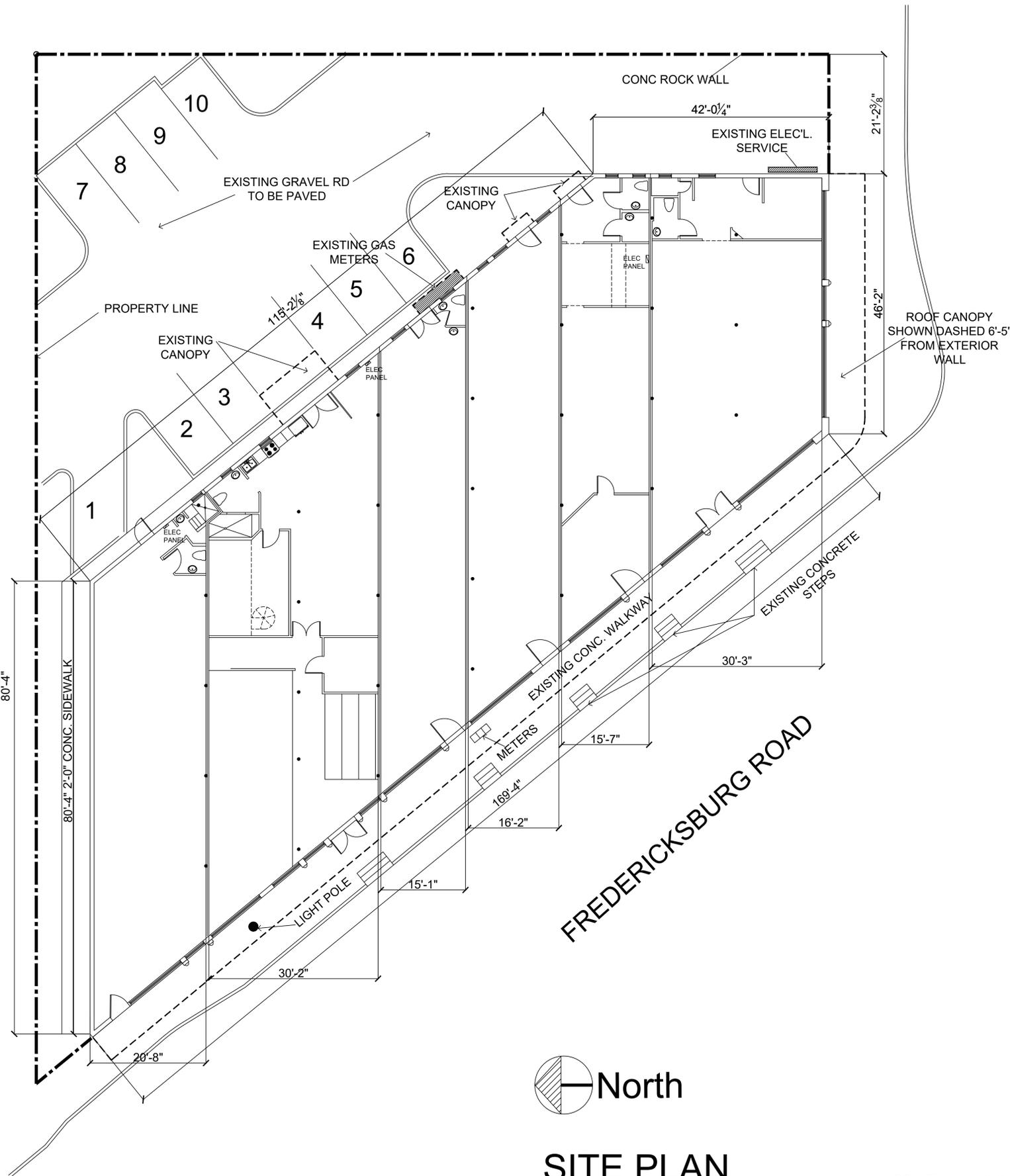


Address: 708 Fredericksburg Road
 Legal Description: NCB 3031 BLK 2 LOTS 24 - 26
 Current Zoning: C-3 NA NCD-5 AHOD & O-2 NCD-5 AHOD
 Proposed Zoning: IDZ-2 NCD-5 AHOD with Uses Permitted in C-2 NR, Tattoo Parlor and Bar/Tavern
 Building Height: 14'
 Building Size: 9900 SF
 Impervious Cover: 11000 SF
 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 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.



W. ASHBY PLACE

FREDERICKSBURG ROAD



SITE PLAN

SCALE" = 1" = 10'-0"

CONSULTANT:



MARK
DESIGN BUILD

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:

