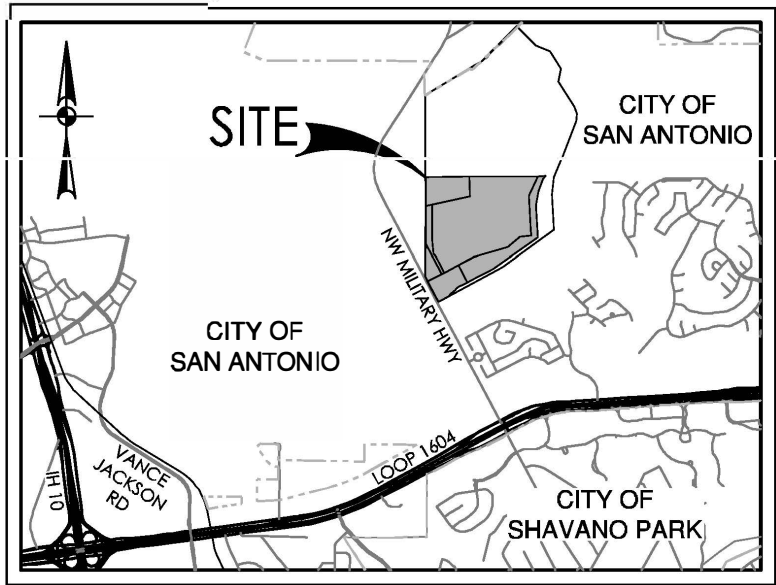


Z-2023-10700153 ERZD

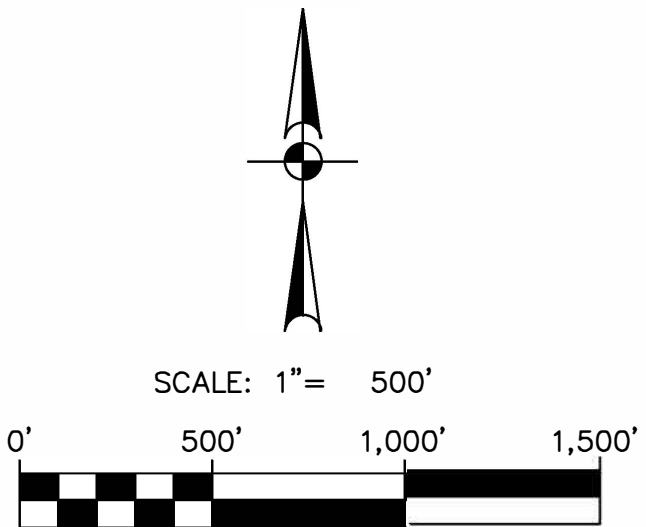
From: "MXD MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District

To: "MXD MSAO-1 MLOD-1 MLR-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District for a Major Site Plan Amendment for a change from "MF-18" Limited Density Multi-Family District to "MF-33" Multi-Family District for 15 acres and "R-6" Residential Single-Family District to "R-6 PUD" Residential Single-Family Planned Unit Development District for 31.02 acres

I, Bitterblue Development, 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, subject to any valid and approved settlement agreements related to the property. 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, subject to any approved settlement agreements related to the property.



LOCATION MAP
NOT TO SCALE



LEGEND

- R-6 (29.97 ACRES)
- AMENDED MF-33 (15.00 ACRES)
- R-4 (132.60 ACRES)
- C-2R (28.47 ACRES)
- AMENDED R6-PUD (31.02 ACRES)
- PROPOSED RIGHT OF WAY

TOTAL ACREAGE OF PROPOSED DEVELOPMENT: **237.06 ACRES**
The Project will not exceed 2,300 units (single family and multifamily)

Height:
- C-2: 25 ft
R-6, R-4, R-6 PUD: 35 1/2 ft
MF-33: 45 ft
However, developer will adhere and implement UDC Section 35-517(d)(1) where necessary

Open Space: The minimum required by any/all City-adopted codes, subject to any approved settlement agreements related to the property

PAPE-DAWSON
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPPE FIRM REGISTRATION #470 | TBPPE FIRM REGISTRATION #100,2800

ROGERS RANCH WEST QUARRY
SAN ANTONIO, TEXAS

MXD EXHIBIT

PLAT NO. _____
JOB NO. 4426-81
DATE JANUARY 2018
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET 1 of 1