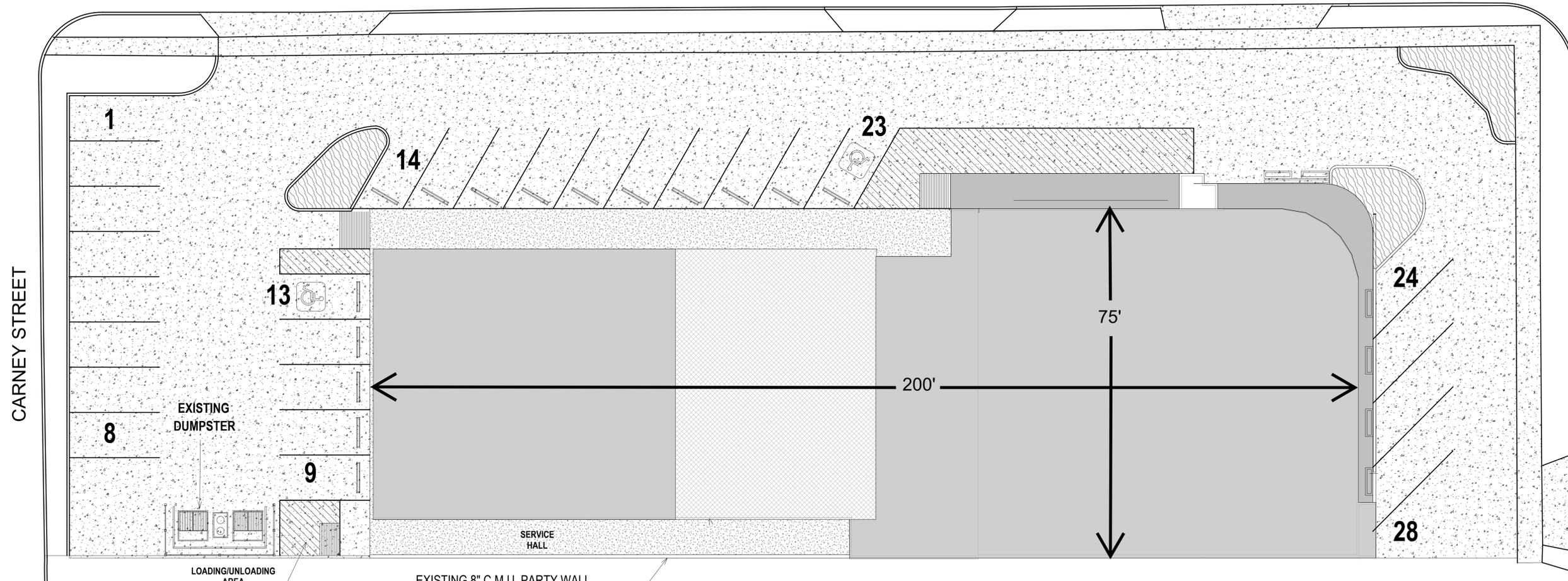


# Rezoning Application Z-2023-10700323 CD

C-1 AHOD to C-1 CD with a conditional use for a liquor store

3915 San Pedro Ave  
 San Antonio, TX 78212  
 NCB 7280 BLK 13 LOT 29

SANTA MONICA



EXISTING SITE PLAN  
 3/32" = 1'-0"

EXISTING 8" C.M.U. PARTY WALL  
 EXTENDS 36" ABOVE THE ROOF.  
 EXISTING WALL APPEARS TO BE  
 EQUIVALENT TO A 2HR RATE  
 WALL (UL U905) REF. AP# 2182101

BUILDING HEIGHT - 1 COMMERCIAL STORY - 25'  
 BUILDING SF: 14,268 - EXISTING  
 BUILDING DIMENSIONS: 200'x75'  
 NO PROPOSED FENCING  
 NO PROPOSED LANDSCAPING  
 PARKING STALL SIZE: 9'x19'  
 28 PARKING SPACES  
 IMPERVIOUS COVER SF: 9,625

I, Roberto Corvera, 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.



**BELMAR**  
 architecture

11503 JONES MALTSBERGER  
 SUITE 12501  
 SAN ANTONIO, TEXAS  
 210-325-8035



11/3/2021

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**LA CARRETA**  
 3915 SAN PEDRO AVE. SUITE #102 / #103 SAN ANTONIO,  
 TEXAS 78212

REVISIONS		
No.	Description	Date
1	CITY COMMENTS	10/04/2021

Drawing Name:  
 EXISTING SITE PLAN

Date: 11/03/2021  
 Job No: 21-021  
 Drawn By: JM

Sheet No:

**A 1.0**