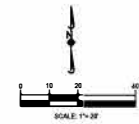


NORTH LOOP 1604 WEST  
VARIABLE WIDTH R.O.W. 300' MIN. (9533/146 DPR)



NO.	DATE	COMMENTS

PARKING SPACES:  
NET TOTAL  
-17 COMPACT (30%)  
-2 ADA VAN  
-18 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. 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 25 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 Fitness Center/  
Health Club, Gymnasium, Natatorium, Sport Court -  
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 78242

DRAWN BY: DWO  
CHECKED BY: DWO  
DATE: 6/13/24  
PROJECT NO.: 920 W LOOP 1604

SHEET  
C4.0