Z-2025-10700011 S ERZD

Existing Zoning: PUD C-3, PUD C-3R, and PUD C-2

Proposed Zoning: PUD C-2NA S with Specific Use Authorization for a Carwash in the ERZD

Proposed Use: Tunnel Carwash

Address: 17539 Blanco Road

Legal Description: Lot 2, Block 2, NCB 18393 (West Blanco Subdivision) 0.999 Acres

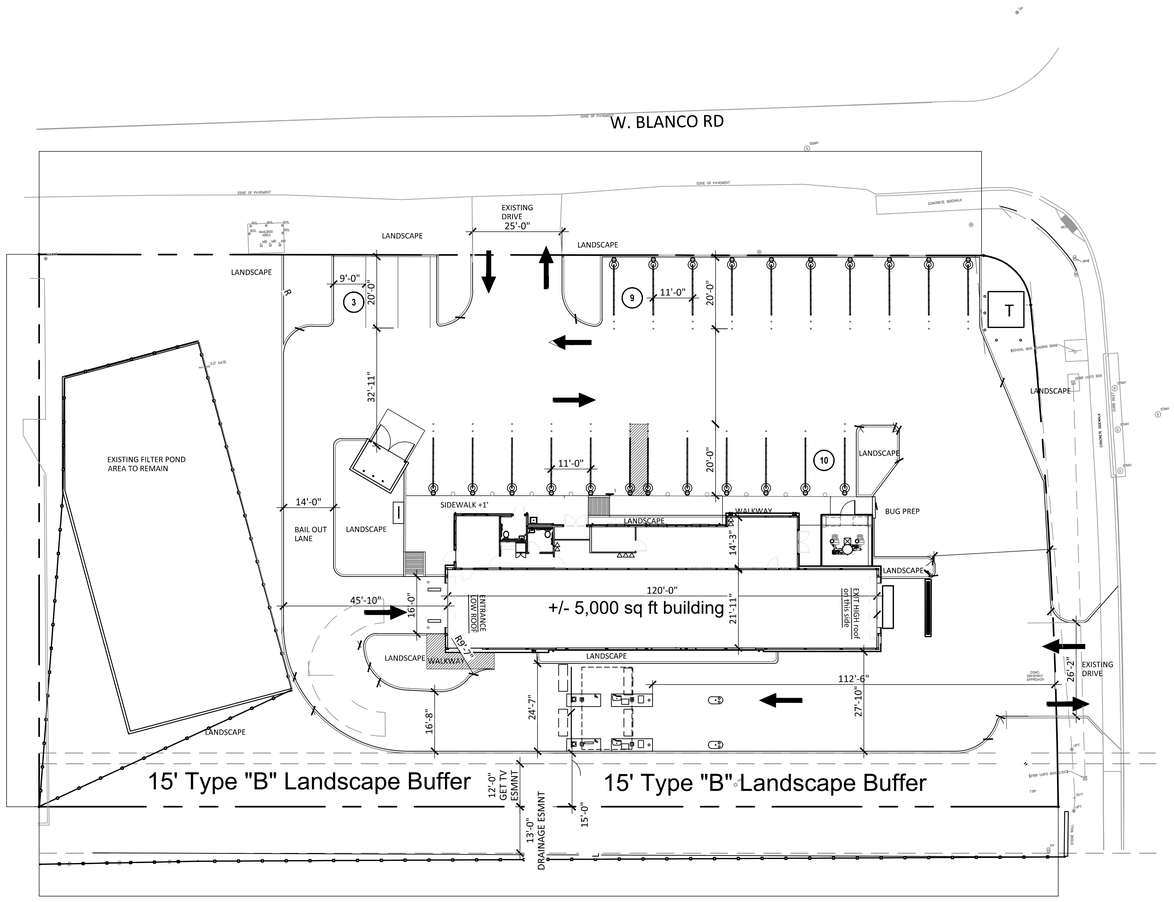
Parking Required: 10 spaces (1 space per 500 sq ft)
Parking Provided: 22 spaces

Impervious Cover: Existing: 70% - 30,462sf
Proposed: 65% - 28,286sf

Required Landscape Buffers: Type "B" (15')

Required Setbacks: 10' side / 30' rear where abutting residential

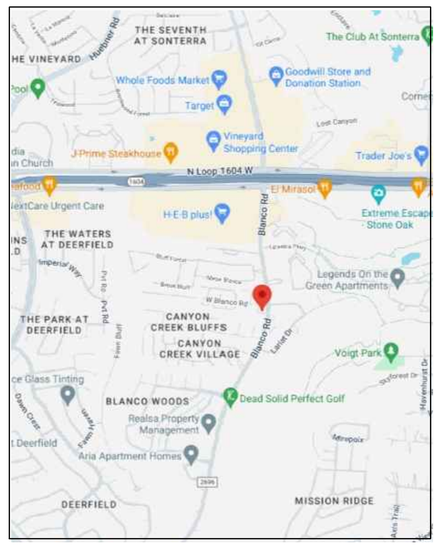
I,17539 Blanco, LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.



BLANCO II
SCALE: 1"=20'-0"

NORTH
0' 10' 20' 40'

WCW BLANCO II CARWASH
17539 BLANCO RD
SAN ANTONIO, TX
DATE: 07-09-2024



RKAA ARCHITECTS, INC