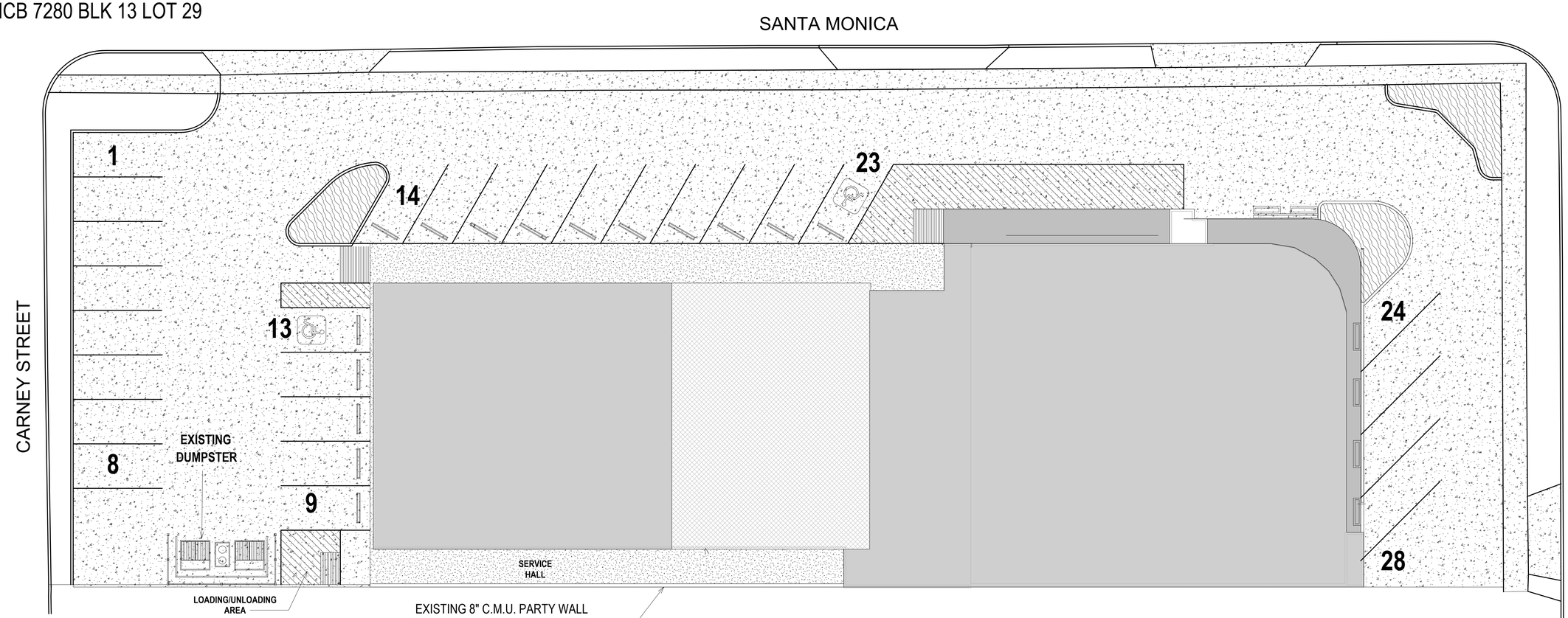
Rezoning Application Z-2023-10700323 CD

C-1 AHOD to C-1 CD with a conditional use for a liquor store
3915 San Pedro Ave
San Antonio, TX 78212
NCB 7280 BLK 13 LOT 29



EXISTING 8" C.M.U. PARTY WALL EXTENDS 36" ABOVE THE ROOF. EXISTING WALL APPEARS TO BE EQUIVALENT TO A 2HR RATE WALL (UL U905) REF. AP# 2182101

EXISTING SITE PLAN
3/32" = 1'-0"

BUILDING HEIGHT - 1 COMMERCIAL STORY
BUILDING SF: 14,268 - EXISTING
BUILDING DIMENSIONS: 200'x70'
NO PROPOSED FENCING
NO PROPOSED LANDSCAPING
PARKING STALL SIZE: 9'x16'
28 PARKING SPACES
IMPERVIOUS COVER SF: 9,625

I, Roberto Corvera, 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. 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.

OVERALL PARKING SUMMARY TABLE NOTES: PARKING SPACES 9' X 19'

1. PARKING REQUIREMENTS PER COSA UDC TABLES 526-3A AND 526-3B AND TABLE 526-2.

SERVICE - FOOD-RESTAURANT OR CAFEREIRA.
1 PER 100 SF GFA (MIN.) AND 1 PER 40 SF GFA (MAX.)

RETAIL - GROCERY STORE - RETAIL (LIMITED TO MAXIMUM 3,000 SQ. FT. TOTAL IN "C-1".
1 PER 300 SF GFA (MIN.) AND 1 PER 150 SF GFA (MAX.)

SERVICE - BARBER OR BEAUTY SHOP.
1 PER 300 SF GFA (MIN.) AND 1 PER 200 SF GFA (MAX.)

SERVICE - PROFESSIONAL OFFICE.
1 PER 300 SF GFA (MIN.) AND 1 PER 140 SF GFA (MAX.)

2. SHARED PARKING FACILITIES - MIXED USED DEVELOPMENTS. PARKING REDUCTION ALLOWANCES. PER TABLE 526-2 AND LAND USE = RETAIL. 1

B. RETAIL, WEEKDAY, DAYTIME 9AM TO 4PM, 60%.
C. RETAIL, WEEKDAY, EVENING 6PM TO 12AM, 90%.
D. RETAIL, WEEKEND, DAYTIME 9AM TO 4PM, 100&.
E. RETAIL, WEEKEND, EVENING 6PM TO 12AM, 70%.
F. RETAIL, NIGHTTIME, 12AM TO 6AM, 5%.

3. BUILDING GROSS FLOOR AREAS:

BUILDING 1 (TENANT "A") = 3,180 SF GFA
BUILDING 1 (TENANT "B") = 1,980 SF GFA
BUILDING 1 (TENANT "C") = 2,100 SF GFA
BUILDING 1 (TENANT "D") = 1,000 SF GFA
BUILDING 1 (TENANT "E") = 1,000 SF GFA

4. PARKING REQUIREMENT CALCULATIONS (PRIOR REDUCTION)

BUILDING 1 (TENANT "A"): MIN.=3,180/100=31; MAX.=3,180/40=79
BUILDING 1 (TENANT "B"): MIN.=1,980/300=6; MAX.=1,980/150=13
BUILDING 1 (TENANT "C"): MIN.=2,100/100=21; MAX.=2,100/40=52
BUILDING 1 (TENANT "D"): MIN.=1,000/300=3; MAX.=1,000/200=5
BUILDING 1 (TENANT "E"): MIN.=1,000/300=3; MAX.=1,000/140=7
TOTAL: MIN.=31+6+21+3+3=64; MAX.=79+39+52+5+7=156

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REGISTERED ARCHITECT
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STATE OF TEXAS
11/3/2021

BELMAR ARCHITECTURE PLLC
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LA CARRETA

3915 SAN PEDRO AVE. SUITE #102 / #103 SAN ANTONIO, TEXAS 78212

REVISIONS

No:	Description:	Date:
1	CITY COMMENTS	10/04/2021

Drawing Name:
EXISTING SITE PLAN

Date:	11/03/2021
Job No:	21-021
Drawn By:	JM

Sheet No:

A 1.0