

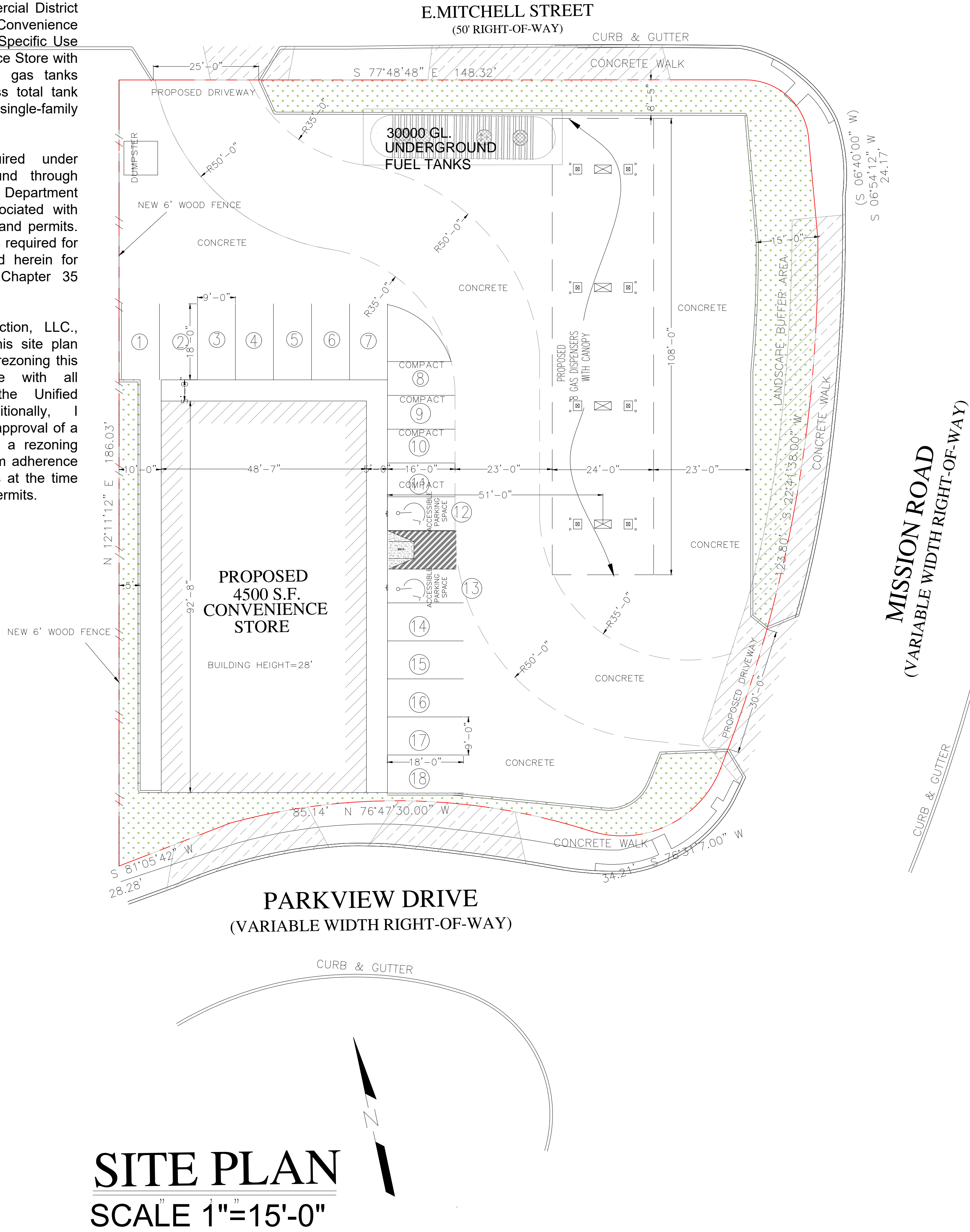
**Z-2023-10700278 CD S**  
703 Mission Road  
Legal: 0.634 acres out of NCB 6917

From: "R-5" Residential Single-Family and  
"C-3" General Commercial District

To: "C-1 CD S" Light Commercial District  
with a Conditional Use for a Convenience  
Store (With Gasoline) and a Specific Use  
Authorization for a Convenience Store with  
Gasoline Filling Station and gas tanks  
having 50,000 gallons or less total tank  
capacity within 100-feet of single-family  
zoning and uses

Additional information required under  
Table B101-1 may be found through  
various Development Service Department  
records, including those associated with  
platting, addressing, building and permits.  
Reference to those records as required for  
zoning review is incorporated herein for  
Site Plan purposes under Chapter 35  
(Unified Development Code).

Prime & Paradigm Construction, LLC.,  
applicant,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.



BASED ON UDC TABLE 526-3b

| Use:              | RETAIL.    | Area: SQFT | Minimum Vehicle Spaces         |
|-------------------|------------|------------|--------------------------------|
| Convenience store | 4,500 sqft |            | 1 per 500 SF GFA               |
|                   |            |            | 4,500 / 1,500 / 500 = 9 spaces |

Minimum vehicle spaces required 9  
Vehicle spaces provided 18  
Minimum accessible parking spaces required 1 standard and 1 van parking  
Accessible parking spaces provided 1 standard and 1 van parking

Paradigm

HOMES

PRIME & PARADIGM  
CONSTRUCTION, LLC.  
3942 PLEASURE HILL DR.  
SAN ANTONIO, TX 78229  
PHONE (210)389-5510

TEXAS INSTITUTE OF  
BUILDING DESIGN

David Ranjbar  
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION  
REGISTRATION # 44-781

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| PROJECT NO. |
|-------------|
| 102823      |
| DATE        |
| 10/28/2023  |

NEW CONVENIENCE STORE  
"DEMOLISH THE EXISTING C. STORE"  
703 MISSION RD  
SAN ANTONIO, TX 78210

| REVISIONS |         |
|-----------|---------|
| NO.       | DATE    |
| 1         | 11/8/23 |
| 2         |         |
| 3         |         |
| 4         |         |

| SHEET TITLE            |
|------------------------|
| SCHEMATIC<br>SITE PLAN |
| SHEET NO.              |
| C-1<br>OF 1            |