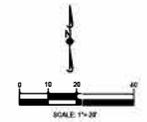
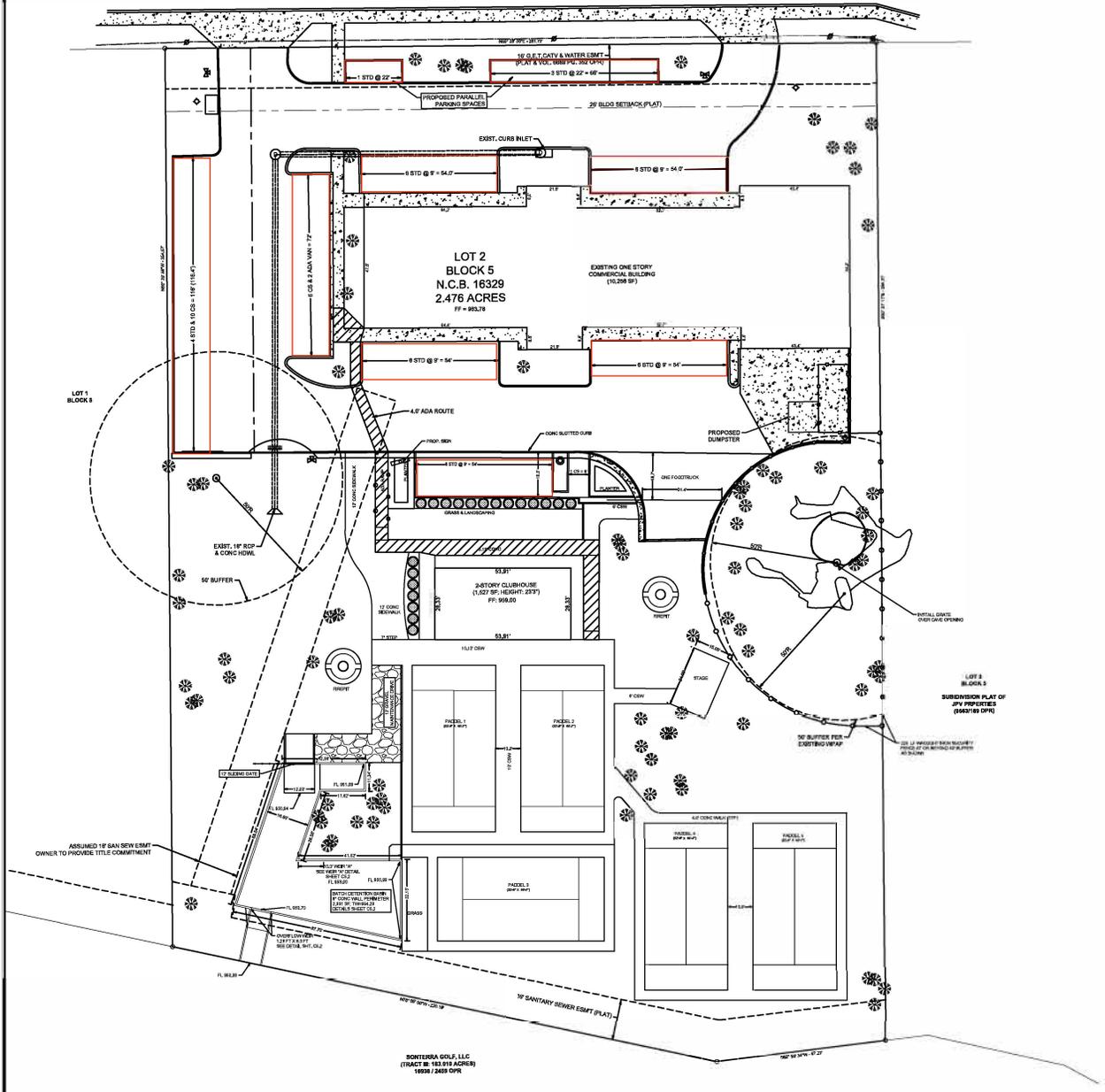


NORTH LOOP 1604 WEST
VARIABLE WIDTH R.O.W. 300' MIN. (9533/146 DPR)



NO.	DATE	COMMENTS



PARKING SPACES:
 17 TOTAL
 17 COMPACT (30%)
 2 ADA VAN
 38 STANDARD

GENERAL NOTES:
 1. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DIMENSIONS ON COURTS, SLABS AND BUILDINGS
 2. PROJECT IS LIMITED TO TWO FOOD TRUCKS. IF OWNER DESIRES TO ADD MORE FOOD TRUCKS, A SPECIFIC USE PERMIT MUST BE OBTAINED FROM THE CITY.
 3. THE LOT IS ZONED C-2/S-2. THEREFORE, THE FRONT, SIDE AND REAR BUILDING SETBACKS ARE ZERO FEET, AS THE LOT DOES NOT ABUT A RESIDENTIAL USE, THE ALLOWABLE BUILDING HEIGHT IS 20 FEET.
 4. AREA OF IMPERVIOUS COVER IS 61,481 SF (1.41 ACRE) % IMPERVIOUS COVER = 56.9%

ZONING CASE: Z2023-10700221
 CURRENT ZONING: C-2 MLOD-1 MLR-1 ERZD
 REQUESTED ZONING: C-2 S MLOD-1 MLR-1 ERZD WITH SPECIFIC USE AUTHORIZATOR FOR Sport Center/ Health Club, Gymnasium, Natatorium, Fitness Center - Outdoor Uses Permitted
 LEGAL DESCRIPTION: Lot 2 Block 5 N.C.B. 16328
 ADDRESS: 920 W Loop 1604, San Antonio, TX
 PARKING SPACES: 57 total
 17 compact (30%)
 2 ADA Van
 38 standard
 HEIGHT STRUCTURE: 23'-3"
 IMPERVIOUS COVER: 61,481 (1.41) ACRE)
 % IMPERVIOUS COVER: 56.9%

Additional information required under Table B101-1 may be found through various Development Service Department records, including those associated with platting, addressing, building and permits. Reference to those records as required for zoning review is incorporated herein for Site Plan purposes under Chapter 35 (Unified Development Code).

I, Juan Carlos Merlo, 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.

920 WEST LOOP 1604 LLC
 SITE PLAN
 SLICE PADEL
 920 WEST LOOP 1604, SAN ANTONIO, TX 78243

DRAWN BY: DWD
 CHECKED BY: DWD
 DATE: 6/15/24
 PROJECT NO.: 920 W LOOP 1604

SHEET
 C4.0

BONTERRA GOLF, LLC
 (TRACT # 163,919 ACRES)
 16389 2489 DPR