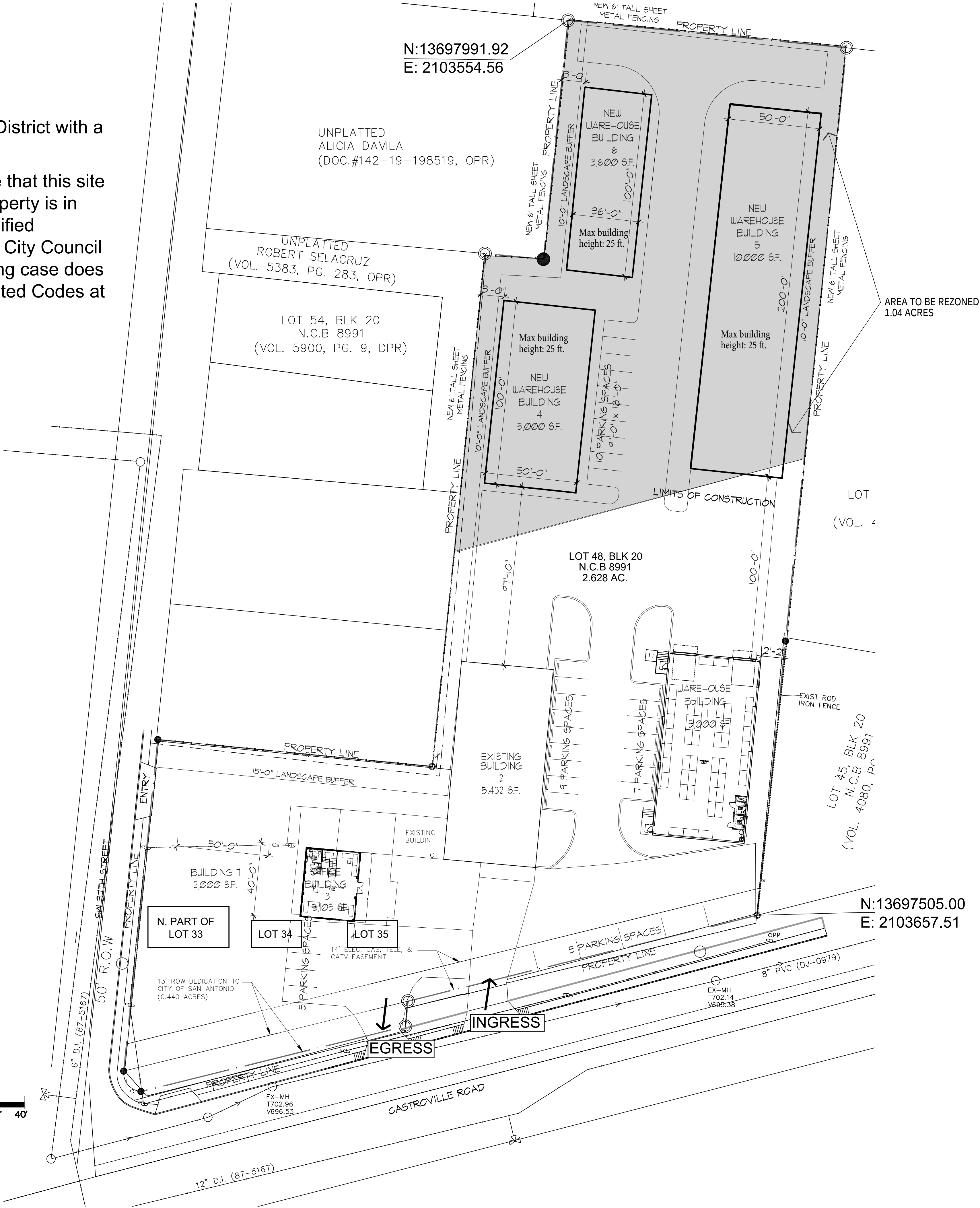


Z-2023-10700204 CD

From: "MF-33" Multifamily District  
To: "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Office/Warehousing

I, R.C. DeMonet, 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.

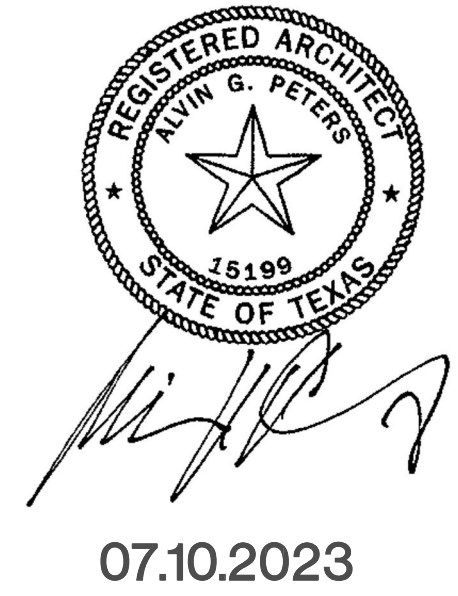
Coverage calculations for area to be rezoned:  
Total area - 43,560 SF (1.04 acres)  
Pervious Cover/Open Space - 12,471 SF  
New Buildings - 18,600 SF  
Impervious Cover - 12,489 SF  
Maximum Height - 25'



01 re-zoning exhibit  
SCALE: 1" = 30'- 0"

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R INSTALL  
WAREHOUSE  
BUILDING  
1

2439 Castroville Rd.  
San Antonio, Texas

for construction

BUILDING AREAS:			
EXISTING BUILDING 2	5,432 SF.	WAREHOUSE OFFICE	
PHASE 1 BUILDING 1	5,000 SF.	WAREHOUSE OFFICE	
PHASE 1 BUILDING 3	3,600 SF.	ADMINISTRATION OFFICE	
PHASE 2 BUILDING 4	5,000 SF.	WAREHOUSE OFFICE	
PHASE 3 BUILDING 5	10,000 SF.	WAREHOUSE OFFICE	
PHASE 4 BUILDING 6	3,600 SF.	WAREHOUSE OFFICE	
TOTAL BLDG. AREAS: 32,140 SF.			
PARKING REQUIREMENT CALCULATIONS:			
WAREHOUSE BLDG 1 AREA:	5,000 SF	/2000	= 2.5
WAREHOUSE BLDG 2 AREA:	5,432 SF	/2000	= 2.71
OFFICE BLDG 3 AREA:	3,600 SF	/300	= 12
WAREHOUSE BLDG 4 AREA:	5,000 SF	/2000	= 2.5
WAREHOUSE BLDG 5 AREA:	10,000 SF	/2000	= 5
WAREHOUSE BLDG 6 AREA:	3,600 SF	/2000	= 1.8
TOTAL SITE PARKING REQUIRED			= 25 SPACES
TOTAL SITE PARKING PROVIDED			= 36 SPACES

REVISIONS: DATE

PROJECT No: 2020.143  
DATE: 07.10.2023  
SHEET: of

re-zoning  
exhibit

A.X