

Z2021-10700192

Current zoning: "C-3R"

Requested zoning: "IDZ-1" with uses permitted in "C-1"

2602 N. Flores St. San Antonio, TX 78212

Request Zoning Change to: IDZ-1 with uses permitted for C-1

Site Plan
(drawn to scale)

7 Parking Spots

Plants List

- Red Rose Bush
- Sedum Angelina
- Russian Sage
- White Crepe Myrtle
- Texas Red Yucca
- Pink Muhly Grass
- White Muhly Grass
- Big Blue Lily

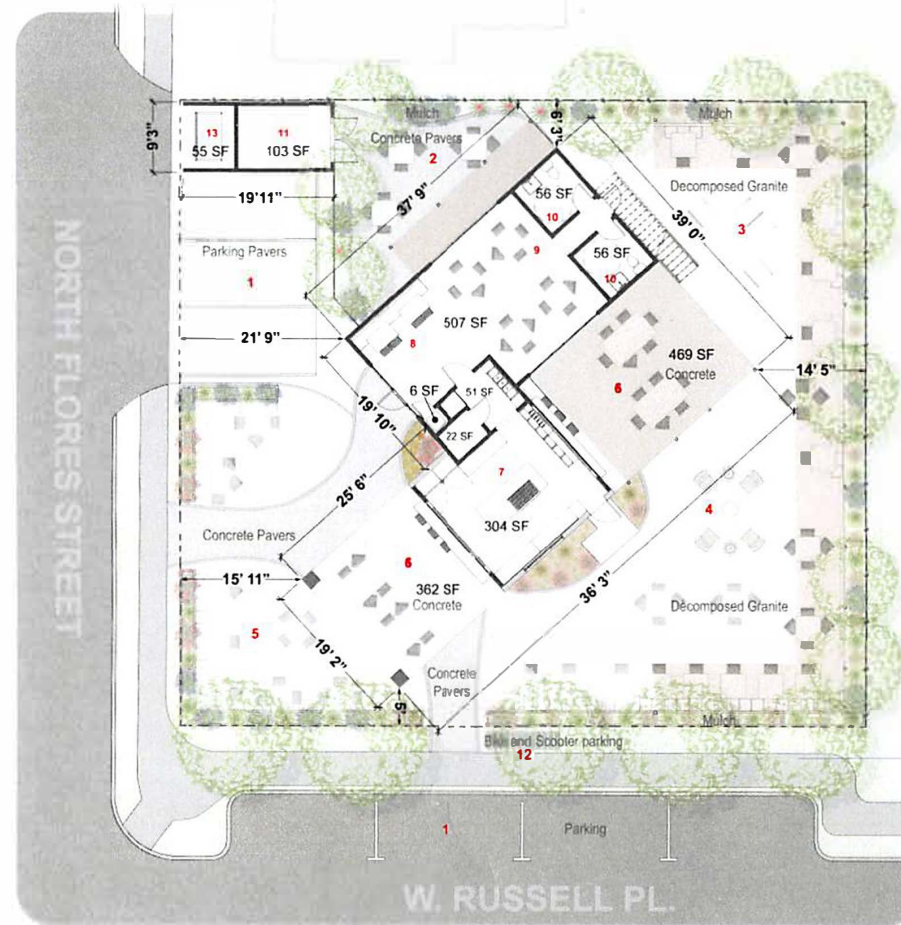
Ground Material

Impervious Cover

• Concrete Pavers	870 SF
• Concrete Patio	825 SF
	<hr/> 1,695 SF

Permeable

• Mulch	570 SF
• Decomposed Granite	2700 SF
• Parking Pavers	560 SF
	<hr/> 3,830 SF



1. PARKING
2. BEER GARDEN
3. OUTDOOR LOUNGE
4. FIRE PIT
5. UMBRELLA COVERED SEATING
6. OUTDOOR COVERED SEATING
7. KITCHEN
8. INDOOR LOUNGE
9. INDOOR SEATING
10. RESTROOM
11. STORAGE
12. BIKE SCOOTER PARKING
13. SCREENED TRASH

1/16" = 1' - 0"
GRAPHIC SCALE



I, Michael A. Perez, 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.