ZONING CASE Z-2024-10700255 CD

From "C-2NA" Commercial Nonalcoholic Sales District and
"R-6" Residential Single-Family District

To "C-1 CD" Light Commercial District with a Conditional
Use for Office Warehouse/Flex Space
Lot 4 and Lot 14, NCB 18009
11006 Bandera Road.
80,000 sqf of impervious cover

I, EDWIN VIDAL, 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.

IMPERVIOUS COVER CALCULATIONS

PROPOSED ZONING: C-1 CD: LIGHT COMMERCIAL DISTRICT

LOT AREA:
LOT 1: 43,528 SQ FT (1.00 AC)
LOT 2: 43,583 SQ FT (1.00 AC)

POST DEVELOPMENT IMPERVIOUS COVER
LOT 1: 26,577 SQ FT (0.61 AC) 61.1%
LOT 2: 27,466 SQ FT (0.63 AC) 63.0%

PARKING REQUIREMENTS

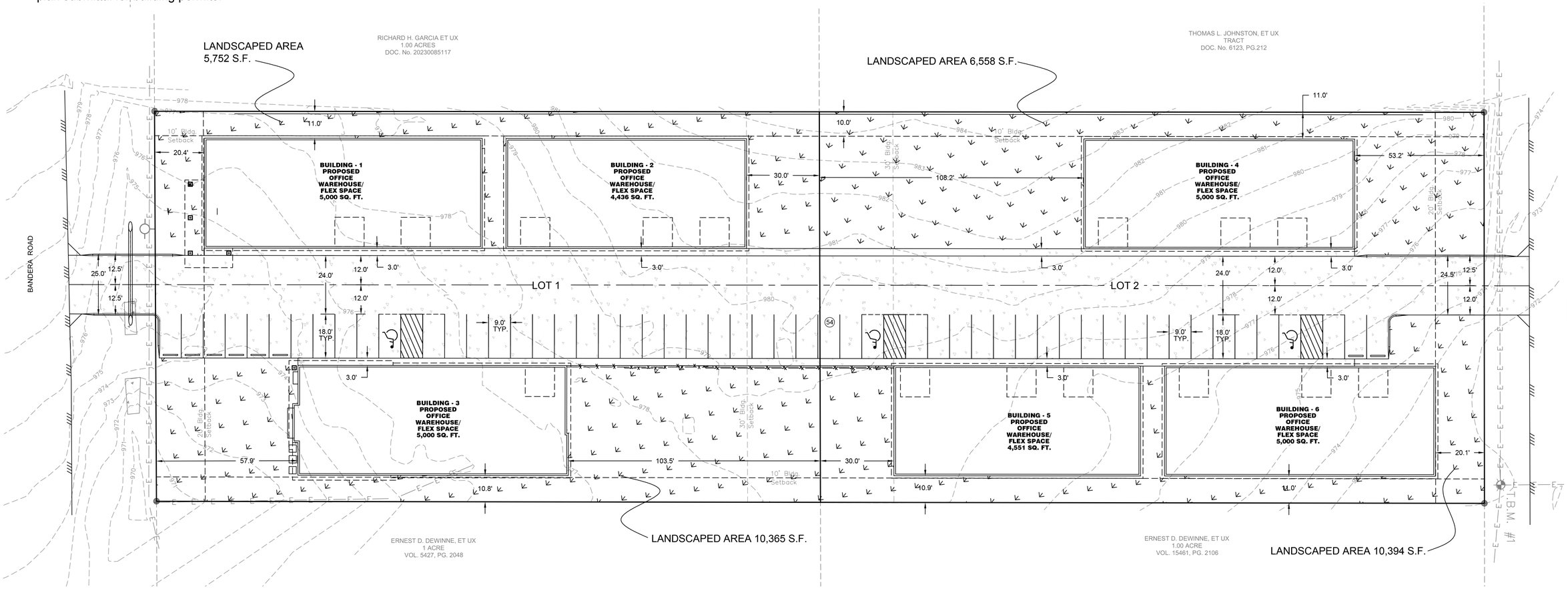
OFFICE WAREHOUSE - MINIMUM 1 SPACE PER 2000 SQ. FT.
- MAXIMUM 1 SPACE PER 200 SQ. FT.

PARKING REQUIRED: -15 spaces min. -152 spaces max.

TOTAL PARKING PROVIDED: 53 spaces

LEGEND

FL — FIRE LANE
—X—X— PROPOSED 6' CHAINLINK FENCE



GRAPHIC SCALE
0 20 40
1"=20'

NO	REVISION	DATE
△		

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SITE DEVELOPMENT PLAN
BUSINESS PARK
11006 BANDERA ROAD
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF AL CARROLL JR., P.E. 119251 ON 11-26-24 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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TBPE REGIS. #: F-18693

PROJ. NO: SM-24-1104
DRAWN BY: ACJ
CHECKED BY: ACJ
DESIGN BY: ACJ
DATE: 11/26/2024
SCALE: 1" = 20'
SHEET:

ZONING SITE PLAN