PROPOSED DEVELOPMENT
OF A MULTI FAMILY COMPLEX
(6.236 ACRES, NACOGDOCHES ROAD)
SAN ANTONIO, TEXAS
DUE DILIGENCE REPORT

February 26, 2018
MBC Job. No. 31958-1675

PREPARED BY:

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INTRODUCTION:

This report outlines a general summary of items related to the development of ±6.236 acres of land to a multi-family apartment complex. The site is located on the north side of Nacogdoches Road, approximately 1,000 feet northwest of the Spring Farm Street intersection, within the city limits of San Antonio. The property currently exists as an un-platted, undeveloped lot. Information included in this report is based on utility maps and availability letters obtained from various entities including CPS Energy, San Antonio Water System (SAWS), AT&T, Charter Communications, and Waste Management as well as information based on preliminary discussions with SAWS regarding public utility extensions and the City’s planning and zoning department regarding zoning and setbacks. In addition, zoning and development regulations outlined in the City of San Antonio’s Unified Development Code, and floodplain and topographic conditions of the site have been reviewed for this site to identify potential impacts to the proposed development and summarized in this report.

EXECUTIVE SUMMARY:

The tract has reasonable topography for the intended use. The site currently has multiple zoning designations consisting of C-2 (Commercial District) and UZROW (Unzoned Right of Way) and is within the AHO (Airport Hazard Overlay) District. With the exception of the portion zoned UZROW, multi-family is a permitted use within this zoning district. The site is currently undeveloped and unplatted and will need to go through the platting process with the City of San Antonio. The development will need to obtain a Utility Service Agreement (USA) through San Antonio Water System (SAWS). SAWS has indicated that as part of the USA, an off-site public water main will need to be constructed to serve the development. A driveway permit will need to be processed through the Texas Department of Transportation for access from Nacogdoches Road. TxDOT will require a 10-foot right of way dedication. Curbs will need to be constructed at the existing driveway location and the public sidewalk along Nacogdoches will need to be expanded and accommodate bicycle traffic. Utilities appear to be available to serve the proposed development; however, the tie-in locations will require the adjacent street to be cut and repaired. No other off-site improvements will be required for this development. Low Impact Development and water quality treatment are not expected to be required for this development. The site is within an area designated as Mandatory Detention by the City which will likely require the construction of detention pond(s) to mitigate increases in stormwater runoff. This report does not specifically address any environmental concerns and a Phase One Environmental Site Assessment is recommended.

SITE CHARACTERISTICS:

The site is located on the north side of Nacogdoches Road, approximately 1,000 feet northwest of the Spring Farm Street intersection. Based on aerial topography obtained from the San Antonio River Authority, the highest elevation is 895 feet at the northeast corner and the lowest elevation is 871 feet near the existing culvert at Nacogdoches Road. Much of the site has a mild to steep topography with slopes ranging from approximately 3% to 6%. Areas on the north side of the tract have slopes exceeding 10%. The site is largely open grassland with scattered trees.
There is a natural drainage channel that carries runoff from the residential area north of the site to the existing culverts at Nacogdoches Road near the central portion of the site.

**WATER QUALITY/DRAINAGE:**

According to FEMA Firm Map No. 48029C0260G, the property is not within the 100 year floodplain. Additionally, the property is not within the Edwards Aquifer Recharge Zone or Contributing Zone so a water quality submittal is not required by the state. The site is within an area designated as a Mandatory Detention Area by the City of San Antonio.

Much of the site currently drains toward the existing low in the center of the tract with some of the western side draining directly to Nacogdoches Road and ultimately to the existing culvert under Nacogdoches. The property receives a relatively large amount of upgradient runoff from the existing residential development to the north. The vast majority of this runoff is channelized in the existing low prior to entering the property. There is a small amount of runoff that sheet-flows from the commercial tract east of the site as well as from the back of the residential lots north of the site. Storm water runoff enters underground storm drains near Nacogdoches Road and discharges to an improved channel approximately 500 feet south of the site. Due to the mandatory detention requirement, the development will not eligible to participate in the City of San Antonio’s Regional Stormwater Management Program by paying a fee in-lieu of providing on-site detention. Two detention ponds will likely be needed to adequately mitigate the increases in runoff. They would likely be located on either side of the existing low and be constructed with earthen side slopes.

**ZONING RESTRICTIONS:**

The site currently has multiple zoning designations consisting of C-2 (Commercial District) and UZROW (Unzoned Right of Way). In addition, this property is within the AHO (Airport Hazard Overlay) District. Multi-family uses are not typically permitted in C-2 zoning however, per Section 35-D101(d) of the Unified Development Code, Multi-Family Dwellings developed at thirty-three (33) units or less per acre are a permitted use for any tract or parcel zoned under the 1965 districts as “B-1” or “B-2”, prior to the adoption date of this chapter, so long as such tract is not subject to rezoning in accordance with the provisions of this chapter and remain within the C-1 and C-2 zoning district. Therefore, multi-family dwellings at or less than 33 units per acre will be permitted for this property. Multi-family developments will not permitted in the area of the tract designated as UZROW. The surrounding area is mostly zoned R-4 (Residential Single-Family) with the exception of the adjacent tract east of the property which is zoned C2.

**Airport Hazard Overlay District - Zoning Restrictions:**

This zoning restriction prohibits structures or trees to be erected, altered, planted or otherwise established at a height greater than two hundred (200) feet above the ground or above a 100 to 1 (100:1) slope from the nearest point of the nearest runway of any airport unless a permit therefor shall have been applied for and granted.
Zoning Restrictions Setback Summary:
Building setbacks and buffers will comply with Sec. 35-310 of the current City of San Antonio Unified Development Code (UDC). Additional setbacks may apply based on deed restrictions, restrictive covenants, or any additional fire or building code requirements. Owner imposed construction setbacks or construction easements should be considered where a minimal setback is being considered. The information described below is based on C-2 zoning with a MF-33 use (Multi-Family District with maximum density of 33 units per acre).

BUFFER REQUIREMENTS: Not required.

FRONT SETBACK: A maximum front building setback of 20 feet is required for this site.

SIDE SETBACK: A 5 ft side building setback is required on the site. However, building and fire code requirements will need to be considered during the site layout.

REAR SETBACK: A 40 ft rear building setback will be required (see building height section for additional requirements).

BUILDING HEIGHT: Generally, MF-33 zoning has a building height restriction of 45 feet. This height restriction gets increased as the building is setback from the property line. Per the City of San Antonio UDC the building height is calculated based on the average elevation of the finished ground at the front of the building to the average roof top elevation. Additionally, the maximum height of any building within 50 feet of the property line of an established single-family residential use shall be limited to the maximum height of the residential development (35 feet in this case).

TAXING JURISDICTION:
The 6.236 acre tract is identified as parcel 591583 according to the Bexar County Appraisal District. Millage rates for the property are shown in the table below.

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</table>

SIGNAGE:
The City's signage ordinance governs in this case. The county does have a signage ordinance relative to the type of signage that is used in an apartment complex. In addition, the Texas Administrative Code (Part 1, Ch. 21, Sub-chapter K) will apply since the signage will not be
visible from a state road. During the permitting process, the signage company can coordinate to ensure that applicable codes are met. The City of San Antonio Sign Code can be found at the following link. (http://library.municode.com/index.aspx?clientId=11508).

**RIGHT-OF-WAY DEDICATIONS:**

The site is fronting Nacogdoches Road (FM 2252). Nacogdoches Road is currently classified as a Secondary Arterial Type A and has a right of way width of 100 feet. The Texas Department of Transportation will likely require a 10 ft. right-of-way dedication through the platting process.

**EASEMENTS:**

Our firm has prepared a survey of this site and is provided as an attachment to this report. There is currently a variable width drainage easement near the central portion that also contains a 10 foot sanitary sewer easement. There is a 17 foot sewer easement near this area as well.

**TREES/LANDSCAPING:**

The proposed development will be required to comply with the City of San Antonio’s 2010 Tree Preservation Ordinance, unless vesting is obtained. A tree survey has not been conducted but there appears to be, scattered trees of predominantly mesquite and cedar. Protected trees are defined as trees with diameters greater than 6” measured at breast height (for most species). Heritage trees have diameters greater than or equal to 24”. We have provided a link to the tree ordinance which goes into more detail. Mitigation equates to $200 per caliper inch for protected trees and $600 per inch for heritage trees. A minimum of 20% of the existing caliper inches must be preserved. The remaining 20% may be mitigated by planting new trees or paying a fee to the City. Tree warranties and planting trees in lieu of paying the mitigation amounts are permitted. Additionally, the project will need to comply with the Final Tree Canopy requirement, that is, multi-family developments must provide a tree canopy cover of 25% of the lot acreage. It is recommended to consult a landscape architect early so careful consideration can be given to tree and landscaping requirements.


**PARKLAND DEDICATION:**

Multi-family projects are required to dedicate 1 acre of parkland for every 114 units. The site plan we have been supplied with indicates there will be 102 units. The required dedication for this number of units is 0.9 acres. Due to the low density of the proposed site plan, and the indicated space for amenities, on-site dedication is a viable option. If all parkland dedication was neglected at this time parkland fee-in-lieu would total approximately $70,500. Conversely, the City does give parkland credit for on-site amenities such as swimming pools, athletic courts, etc. For example, a swimming pool can receive credit for half of the required parkland dedication. In
this case that amount would be 0.45 acres. 0.3 acres of credit is awarded for every 500 square feet of pool surface area. There are many different scenarios for gaining parkland credit. For example, a basketball court earns 0.75 acres of credit and a picnic area earns 0.25 acres of credit. Additionally, a 1,000 square foot recreational building would earn 0.5 acres of credit. We will work closely with your landscape architect so that we can choose and place as many amenities as possible to receive the maximum amount of parkland credit. You will then be required to pay the fee-in-lieu of for the remaining required acreage. The City of San Antonio Parkland Dedication information can be found at the following link:
(http://library.municode.com/index.aspx?clientId=14228&stateId=43&stateName=Texas)

ROUGH PROPORTIONALITY:

This project will fall under the City’s Rough Proportionality Ordinance (RPO). The RPO requires any development creating over 76 peak hour trips to do a Traffic Impact Analysis (TIA) and construct roadway improvements based on their impact to the system. Based on the current site plan of 102 units, this development would create 59 peak hour trips and would therefore not need a traffic impact analysis. The city will likely require the sidewalk to be re-constructed to an expanded width along the Nacogdoches frontage. The city has also started enforcing the bike facility requirement for developments fronting Collector and Arterial Streets. Nacogdoches Road is classified as a Secondary Arterial, therefore the city can require bike facilities to be constructed along the frontage. The bike facility requirement can be satisfied by providing a 5 foot lane on the street designated for bicycles or an expanded shared side path with pedestrian use. The type of facility would need to be coordinated with the CoSA and TxDOT. The maximum amount the City can force a developer to pay is calculated through Rough Proportionality which has been estimated to be $217,372 for this development.

ACCESS:

The frontage and access to the site will be from Nacogdoches Road (FM 2252) which is maintained by the Texas Department of Transportation (TxDOT). This street is a five lane road, with two lanes in each direction and a center turning lane and a 5’ wide sidewalk on both sides. There is currently an existing 20 foot drive apron to the property from Nacogdoches Road. A driveway permit will need to be processed through TxDOT. TxDOT limits the number and spacing of drives for public streets. Nacogdoches Road has a speed limit of 45 mph which will typically require a driveway spacing of at 360 ft. The site layout and grading should be considered when deciding final driveway placement. Throat length also needs to be considered at each access point. The UDC requires 40’ of throat from the property line to the first conflict (parking space or drive aisle).

CODES AND REGULATIONS:

The property is located within the San Antonio City Limits and will be required to follow the regulations set forth by the City’s Unified Development Code. The City of San Antonio will review the project during the platting and building permit process. Thus the project will have to
meet City of San Antonio standards for access, traffic, sidewalks, utilities, drainage, tree preservation, low impact development, etc. Also, Fair Housing regulations will apply along with ADA and TAS for the leasing and residential Lobby.

Compliance with Fair Housing regulations is an important issue, especially with apartment complexes. Our firm is familiar with these regulations and will help ensure the site conforms to fair housing to the best of our ability. It is strongly recommended that the owner hire a fair housing consultant during the design phase to help ensure compliance and eliminate costly changes during construction. Our firm can recommend a fair housing consultant if needed.

The site will fall under the following codes:
- 2015 International Building Code
- 2015 International Residential Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code
- 2015 International Fire Code
- 2014 National Electric Code

**UTILITIES:**

**Sewer:**

Based on San Antonio Water System (SAWS) sanitary sewer maps, there is an 8 inch line located that runs along the existing low in the central portion of the tract. Based on the sewer maps this line is approximately 5 deep. The development would likely be served through this line however sewer capacity and tie in locations will need to be confirmed by SAWS.

The site is located with the SAWS Middle Collection wastewater service area. SAWS requires that an impact fee of $2,255.00 per Equivalent Dwelling Unit (EDU) be assessed in this service area. SAWS calculates EDU’s for apartment sites as 0.5 EDU’s per unit and 1 EDU for the office/leasing use.

**Water:**

Based on SAWS water maps, there is a 12 inch line located along the southeast side of Nacogdoches Road and a 12 inch line located near the intersection of Spring Farm and Nacogdoches. There is also a 12 inch line located near the southeast corner of the adjacent property east of the site. Water service to this site will require a main extension and a Utility Service Agreement will be needed with SAWS. Based on preliminary discussions, SAWS has indicated that they will require the main to either be 1) extended from the Nacogdoches/Spring Farm intersection with a partial border main and cross Nacogdoches to loop to the existing main here or 2) a main be extended from east of the tract and connect to an existing main in the residential subdivision north of the site (6” main on Spring Country or 8” main on Spring Valley). The latter option would involve acquiring off-site easements within the existing drainage channel for the water main.
The site is located within the Low Elevation water service area as determined by SAWS. SAWS requires that an impact fee of $4,597 per Equivalent Dwelling Unit (EDU) be assessed in this service area. SAWS calculates EDU’s for apartment sites as 0.5 EDU’s per unit and 1 EDU for the office/leasing use.

A fire flow test was performed on the existing 12” water main on the northwest side of Nacogdoches Road. The results of that test are located as an attachment within this report. The static pressure as tested was 90 psi and the residual pressure was 87 psi. The theoretical fire flow at 25 psi would be 7,649 gallons per minute (gpm). These pressures are adequate and there should be no issues with providing fire protection for the project. Pressure Reducing Valves will be required since the static pressure exceeds 80 psi. Booster pumps may be required depending on building height and water requirements.

**Electric, Gas, Telephone:**

CPS has indicated that the proposed development can be served by their electric and gas distribution systems under the provisions of the current Supply Line Extensions Policies contingent on the appropriate easements, rights-of-way, and permits being obtained and/or provided. There are existing overhead electric facilities located on the southeast side of Nacogdoches Road.

Charter Communications has indicated exiting coax and/or fiber facilities near this location that may provide a possible point of connection for available services.

AT&T has indicated that the subject property is within the service area of AT&T and that service arrangements will be subject to later discussions and agreements between the developer and AT&T.

**INCENTIVES AND PROGRAMS:**

The Center City Development Office (CCDO) utilizes a variety of incentive programs to promote growth and development in targeted areas of the City, specifically in the underserved residential and commercial real estate markets within the center city. They concentrate on revitalizing targeted sectors and alleviating challenges to development by providing incentives that meet the development and revitalization goals of the City of San Antonio. The site is not within the Inner City Reinvestment and Infill Policy (ICRIP) area or Center City Housing Incentive Policy (CCHIP) area.

**PLATTING:**

The subject tract is currently unplatted and needs to be platted. The platting process helps ensure that streets, parks and utilities can adequately serve new development. It also, minimizes hazards
by ensuring that new development is sensitive to environmental considerations such tree preservation, floodplains and drainage. The plat will need to be routed through the city as a “major plat” due to the required water main extension. The review time for major plats is approximately 4-5 months.

**BUILDING PERMITTING:**

Commercial building permit applications normally go through a plan review process by the City of San Antonio to ensure compliance with local building codes and regulations. The time frame for this process is typically 2 to 3 months for multi-family developments and can run concurrently with the platting process, however; this time frame varies depending on the project scope and complexity.

**N.P.D.E.S. REQUIREMENTS:**

Currently, the Environmental Protection Agency (EPA) requires that certain procedures are followed for the construction of developments that are similar in size and scope to this one. This will require the preparation of a Notice of Intent, a Notice of Termination, a written Pollution Prevention Plan and an Erosion Control Plan. These plans must be adhered to during construction.

**FIRE REQUIREMENTS:**

San Antonio requires that all apartment buildings built according to the 2015 International Fire Code with the City of San Antonio 2015 Amendments. Buildings over 30 feet in height must have a fire lane running the entire length of one side of the building (minimum of 50 feet) or 25% of the entire building perimeter. These lanes shall run parallel to the building and shall be located at a distance between 15 and 39 feet to the building. If the building is greater than 124,000 square feet or more than 200 units then two access drives would be required to adequately provide cover for the structure.

**STUDIES:**

Studies were not available at the time of this report, it is recommended to obtain Environmental, Archaeological, Geotechnical and Historical studies to further identify any potential impacts to the proposed development.
CONCLUSION:

In conclusion, there are several civil related factors that must be addressed in order to develop the project. These items are summarized below and must be taken into consideration to efficiently develop the site as desired.

1. The site will need to be platted which is processed through the City of San Antonio.
2. Stormwater detention will be required for this property which will likely involve the construction of two earthen detention ponds on either side of the existing drainage channel.
3. A 10 foot right of way dedication is expected along the Nacogdoches Road frontage.
4. TxDOT will limit driveway spacing to a minimum of 360 feet.
5. A public water main will be required to serve this development and a Utility Service Agreement with SAWS will be required. This would involve either 1) connecting the main near Nacogdoches and Spring Farm to the existing main on the southeast side of Nacogdoches Road, creating a partial border main at the site frontage (this would require boring the water main under Nacogdoches) or 2) connect to the main east of the property, create a partial border main, traverse the site and loop to an existing main within the residential subdivision to the north (this would require obtaining off-site easements).
6. A public sidewalk/bike path along Nacogdoches Road will need to be reconstructed and expanded.
7. Curbs along Nacogdoches will need to be reconstructed at the existing driveway location.
8. It is recommended to obtain Environmental, Archaeological, Geotechnical and Historical studies to further identify any potential impacts to the proposed development.
9. It is recommended to coordinate with a landscape consultant early in the design process to identify potential impacts to the site layout.
INDEX OF ATTACHMENTS:

A. Location Map
B. Survey
C. Bexar CAD Tax Map
D. Site Plan
E. Fee Estimate Summary
F. COSA Permit Fee Estimate
G. Aerial and Topographic Exhibit
H. USGS Map
I. FEMA Firm
J. GIS Maps
   1. Zoning Map
   2. Flood & Water Resources Map
   3. Major Thoroughfare Map
   4. Edwards Aquifer Map
   5. USFW Wetlands
K. Letters of Availability
   1. Water & Wastewater
   2. Electric and Gas
   3. Charter Communications
   4. AT&T
   5. Waste Management
L. Utility Maps
   1. Water
   2. Wastewater
M. Fire Flow Test
N. Zoning Verification Letter
ATTACHMENT A

LOCATION MAP
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.
ATTACHMENT B

SURVEY
ATTACHMENT C

BEXAR CAD TAX MAP
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Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.
## Bexar CAD

### Property Search > 591583 W F PARTNERSHIP LTD ETAL

**Tax Year:** 2018

**for Year 2018**

### Property

**Account**

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### Owner

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### Exemptions:

| (+) Improvement Homesite Value: | + | N/A |
| (+) Improvement Non-Homesite Value: | + | N/A |
| (+) Land Homesite Value:        | + | N/A |
| (+) Land Non-Homesite Value:    | + | N/A |
| (+) Agricultural Market Valuation: | + | N/A |
| (+) Timber Market Valuation:    | + | N/A |

--------------------------

| (=) Market Value:          | = | N/A |
| (-) Ag or Timber Use Value Reduction: | - | N/A |

--------------------------

| (=) Appraised Value:       | = | N/A |
| (-) HS Cap:                | - | N/A |

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| (=) Assessed Value:        | = | N/A |

### Taxing Jurisdiction

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Total Value: N/A

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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>10</td>
<td>UNIV HEALTH SYSTEM</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>11</td>
<td>BEXAR COUNTY</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>21</td>
<td>CITY OF SAN ANTONIO</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>55</td>
<td>NORTH EAST ISD</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>CAD</td>
<td>BEXAR APPRAISAL DISTRICT</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Total Tax Rate: N/A

Taxes w/Current Exemptions: N/A
Taxes w/o Exemptions: N/A

Improvement / Building

No improvements exist for this property.

Land

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Description</th>
<th>Acres</th>
<th>Sqt</th>
<th>Eff Front</th>
<th>Eff Depth</th>
<th>Market Value</th>
<th>Prod. Value</th>
</tr>
</thead>
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<tr>
<td>1</td>
<td>UDL</td>
<td>Undeveloped land</td>
<td>6.0000</td>
<td>261350.00</td>
<td>0.00</td>
<td>0.00</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2</td>
<td>EST</td>
<td>Easement</td>
<td>0.9386</td>
<td>40885.42</td>
<td>0.00</td>
<td>0.00</td>
<td>N/A</td>
<td>N/A</td>
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</tbody>
</table>

Roll Value History

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
<th>Land Market</th>
<th>Ag Valuation</th>
<th>Appraised</th>
<th>HS Cap</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2017</td>
<td>$0</td>
<td>$659,040</td>
<td>0</td>
<td>$659,040</td>
<td>$0</td>
<td>$659,040</td>
</tr>
<tr>
<td>2016</td>
<td>$0</td>
<td>$625,000</td>
<td>0</td>
<td>$625,000</td>
<td>$0</td>
<td>$625,000</td>
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<tr>
<td>2015</td>
<td>$0</td>
<td>$625,000</td>
<td>0</td>
<td>$625,000</td>
<td>$0</td>
<td>$625,000</td>
</tr>
<tr>
<td>2014</td>
<td>$0</td>
<td>$625,000</td>
<td>0</td>
<td>$625,000</td>
<td>$0</td>
<td>$625,000</td>
</tr>
<tr>
<td>2013</td>
<td>$0</td>
<td>$625,000</td>
<td>0</td>
<td>$625,000</td>
<td>$0</td>
<td>$625,000</td>
</tr>
</tbody>
</table>

Deed History - (Last 3 Deed Transactions)

<table>
<thead>
<tr>
<th>#</th>
<th>Deed Date</th>
<th>Type</th>
<th>Description</th>
<th>Grantee</th>
<th>Volume</th>
<th>Page</th>
<th>Deed Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Deed</td>
<td>Deed</td>
<td></td>
<td>W F PARTNERSHIP LTD ETAL</td>
<td>6125</td>
<td>0089</td>
<td>0</td>
</tr>
</tbody>
</table>

2018 data current as of Jan 31 2018 12:36AM.
2017 and prior year data current as of Jan 19 2018 9:24AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.
### Nacogdoches Lofts

| City of San Antonio Drainage Fee-in-Lieu of Detention Fee | 0.00 | *(Stormwater detention is required for this property)* |
| City of San Antonio Parkland Fees | 0.00 | *(Required Parkland is 0.5 acres. Dedication can be mitigated with credit acres as described by Table 503-4, a picnic area and a pavilion may be assessed up to 0.5 acres, however must comply with the requirements listed in Table 503-4.)* |
| City of San Antonio Platting Fee Estimate | | |
| **Base Fee** | 662.50 | |
| **Lot Fee** | 5.00 | |
| **Acreage Fee** | 4,504.50 | |
| **Parks & Rec Fee** | 175.00 | |
| **Historic Review Fee** | 175.00 | |
| **Tree Review Fee** | 1,500.00 | |
| **Filing Fee** | 265.00 | |
| **Recordation (est. 2 sheets)** | 164.00 | |
| **Recordation Handling** | 50.00 | |
| **Total Platting** | 7,501.00 | |
| **SAWS Impact Fees** | | |
| **Domestic Water (102 Units, Office/Leasing, 52 EDUs)** | 239,044.00 | |
| **Irrigation (1 1/2-inch Meter)** | 22,985.00 | |
| **Sanitary Sewer (102 Units, Office/Leasing, 52 EDUs)** | 117,260.00 | |
| **Total SAWS Impact Fees** | 379,289.00 | |
| **San Antonio Permit Fee Estimate** | 39,405.82 | *(Based on Construction Valuation estimated at $13.2 million, see attached sheet for breakdown)* |
| **Total Fees:** | 426,195.82 | |
| **Public Street Improvements** | 217,372.00 | *(Estimated Construction Cost)* |
| **Public Water Main** | 140,000.00 | *(Estimated Construction Cost)* |
| **Drainage Culvert** | 35,000.00 | *(Estimated Construction Cost)* |
| **Detention Ponds** | 130,000.00 | *(Estimated Construction Cost)* |
| **Total Unique Improvement Cost:** | 522,372.00 | |
ATTACHMENT F

COSA PERMIT FEE ESTIMATE
PLAN FEE ESTIMATOR

Commercial/Residential: COMMERCIAL

Type of Work: NEW

Tree Affidavit Option: A4

# of Acres: 6.24

Valuation: $122,000.00

Note: Although every attempt is made to ensure the accuracy of these calculations, they should be used as estimates only.

For estimates on multiple commercial buildings, please call 207-0143.

Minimum Fees Due at Time of Submission:

<table>
<thead>
<tr>
<th>Fee Type</th>
<th>Fee Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLAN REVIEW FEE</td>
<td>$8,718.40</td>
</tr>
<tr>
<td>TREE CANOPY - COMMERCIAL</td>
<td>$150.00</td>
</tr>
<tr>
<td>REVIEW FEE COMMERC TREE PRESERV</td>
<td>$100.00</td>
</tr>
<tr>
<td>PERMIT FEE COMMERC TREE PRESERVATION</td>
<td>$450.00</td>
</tr>
<tr>
<td>TECH SURCHARGE</td>
<td>$261.55</td>
</tr>
<tr>
<td>DEV SVC SURCHARGE</td>
<td>$261.55</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>$9,941.50</td>
</tr>
</tbody>
</table>

Minimum Fees Due for Permit Issuance:

<table>
<thead>
<tr>
<th>Fee Type</th>
<th>Fee Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>PERMIT FEE BUILDING</td>
<td>$26,810.00</td>
</tr>
<tr>
<td>LANDSCAPE FEE</td>
<td>$986.52</td>
</tr>
<tr>
<td>TECH SURCHARGE</td>
<td>$833.90</td>
</tr>
<tr>
<td>DEV SVC SURCHARGE</td>
<td>$833.90</td>
</tr>
<tr>
<td>TOTAL:</td>
<td>$29,464.32</td>
</tr>
</tbody>
</table>
ATTACHMENT G

AERIAL AND TOPOGRAPHIC EXHIBIT
ATTACHMENT H

USGS MAP
ATTACHMENT J

GIS MAPS

1. Zoning Map
2. Flood and Water Resources Map
3. Major Thoroughfare Map
4. Edwards Aquifer Map
5. USFW Wetlands Map
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone’s use of the information.
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ATTACHMENT K

LETTERS OF AVAILABILITY

1. Water & Wastewater
2. Electric & Gas
3. Charter Communications
4. AT&T
5. Waste Management
February 2, 2018

Mr. Don Miller

Re: Nacogdoches Rd. and Spring Creek Availability of SAWS’ Infrastructure

Mr. Miller:

This is in response to your request for the availability of water and wastewater service to the above referenced property. The location of the tract is within the City of San Antonio city limits, inside SAWS’ Water CCN, and inside SAWS’ Sewer CCN.

The San Antonio Water System (SAWS) strives to provide quality, reliable service to its customers at a reasonable cost. Rates are kept low, in part, by having new customers pay for all costs associated with extending service to them. SAWS Board of Trustees Growth Strategy states “we will work to ensure that growth is self-funding”. Per SAWS Utility Service Regulations Sections 3.1, 5.1, 6.1, 7.1, and 7.3, new customers are expected to pay for the infrastructure needed to serve their property and pay impact fees to SAWS to pay for general benefit facilities such as overall additional storage tanks, water supplies, pump, or treatment facilities required to serve the new customers. Please note that the water supply impact fees increased on June 1, 2015. It is not SAWS’ practice to construct main or service connections to a new customer. Such construction would need to be arranged and paid for by the customer through a professional engineer (if a public main extension is required) and authorized contractor. Costs of surveying, engineering design, materials, construction, and impact fees should be considered before the customer proceeds with construction of their proposed mains or services.

WATER

Water Supply to the tract will be from Pressure Zone 6 which has a static gradient of 1060 ft. The approximate maximum elevation of the tract is 894 feet & 72 PSI and the approximate minimum elevation of the tract is 868 feet & 83 PSI. There is an existing 12-inch water main along the southeast side of Nacogdoches Rd. Water mains in the vicinity of the property are shown on the attached location map. If commercial uses are proposed, the San Antonio Water System requires a 12-inch or greater sized main to provide adequate fire flow and domestic demand.

Costs and commitment requirements for providing water service may include additional on-site mains and service connection fees. Payment is required of all applicable fees in effect at the time of plat recordation or the latest date allowable by law. This includes current impact fees based on connection point and number of EDU’s of capacity requested. Presently, one water EDU = 313 gallons per day of average daily flow. Current impact fees are shown in the table below.
RECYCLE WATER

In some locations it may be feasible to make use of SAWS recycled water. SAWS has established 73 miles of recycled water pipelines through the city of San Antonio. Recycled water is non-potable and ideal for irrigation, commercial, manufacturing and industrial uses. Recycled water is cost-effective, environmentally responsible and not affected by mandatory curtailment during drought conditions. For more information please call (210) 233-3673 or email Pablo.Martinez@saws.org Pablo Martinez at San Antonio Water System.

WASTEWATER

The Tract is situated within SAWS’ sewer service area and lies within the Beitel Creek-Salado Creek Watershed. There is an existing 8-inch gravity sewer main along the northwest side of Nacogdoches Rd. and an existing 8-inch gravity sewer main traversing across the tract. Wastewater mains in the vicinity of the property are shown on the attached location map. If the developer chooses to extend the nearest sewer main to the proposed site, he/she must do so at his cost. Connections to mains require the developer to acquire an easement for the main extension if necessary. All tie-ins into the San Antonio Water System’s collection system must be based on fieldwork and in conformance with the San Antonio Water System Utility Service Regulations, which became effective on August 9, 2016. Current impact fees are shown in the table below.

<table>
<thead>
<tr>
<th>Water Impact Fee Zone (Pressure Zone)</th>
<th>Flow</th>
<th>System Development</th>
<th>Water Supply</th>
<th>Total Water Impact Fees (per 1 EDU)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PZ 6 Low</td>
<td>$1,182</td>
<td>$619</td>
<td>$2,796</td>
<td>$4,597</td>
</tr>
</tbody>
</table>

The Developer will be responsible for any additional sanitary wastewater main extensions (on-site and/or off-site), right-of-way and easement acquisitions (if needed), private wastewater service laterals required to serve the property, lift stations and force main systems, lift station upgrades and lift station maintenance fees (per lift station), along with payment of all applicable fees in effect at time of plat recordation or the latest date allowable by law. This includes current impact fees based on connection point and number of EDU’s of capacity requested. Presently, one wastewater EDU = 240 gallons per day of average daily flow.

This letter does not constitute a commitment to capacity by the SAWS to provide water and/or wastewater service to the subject property. The actual availability of water and/or wastewater service to the property will be dependent upon the site specific requirements such as site elevation,
pressure requirements, estimated demand and discharge, and the infrastructure requirements as set forth in the USR. The consulting engineer should assess the site-specific requirements in accordance with the USR regulations prior to requesting connection to SAWS’ infrastructure. In some cases a Utility Service Agreement may be necessary, for more information please refer to the SAWS Guide to Development [http://www.saws.org/business_center/developer/newdevel/] for a detailed guideline regarding the process for obtaining water/and or wastewater services.

Should additional information be needed please contact me at email: Richard.McWhirter@saws.org

Sincerely,

Richard McWhirter
San Antonio Water System

Attachments
1. Water Utility Map
2. Wastewater Utility Map
2/9/2018

MACINA BOSE COPELAN
Attn: Don W Miller
1035 Central Parkway N
San Antonio, TX 78232

Re: Letter of Availability (Electric and Gas)

Proposed Development: Proposed property located on Nacodoches Rd between Spring Farm Street. There is gas and electricity in the surrounding area.

To Whom It May Concern:

Please accept this letter as confirmation that the proposed development listed above can be served by CPS Energy's electric and gas distribution systems under the provisions of our current Supply Line Extension Policies contingent on the appropriate easements, rights-of-way, and permits being obtained and/or provided.

Since the specific plans indicating how the property will be developed have not yet been submitted, CPS Energy cannot estimate the cost for providing the electric and gas service within the identified tract of property. A cost estimate for the provision of these utility services may be requested once plans depicting the types of development and configurations are submitted to CPS Energy for review.

This letter is not intended as a certification that CPS Energy has reviewed subdivision plans or plats nor approval of any submitted plans or plats. The applicable governmental entity's procedure for plat approval may require that utility plans be reviewed by CPS Energy prior to submission to those applicable governmental entities.

If you should have any questions or concerns regarding this Letter of Availability, please contact our office at (210) 353-4050.

Sincerely,

Gregory Lee
Gregory Lee
Customer Service Supervisor
Customer Engineering Department
2/7/2018

Don Miller
Macina, Bose, Copeland and Associates, Inc.
1035 Central Parkway North
San Antonio, TX 78232

SUBJECT: Will Serve – Nacogdoches Lofts

In concern of Charter facilities at the property located on Nacogdoches Rd between Spring Farm St and Spring Creek in San Antonio, TX, Charter has existing coax and/or fiber facilities near this location that may provide a possible point-of-connection for available services in the future.

Services for any Commercial or Multi-Family Parcels will be available dependent upon the right-of-entry agreement and entry routing for the respective buildings, as determined by contract. Contact our Commercial Business Class Sales department, at (866) 519-1263 to facilitate a request for new commercial service, or your local MDU Sales Department for all residential services. In addition to initiating your request, they can also provide specifics regarding costs and other details associated with obtaining our services in this area at the appropriate point in time.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to ForceRelos@kinetic-eng.com. Please share this information with whoever needs these services.

Sincerely,

Zach Marcum
Charter Communications
February 22, 2018

Don Miller
Macina, Bose, Copeland and Associates, Inc.
1035 Central Parkway North
San Antonio, TX 78232

RE: Nacogdoches Lofts, Nacogdoches Road and Judson Road, San Antonio, Texas

Dear Mr. Miller:

This letter is in response to your request for information on the availability of service at Nacogdoches Lofts, San Antonio, Texas by AT&T. This letter acknowledges that Nacogdoches Lofts, San Antonio, Texas is located in an area served by AT&T. Any service arrangements for Nacogdoches Lofts, San Antonio, Texas will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to Nacogdoches Lofts, San Antonio, Texas.

Please contact the AT&T OSP Design Engineer for this service area, Cristina Salinas, with any project specific inquiries. She can be reached at (210) 283-703.

Thank you for contacting AT&T.

Sincerely,

[Signature]
for
Philip Austin
Civic Coordinator
February 16, 2018

To Whom It May Concern,

This document serves as confirmation for availability of service for Nacogdoches Lofts at Nacogdoches Rd., north of Spring Farm St., San Antonio, TX 78247. Waste Management can provide recycling and waste disposal services as needed for this location.

The point of contact for this location is:

Rojji Fletcher
210-612-3757
Rfletch2@wm.com

Thank you,

Rojji Fletcher

Rojji Fletcher
ATTACHMENT L

UTILITY MAPS

1. Water
2. Wastewater
ATTACHMENT M

FIRE FLOW TEST
PROJECT INFORMATION

Project Name: ________________________________
Street Address: _________________________________________
City, State, Zip Code: ________________________________________

FIRE FLOW TESTING COMPANY INFORMATION

Name of individual preparing this report: Jeff Meeks
Company represented: American Backflow Services
Street address: 6514 Gin Road
City, State, Zip Code: Marion, Texas 78124
Phone Number: (210) 413-7790
Signature of individual preparing report attesting to the accuracy of data contained herein: [Signature]
Date of this report: 8 February 2018

WATER PURVYOR INFORMATION

Name of individual witnessing flow test: Joe Castillon
Name of water purveyor: San Antonio Water System
Telephone Number: 210-233-3252
Signature of water purveyor witness attesting to accuracy of data shown below on this page: [Signature]

FIRE FLOW INFORMATION

Date and Time of flow test: 8 February 2018 1:30 PM
Location of flow hydrant: [Location]
Location of test hydrant: [Location]
Theoretical fire flow available at 25 psi: 7649 g.p.m.
# FIRE FLOW TEST DATA SHEET

## PROJECT INFORMATION:

- **Project Name:**
- **Street Address:**
- **City, State, Zip Code:**

## TEST HYDRANT

<table>
<thead>
<tr>
<th>DATE</th>
<th>TIME</th>
<th>TEST HYDRANT</th>
<th>FLOWING HYDRANT</th>
<th>TOTAL FLOW</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Static (ps)</td>
<td>Residual (ps)</td>
<td>Flow (gpm)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>90</td>
<td>87</td>
<td>75</td>
</tr>
<tr>
<td>8/8/13</td>
<td>01:30</td>
<td>75</td>
<td>2.5</td>
<td>165</td>
</tr>
<tr>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2699</td>
</tr>
</tbody>
</table>

## FLOWING HYDRANT

- **Flowing Hydrant:**
- **Flow Coefficient:**
- **Actual Flow (gpm):**
- **Actual Flow (gpm):**
- **Total Flow:**

## SKETCH FLOW TEST LOCATION:

![Map showing the location of test points and facilities.](image-url)
ATTACHMENT N

ZONING VERIFICATION LETTER
January 9, 2018

Brown & Ortiz  
112 E. Pecan Street, Suite 1360  
San Antonio, TX 78205  

SUBJECT: ZV2018151: NCB 15831 P-5; Nacogdoches Road, San Antonio, TX  

To Whom It May Concern:  

As of the date of this letter, the property referenced above is zoned “C-2 AHOD” Commercial Airport Hazard Overlay District. The property was rezoned from Temporary “R-1” Single-Family Residence District to “B-1” Business District, “B-2” Business District by Ordinance 49828, dated September 21, 1978. The “B-1” portion of the property was rezoned to “B-2” Business District by Ordinance 65287, dated July 2, 1987. The property converted from “B-2” to the current “C-2” Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Per Section 35-D101 (d) of the Unified Development Code, Multi-Family Dwellings developed at thirty-three (33) units or less per acre are a permitted use for any tract or parcel zoned under the 1965 districts as “B-1” or “B-2” prior to the adoption date of this chapter, so long as such tract is not the subject of rezoning in accordance with the provisions of this chapter and remain within the “C-1” and “C-2” zoning districts. In addition, a portion of the property is part of the “UZROW” Unzoned Right of Way and cannot be developed for multi-family uses.

Please reference Articles III and V of San Antonio’s UDC for lot dimension and building criteria, including outside storage and display standards, height limitations, buffer requirements, building setbacks, and minimum and maximum parking requirements. If you wish to ensure compliance with the current building code or with development standards and other regulations in the UDC, which may require the review of building/site plans, please contact a Development Services Department Engineer at (210) 207-8281 to discuss or to schedule a more in-depth preliminary plan review.

For information on the enforcement of building and development code requirements including the issuance of building permits, records of zoning code violations and certificates of occupancy, please contact the Customer Services Section of our Department at (210) 207-1111. If we may be of further assistance, please contact Daniel Hazlett, the Planner who worked on your request, at (210) 207-0107 or via email at Daniel.Hazlett@sanantonio.gov. Thank you.

Cordially,

Logan Sparrow  
Principal Planner