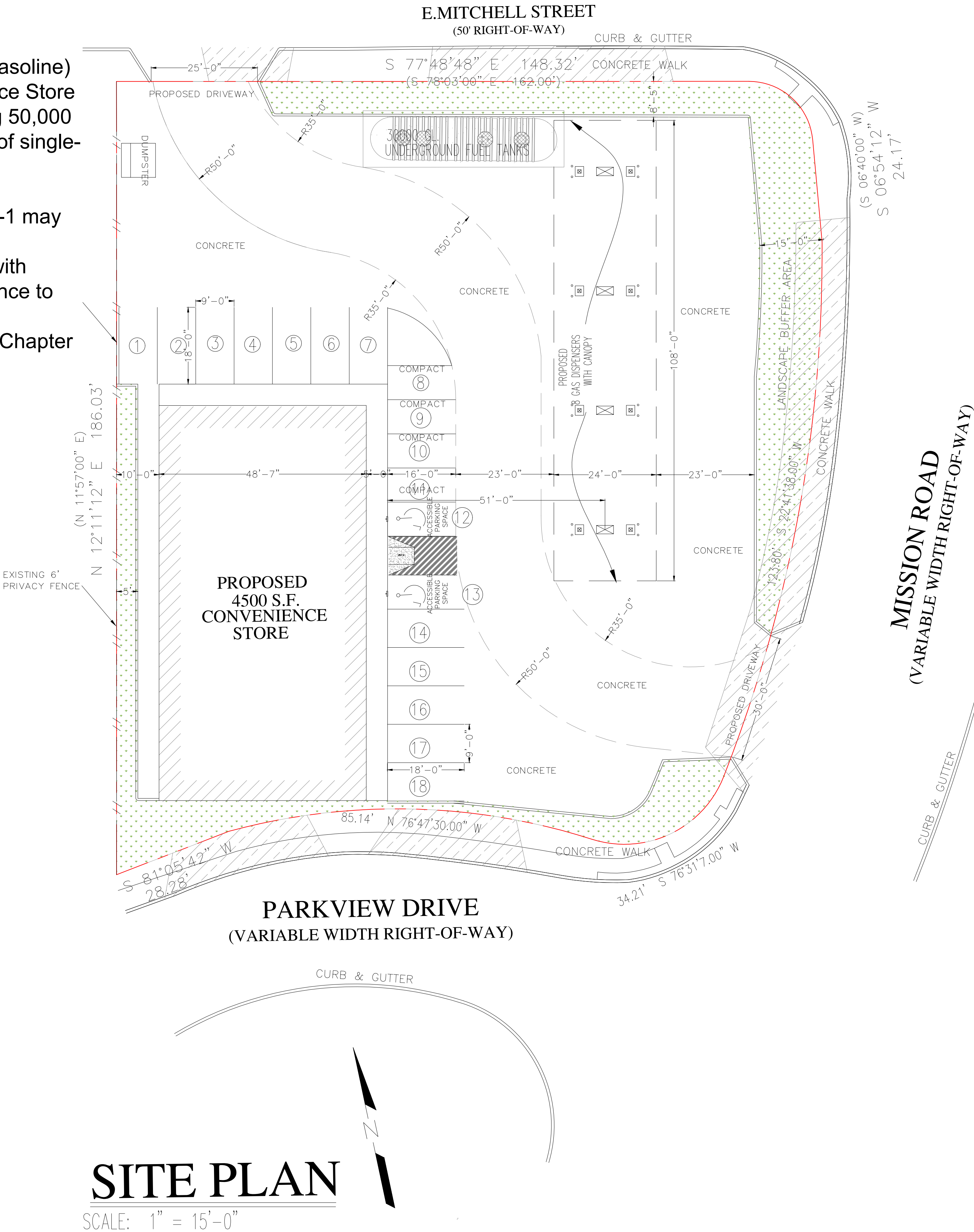


Z-2023-10700278 CD S
703 Mission Road
Legal: 0.634 acres out of NCB 6917

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).



BASED ON UDC TABLE 526-3b

Use:	RETAIL.	Area: SQFT	Minimum Vehicle Spaces
Convenience store	4,500 sqft		6 per 1,000 S.F. GFA
			4,500 / 1,000 X 6 = 27 spaces

Minimum vehicle spaces required 27
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
Compact vehicle spaces allowed 30%=8
Compact vehicle spaces provided 4

LEGEND

- Existing driveway approach to remove
- proposed landscaping

Existing Impervious cover 27492 S.F. 100%
New Impervious cover 23678 S.F. 86%

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 OFFICE - REGISTERED PROFESSIONAL ARCHITECT
REGISTRATION # 44-781

David Ranjbar
Certified Professional Building Designer
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Davidranjbar.ppe@gmail.com
Phone 210-389-5510

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

SHEET TITLE

SCHEMATIC
SITE PLAN

SHEET NO.

C-1
OF 1