
(19,653 SQ. FT.)

3 COMMERCIAL / OFFICE
LOT 6, 7 & 8 & PT OF A22
NCB A20
CURRENT ZONING: I-1 H RIO-4 MC-1
PROPERTY ID: 100405
ADDRESS: 207 ROOSEVELT AVE
SAN ANTONIO, TX 78210
0.969 AC.
(42,215 SQ. FT.)

CURRENT ZONING: I-1 H RIO-4 MC-1

5 COMMERCIAL / OFFICE
0.3131 ACRES
PORTION OF LOTS 1, 4, 5, 6, 7, 8 & ALL OF LOT 2
NCB 2987
CURRENT ZONING: UZROW (ACQUIRED)
PROPERTY ID: NONE
ADDRESS: ROOSEVELT AVE
SAN ANTONIO, TX
0.313 AC.
(13,639 SQ. FT.)

CURRENT ZONING: IDZ-2 MC-1

CURRENT ZONING: C-2P CD MC-1 NCD-1

CURRENT ZONING: C-3NA

SOUTH PARK, HUNSTOCK'S ADDITION (VOL. 105, PAGE 44 (D.P.R.))
LOT 3
BLOCK 1
CANDID W. ROGERS
(VOL. 9146, PG. 850 (O.P.R.))

VIE STUDIOS LLC
VOLUME 16993, PAGE 2001
(O.P.R.)
SOUTH PARK, HUNSTOCK'S ADDITION
(VOL. 105, PAGE 44 (D.P.R.)
PORTION OF LOT 8

VIE STUDIOS LLC
VOLUME 16993, PAGE 1997
(O.P.R.)
SOUTH PARK, HUNSTOCK'S ADDITION
(VOL. 105, PAGE 44 (D.P.R.)
PORTION OF LOT 8

PORTION OF LOT 7

SOUTH PARK, HUNSTOCK'S ADDITION
(VOL. 105, PG. 44 (D.P.R.))
(VOL 9146, PAGE 850)
BLOCK 3
LOT 3

LOT 1
LOT 2
LOT 7
LOT 9
LOT 11
LOT 12
ALLEY

SAN ANTONIO BELT & TERMINAL (VOL. 454, PG. 295 (D.R.))
LOT 1
LOT 4
LOT 5
LOT 6

PROPOSED INGRESS/EGRESS

ST. MARY'S STREET
VARIABLE WIDTH RIGHT-OF-WAY
(UNDERPASS)

MISSION ROAD.
(VARIABLE WIDTH RIGHT-OF-WAY)

MISSION ROAD
(50' PUBLIC RIGHT-OF-WAY)

ROOSEVELT
(60' PUBLIC RIGHT-OF-WAY)

GROVETON ST.

HUNTSTOCK AVE.

I, KENEDY JUNCTION, LTD., THE PROPERTY OWNER , ACKNOWLEDGE THAT 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.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

32208-1369

ISSUED FOR PERMIT
08-26-2020

ALAMO ARCHITECTS
1512 South Flores Street
San Antonio, Texas 78204
P. 210.227.2612 / F. 210.227.9457

GENERAL CONTRACTOR
Independent Contractors
3511 Broadway
San Antonio, Tx 78209
P. 210-821-6300

CIVIL ENGINEER
MBC Engineers
1035 Central Parkway North
San Antonio, TX 78232
P. 210-245-1122
PRIMARY CONTACT:
TONY PEÑA

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

ISSUE DESCRIPTION: | ISSUE | DATE: | NUM:

PROJECT NUMBER: 2020-06
DATE: May 4, 2020

CLIENT
KENEDY JUNCTION, LTD

PROJECT NAME
SOUTH ROOSEVELT DEVELOPMENT
207 S. Roosevelt Ave.
San Antonio, TX 78201

SHEET TITLE
IDZ EXHIBIT

EX-21

Date: Aug 29, 2023, 1:59pm User ID: martinez, Layout: Layout1
File: P:\1369\32208-Bakke St. Mary's St Feasibility\Design\Exhibits\ez1-zoning-32208.dwg Layout name: Layout1