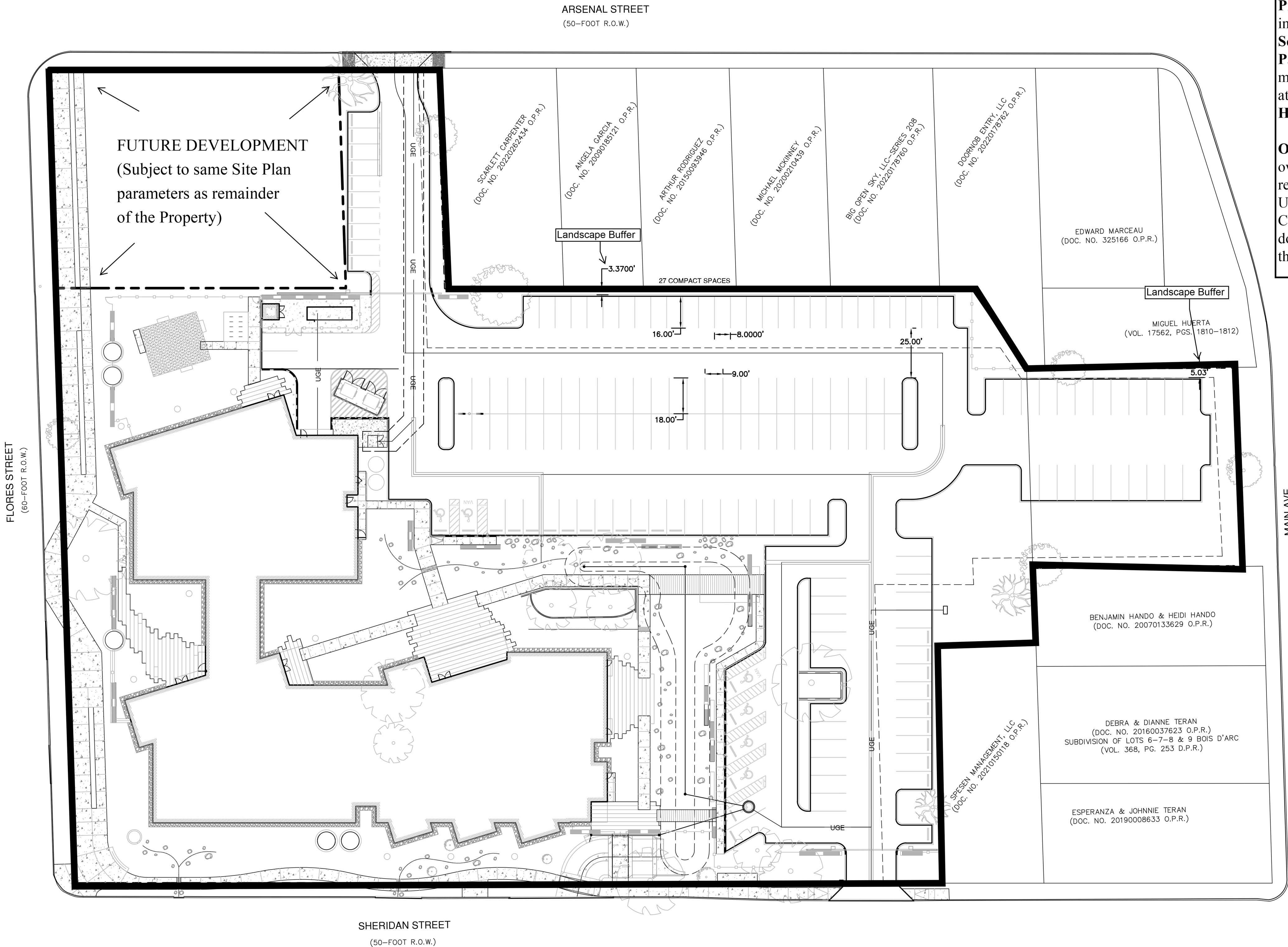


Zoning Case No. Z-2025-10700093



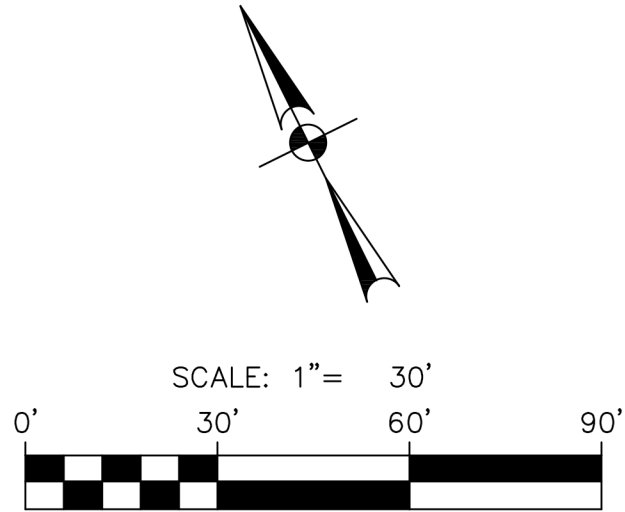
Property Description: 3.9062 Acres out of NCB 930 & NCB 966
Address: 702 and 712 S. Flores
Ingress/Egress: As shown and permitted on S. Flores, Arsenal and Sheridan Streets
Current Zoning: C-3NA HS RIO-7D AHOD, C-3NA RIO-7D AHOD, C-2 RIO-7D AHOD and RM-4 RIO-7D AHOD
Proposed Zoning: IDZ-2 HS RIO-7D AHOD with Uses Permitted in C-2; and IDZ-2 RIO-7D AHOD with Uses Permitted in C-2
Setbacks & Landscape Buffers (Minimums): As & Where Shown
Parking: The minimum parking requirement shall be 80% of the minimum parking required by the City's Unified Development Code at the time of permitting.
Height: Building height shall not exceed three (3) stories.

Owner Statement: I, the San Antonio River Authority, the property owner, acknowledge that this site plan submitted for the purpose of rezoning 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.

No new or existing building shall be erected, constructed or expanded to extend within the public right-of-way, within five (5) feet of the side lot line for the perimeter of the project, or within five (5) feet of the rear lot line.

TOTAL PARKING COUNT	
STANDARD PARKING	116
ACCESSIBLE PARKING (STD)	5
ACCESSIBLE PARKING (VAN)	2
ELECTRIC VEHICLE RECHARGING SPACES	4
COMPACT SPACES	37
TOTAL PARKING	164

SARA SHERIDAN
CAMPUS
SAN ANTONIO, TEXAS



**PAPE-DAWSON
ENGINEERS**
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800