

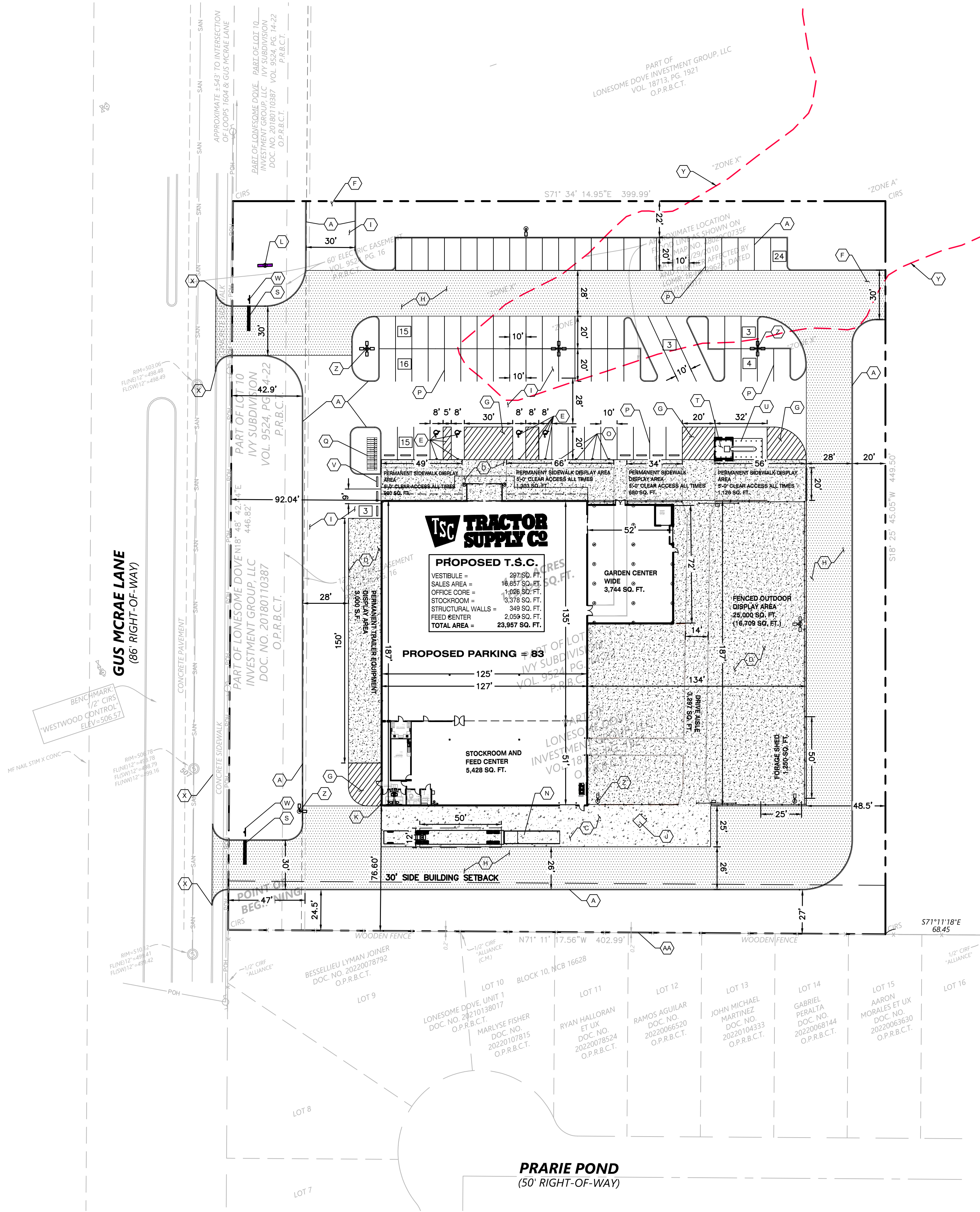
ZONING INFORMATION

LOCATION: SAN ANTONIO, TX		Z-2023-10700035		
ZONE: <u>EXISTING:</u> "C-2" COMMERCIAL ZONING DISTRICT; <u>PROPOSED:</u> "C-3" CONDITIONAL USE ZONING DISTRICT				
PROPOSED USES: RETAIL-FARM SUPPLIES; RETAIL-FEED, SEED AND FERTILIZER SALES; RETAIL-PET OR PET SUPPLY STORE; OUTDOOR DISPLAY AND OPERATIONS				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM/MAXIMUM LOT AREA	NONE REQUIRED	179,929 S.F. (4.131 AC.)	NO
2	MINIMUM/MAXIMUM LOT WIDTH	NONE REQUIRED	447.43 FEET	NO
3	MINIMUM STREET FRONTAGE	20 FEET	446.82 FEET	NO
4	MAXIMUM FRONT SETBACK	NONE REQUIRED	92.04 FEET	NO
5	MINIMUM SIDE SETBACK	30 FEET*	76.60 FEET	NO
6	MINIMUM REAR SETBACK	NONE REQUIRED*	48.50 FEET	NO
7	MAXIMUM BUILDING HEIGHT	35 FEET	34.0 FEET	NO
8	MAXIMUM BUILDING COVERAGE	NONE REQUIRED	13.31 % OF LOT AREA	NO

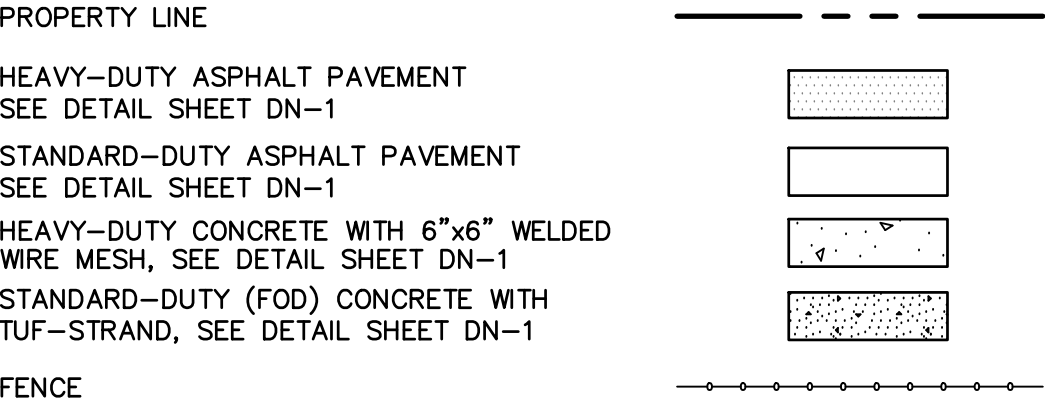
* A 30- FOOT SETBACK APPLIES ONLY TO THE SETBACK AREA MEASURED FROM A LOT LINE WHICH ABUTS A RESIDENTIAL USE OR A RESIDENTIAL ZONING DISTRICT. THE SIDE OR REAR SETBACK SHALL BE ELIMINATED WHERE THE USE DOES NOT ABUT A RESIDENTIAL USE OR RESIDENTIAL ZONING DISTRICT OR THE TWO DISTRICTS ARE SEPARATED BY A PUBLIC RIGHT-OF-WAY. THE INDICATED SETBACK WOULD NOT APPLY IF THE SUBJECT PROPERTY ADJOINS A RESIDENTIALLY ZONED PROPERTY (SINGLE-FAMILY OR MULTI-FAMILY) WHICH IS OCCUPIED BY AN EXISTING NONRESIDENTIAL USE SUCH AS A PUBLIC OR PRIVATE USE SCHOOL, CHURCH, PARK AND/OR GOLF COURSE.

PARKING AND BUFFER INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	23,957 S.F.	NO
2	PARKING REQUIRED	MINIMUM VEHICLE SPACES: 1 SPACE PER EVERY 300 S.F. OF GFA (23,957 S.F.) MAXIMUM VEHICLE SPACES: 1 SPACE PER EVERY 200 S.F. OF GFA (23,957 S.F.) TOTAL REQUIRED = 80 TOTAL ALLOWED = 120	83 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	4 SPACES	4 SPACES	NO
4	MINIMUM NON-HANDICAPPED PARKING SPACE DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET & 10 FEET X 20 FEET	NO
5	MINIMUM BIKE PARKING REQUIRED	10% OF REQUIRED VEHICLE PARKING	8 SPACES	NO
6	MINIMUM LOADING SPACES REQUIRED	1 SPACE	1 SPACE	NO
7	MINIMUM LOADING SPACE DIMENSIONS	12 FEET X 50 FEET X 14 FEET	12 FEET X 50 FEET X 14 FEET	NO
8	MINIMUM AISLE WIDTH	25 FEET - 2-WAY 25 FEET - 1-WAY	26 FEET - 2-WAY	NO
9	MINIMUM FRONT SETBACK	PER C-3 CONDITIONAL USE	42.9 FEET	NO
10	MINIMUM SIDE SETBACK	PER C-3 CONDITIONAL USE	24.5 FEET FROM R-5 ZONE	NO
11	MINIMUM REAR SETBACK	PER C-3 CONDITIONAL USE	20 FEET	NO
12	MINIMUM INTERIOR LANDSCAPING	TREES MUST BE PLANTED IN A LANDSCAPED ISLAND NO LESS THAN 9'X18' OR 162 S.F.; 25% OF PARKING LOT SHALL BE SHADED BY SHADE TREES PER 35-511.6.7.; ELECTIVE LANDSCAPING CRITERIA MUST ALSO BE MET PER 35-511.e. BASED ON A POINTS SYSTEM	Landscaping will be located within Open Space area not occupied by building and as required by the UDC.	NO
13	MINIMUM THROAT LENGTH	NONRESIDENTIAL DEVELOPMENT LESS THAN 200 PEAK HOUR TRIPS PER DRIVEWAY = 40 FEET	42.9 FEET	NO



SITE PLAN LEGEND

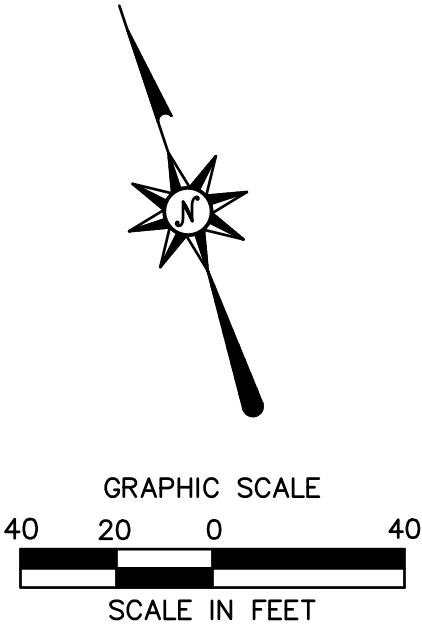


SITE KEYNOTES

- A PROPOSED CONCRETE CURB (TYP.). SEE DETAIL.
- B PROP. MODIFICATION TO EXISTING MEDIAN
- C HEAVY-DUTY CONCRETE WITH WELDED WIRE MESH. SEE DETAIL, SHEET DN-1 (TYP.)
- D STANDARD DUTY FOD CONCRETE WITH TUF-STRAND. SEE DETAIL, SHEET DN-1 (TYP.)
- E PROP. HANDICAP SIGN ON BOLLARD AND HANDICAP STALL STRIPING, SEE SHEET, DN-1. (TYP.)
- F PROP. SHARED ACCESS DRIVE
- G PROP. AREA STRIPING TO BE 4" WIDE STRIPE, WHITE, 45" @ 2'-0" O.C (TYP.).
- H HEAVY-DUTY ASPHALT PAVEMENT. SEE DETAIL, SHEET DN-1 (TYP.)
- I STANDARD-DUTY ASPHALT PAVEMENT. SEE DETAIL, SHEET DN-1 (TYP.)
- J PROP. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
- K PROP. BOLLARD (TYP.)
- L PROP. PYLON SIGN. SEE SIGN PLANS FOR DETAILS
- M PROP. CONCRETE TRANSFORMER PAD
- N PROP. STEEL DOCK AND RAMP, SEE ARCHITECTURAL PLANS FOR DETAILS
- O PROP. VETERAN PARKING SIGNAGE ON BOLLARD. SEE DETAIL, SHEET DN-1
- P PROP. STANDARD PARKING STALL STRIPING TO BE 4" WIDE WHITE, SEE DN-1 (TYP.)
- Q PROP. BIKE RACK (TYP.)
- S PROP. 24 INCH WIDE WHITE STOP BAR PAVEMENT STRIPING (TYP.).
- T PROP. PROPANE TANK SELL AREA
- U PROP. BOLLARDS FOR GAS TANK SELL AREA. CONTRACTOR TO INSTALL 24 BOLLARDS AS SHOWN.
- V PROP. WHEEL STOP (TYP.)
- W PROP. STOP SIGN
- X CONTRACTOR TO TIE PROP. CONCRETE CURB TO EX. CONCRETE CURB
- Y 100-YEAR FLOODPLAIN, BASE FLOOD ELEVATION NOT DETERMINED.
- Z PROP. LIGHT POLE (SEE LIGHTING PHOTOMETRIC PLAN FOR MORE DETAIL)
- AA EXISTING WOODEN FENCE

I, Lonesome Dove Investment Group, 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.

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



REVISIONS		Desc.
No.	Date	
Designed	T.M.	
Drawn	T.M.	
Reviewed	B.F.A.	
Scale	1"=40'	
Project No.	2202294	
Date	04/14/2023	
CAD File:	SP220229401	
Title	OVERALL SITE PLAN	
Sheet No.		