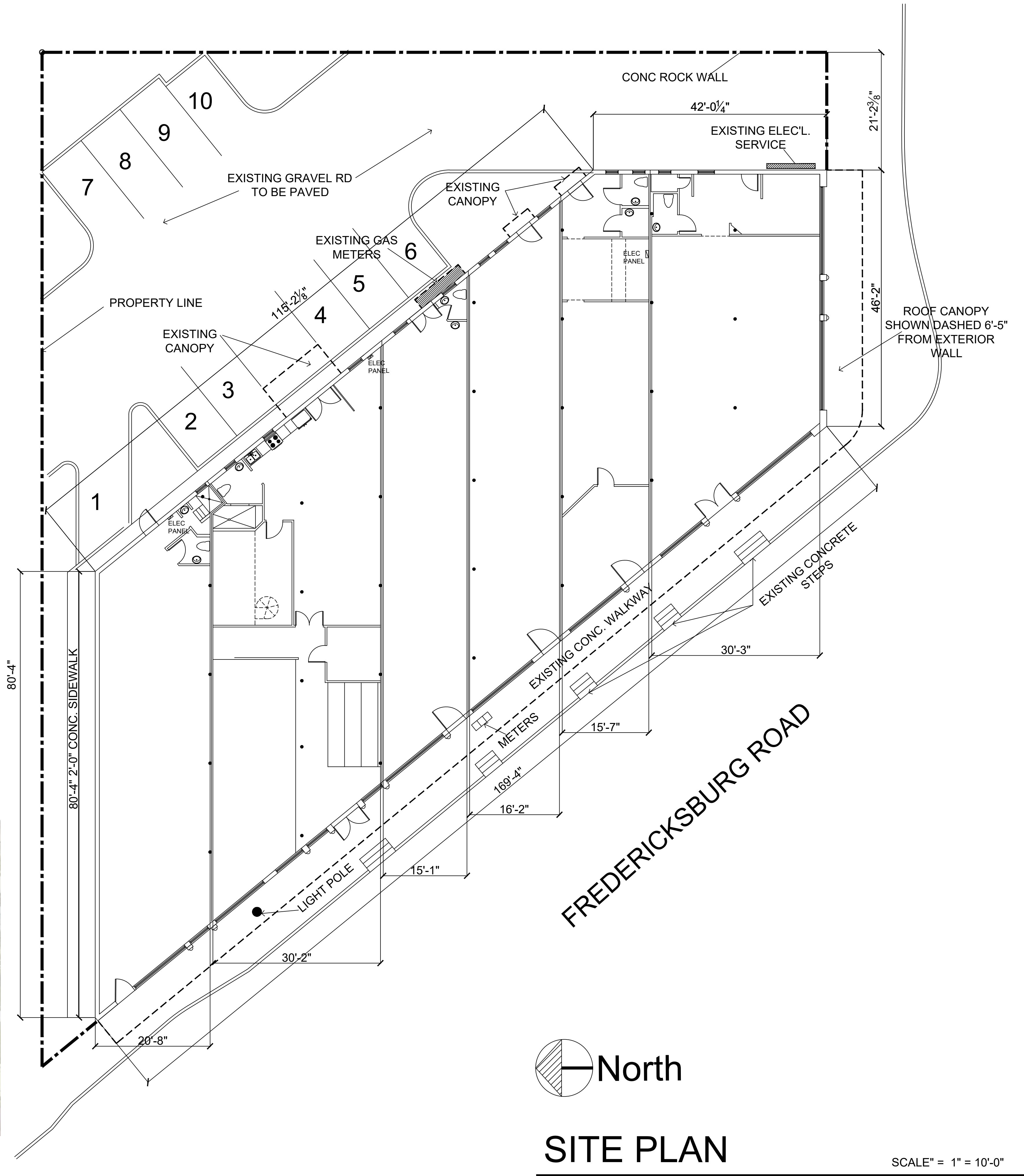


Address: 708 Fredericksburg Road
Legal Description: NCB 3031 BLK 2 LOTS 24 - 26
Current Zoning: C-3 NA NCD-5 AHOD & O-2 NCD-5 AHOD
Proposed Zoning: IDZ-2 NCD-5 AHOD with Uses Permitted in C-2 NR, Tattoo Parlor and Bar/Tavern
Building Height: 14'
Building Size: 9900 SF
Impervious Cover: 11000 SF
Setbacks: None
Fencing: None
Landscaping: None
Note: Bar/Tavern may not exceed 2500 SF total and must close by 12:00 AM
Parking: Stall typical size 9' (w) x 18' (d)); Existing number of stalls: 10

I, LCP Beacon Hill, LLC, 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 understandthat 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.



CONSULTANT:



COPYRIGHT:

IDZ-3 Site Plan

PROJECT LOCATION:
708 Fredericksburg Rd.
San Antonio, Texas

PROJECT OWNER
CENTRO PROPERTIES
collin@centroproperties.net

REVISIONS:	△

ISSUE DATE:	09/11/23
PROJECT NOS.	2302
CAD DWG FILE:	
DRAWN BY:	M.G.
CHECKED BY:	A.G.
SCALE:	AS NOTED

SHEET TITLE:
SITE PLAN / FLOOR PLAN
AT
FREDERICKSBURG
RETAIL STORE

SHEET NO.:
A01
OF: