

Z-2024-10700168 CD

Address: 829 South General McMullen Drive and 836, 830, and 822 South San Augustine Avenue.

Legal: Lot 28 and the west 91.4 feet of Lots 11, 12, 15, 16, 17, 18, 19, and 20, Block 6, NCB 8129

Current Zoning: "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Requested Zoning: "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 28, Block 6, NCB 8129 and "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Noncommercial Parking Lot on the west 91.4 feet of Lots 11, 12, 15, 16, 17, 18, 19, and 20, Block 6, NCB 8129

I, Luis E. Plascencia Gonzalez, 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.



Calculating Building and Lot Coverage Percentages

Lots area: 41,122 sq.ft.

Total building coverage (gross floor area): 9,293 sq.ft.

Building Coverage Percentage: $9,293 \text{ sq.ft.} / 41,122 \text{ sq.ft.} = 0.22598 = 22.5\%$

Total Lot Coverage: 37,411 sq.ft.

Lot Coverage Percentage: $37,411 \text{ sq.ft.} / 41,122 \text{ sq.ft.} = 0.90975 = 90.9\%$

Plot Size: 11"x17"

Drawing scale: 1"=40'