

Z-2023-10700158 CD

From: "O-2" High-Rise Office District,  
"C-2 CD" Commercial District with a  
Conditional Use for Automotive and  
Light Truck Repair, "C-3NA" General  
Commercial Nonalcoholic Sales District

To: "C-2NA CD" Commercial  
Nonalcoholic Sales District with a  
Conditional Use for Auto and Light  
Truck Repair

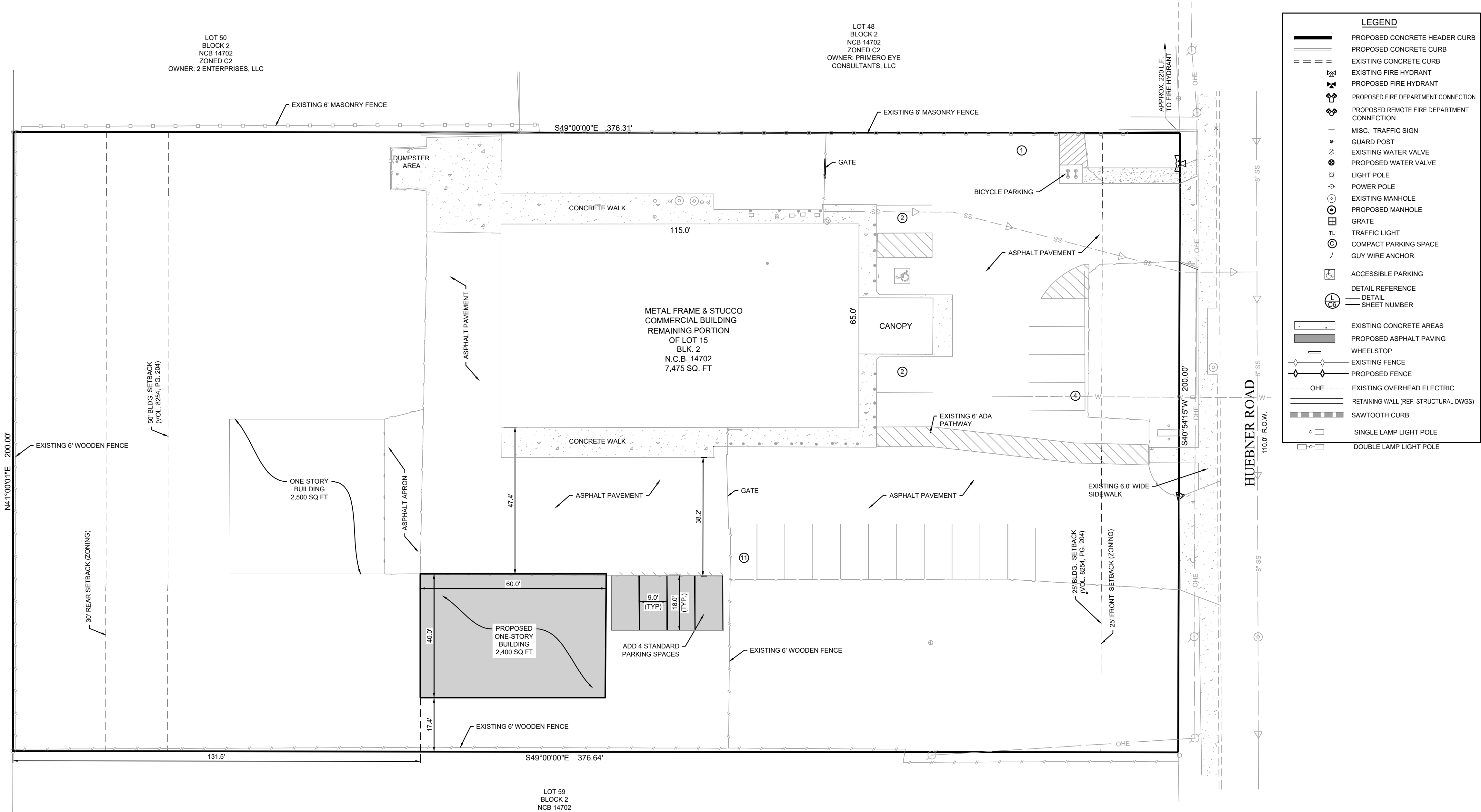
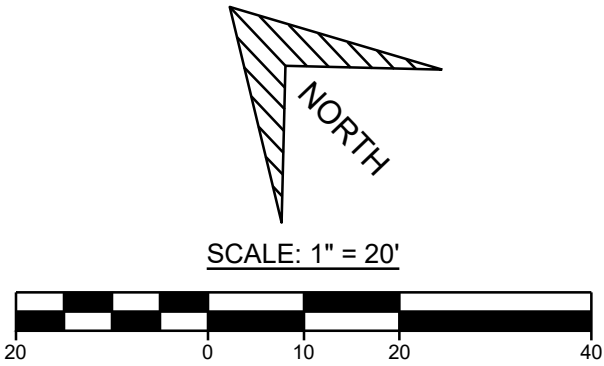
Legal Description: 1.728 acres out of  
NCB 14702

LOT 27  
BLOCK 2  
NCB 14702  
OAKLAND ESTATES  
ZONED: RE  
OWNER: RIVERA, FLOYD

LOT 50  
BLOCK 2  
NCB 14702  
ZONED C2  
OWNER: 2 ENTERPRISES, LLC

LOT 48  
BLOCK 2  
NCB 14702  
ZONED C2  
OWNER: PRIMERO EYE  
CONSULTANTS, LLC

LOT 59  
BLOCK 2  
NCB 14702  
ZONED: C2 NA  
OWNER: PARK AT HUEBNER  
OWNERS ASSOCIATION



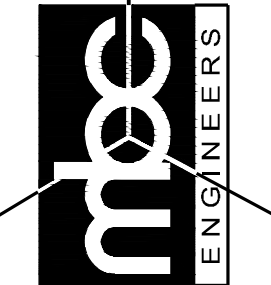
LEGEND	
	PROPOSED CONCRETE HEADER CURB
	PROPOSED CONCRETE CURB
	EXISTING CONCRETE CURB
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
	MISC. TRAFFIC SIGN
	GUARD POST
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	LIGHT POLE
	POWER POLE
	EXISTING MANHOLE
	PROPOSED MANHOLE
	GRATE
	TRAFFIC LIGHT
	COMPACT PARKING SPACE
	GUY WIRE ANCHOR
	ACCESSIBLE PARKING
	DETAIL REFERENCE
	SHEET NUMBER
	EXISTING CONCRETE AREAS
	PROPOSED ASPHALT PAVING
	WHEELSTOP
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING OVERHEAD ELECTRIC
	RETAINING WALL (REF. STRUCTURAL DWGS)
	SAWTOOTH CURB
	SINGLE LAMP LIGHT POLE
	DOUBLE LAMP LIGHT POLE

PARKING TABULATION	
BUILDING USE - AUTO PARTS RETAIL W/ INSTALLATION AND NO OUTSIDE STORAGE	
MINIMUM / MAXIMUM PARKING REQUIREMENTS	
MIN: 1 SPACE PER 500 S.F. G.F.A. INCLUDING SERVICE BAYS, WASH TUNNELS AND RETAIL AREA	
MAX: 1 SPACE PER 375 S.F. G.F.A. INCLUDING SERVICE BAYS, WASH TUNNELS AND RETAIL AREA	
EXISTING BUILDING S.F.: 9975 S.F. PROPOSED BUILDING S.F.: 2400 S.F. TOTAL BUILDING S.F.: 12,375 S.F. MINIMUM PARKING REQUIRED: 12,375 / 500 = 24 SPACES MAXIMUM PARKING REQUIRED: 12,375 / 375 = 33 SPACES PARKING PROVIDED: 24 SPACES 23 REGULAR / 1 ADA	

I, TIMOTHY THEODORE DUNCAN, 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 THE PLAN SUBMITTAL FOR BUILDING PERMITS.

SITE INFORMATION	
1. LEGAL DESCRIPTION: 1.728 ACRES OF LAND BEING THE REMAINING PORTION OF LOT 15, BLOCK 2, NEW CITY BLOCK 14702, OAKLAND ESTATES SUBDIVISION AS RECORDED IN VOLUME 980, PAGE 281A, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.	
2. TOTAL ACREAGE = 1.728 (75,272 SQ FT.)	
3. TOTAL LOT(S) = 1.0	
4. EXISTING IMPERVIOUS COVER = <u>0.836 / 36,442.4</u> ACRES/SQ FT. (48.4% OF TOTAL)	
5. ADDED IMPERVIOUS COVER = <u>0.069 / 3,048</u> ACRES/SQ FT.	
6. TOTAL IMPERVIOUS COVER = <u>0.905 / 39,490.4</u> ACRES/SQ FT. (52.4% OF TOTAL)	
7. USES - EXISTING: AUTOMOTIVE / LIGHT TRUCK SERVICE AND REPAIR PARTS RETAIL W/ INSTALLATION AND NO OUTSIDE STORAGE	
8. PARKING: EXISTING: 20 SPACES 19 REGULAR / 1 ADA PROPOSED: 24 SPACES 23 REGULAR / 1 ADA	
9. CITY COUNCIL DISTRICT : 8	

MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS



BLACKJACK SPEEDSHOP REZONING  
9617 HUEBNER ROAD  
SAN ANTONIO, TEXAS  
EXISTING SITE PLAN

REVISIONS		DESCRIPTION	BY	TP
DATE	No.	FIRE LANE REVISIONS		
02/27/17	1			
PLAT ID#				
APR				
DESIGN				
DRAWN				
CHECKED				
DATE				
JOB NO.				
SHT.				