



**Z-2024-10700226 S**  
Address: Generally located in the 6600  
block of Medina Base Road  
Legal: Lot 47, Block 1, NCB 16001

ON-SITE CONDITIONS TABLE	
NATURAL GROUND	33,155 SQFT
BUILDING FOOTPRINT	4,928 SQFT
HARDSCAPE	35,163 SQFT
TOTAL IMPERVIOUS COVER	40,091 SQFT
TOTAL AREA	73,246 SQFT

**EASEMENT LEGEND**

- 30' INGRESS/ EGRESS AND UTILITY EASEMENT (DOCUMENT NO. 20190055392, P.R.)
- 10' INGRESS/ EGRESS AND PRIVATE SANITARY EASEMENT (DOCUMENT NO. 20190055392, P.R.)
- 10' PUBLIC WATER EASEMENT (DOCUMENT NO. 20190055392, P.R.)
- 10' PRIVATE DRAINAGE EASEMENT (DOCUMENT NO. 20190055392, P.R.)
- 15' PUBLIC WATER EASEMENT (DOCUMENT NO. 20190055392, P.R.)
- 14' ELECTRIC, GAS, TELEPHONE, AND CABLE EASEMENT (DOCUMENT NO. 20190055392, P.R.)
- TEMPORARY 15' GRADING EASEMENT (VOL. 9559 PGS. 141-142, D.P.R.)
- DRAIN EASEMENT- PERMEABLE (VOL. 9559 PGS. 141-142, D.P.R.)
- 5' X 10' WATER EASEMENT (DOCUMENT NO. 20190055392, P.R.)
- VARIABLE WIDTH GRANTOR ACCESS EASEMENT (DOCUMENT NO. 20180171737, O.P.R.)
- VARIABLE WIDTH QUIKTRIP ACCESS & UTILITY EASEMENT (DOCUMENT NO. 20180171737, O.P.R.)
- 10' WIDE QUIKTRIP STORM DRAIN EASEMENT (DOCUMENT NO. 20180171737, O.P.R.)
- 10' WIDE QUIKTRIP WATER LINE EASEMENT (DOCUMENT NO. 20180171737, O.P.R.)
- VARIABLE WIDTH VISIBILITY EASEMENT (DOCUMENT NO. 20180171737, O.P.R.)

FROM: "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay  
Military Lighting Region 1 Airport Hazard Overlay District  
TO: "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay  
Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use  
Authorization for a Carwash

I, Matthew, 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

PROJECT NO.: 61720

**MATKIN-HOOVER**  
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**BUBBLE BATH CARWASH**

#61720 - LOOP 410 & MEDINA BASE RD.  
SAN ANTONIO, TEXAS

PROTOTYPE:  
DIVISION:  
VERSION:  
DESIGNED BY: CGW  
DRAWN BY: AG  
REVIEWED BY: DM

REV	DATE	DESCRIPTION

SHEET TITLE:

SHEET NUMBER:

OF 30