



Note: Zero residential units proposed.

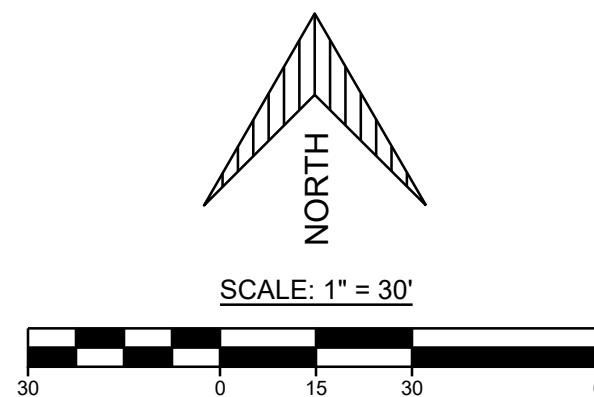
Setbacks: 5' of rear lot line and 5' of side perimeter lot line in accordance with UDC Sec. 35-343.01(c)(2)(A)

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	UZZROW (ACQUIRED)	IDZ-3 RIO-4 AHOD w/ C-3 Uses
3	NONE	NONE	0.451 AC.	NONE	60'-0"	NONE	UZZROW (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	UZZROW (ACQUIRED)	IDZ-3 AHOD w/ C-3 Uses

TOTAL COMMERCIAL/OFFICE ACREAGE = 2.354 AC



GENERAL CONTRACTOR

Independent Contractors

511 Broadway

San Antonio, Tx 78209

210-621-6300

CIVIL ENGINEER

IBC Engineers

035 Central Parkway North
Austin, TX 78702

210-245-1122

PRIMARY C ONY PENA

LANDSCAPE ARCHITECTS

STRUCTURAL ENGINEER[illegible]

PROJECT NUMBER: 2020-06

DATE: May 4, 2021

CLIENT

KENEDY
JUNCTION, LTD

PROJECT NAME

YOUTH ROOSEVELT DEVELOPMENT

07 S. Roosevelt Ave.
San Antonio, TX 78201

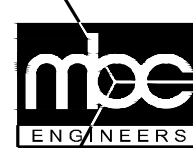
SHEET TITLE

IDZ
EXHIBIT

EX-21

Date: Aug 29, 2023, 1:59pm User ID: lmarinez Layout: Layout1
File: P:\136913208-Bakke St. Mary's St Feasibility\Design\Exhibits\21-zoning-32208.dwg Layout name: Layout1

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.



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FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 1001170

32208-1369

ISSUED FOR PERMIT
08-26-2020