

Z-2023-10700333 CD

Current: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Proposed: Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space) - Outside Storage Not Permitted on 1.289 acres out of NCB 17825 and "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 0.9025 acres out of NCB 17825

Legal Description: 2.1915 acres out of NCB 17825

Address: 13807 Bulverde Road.

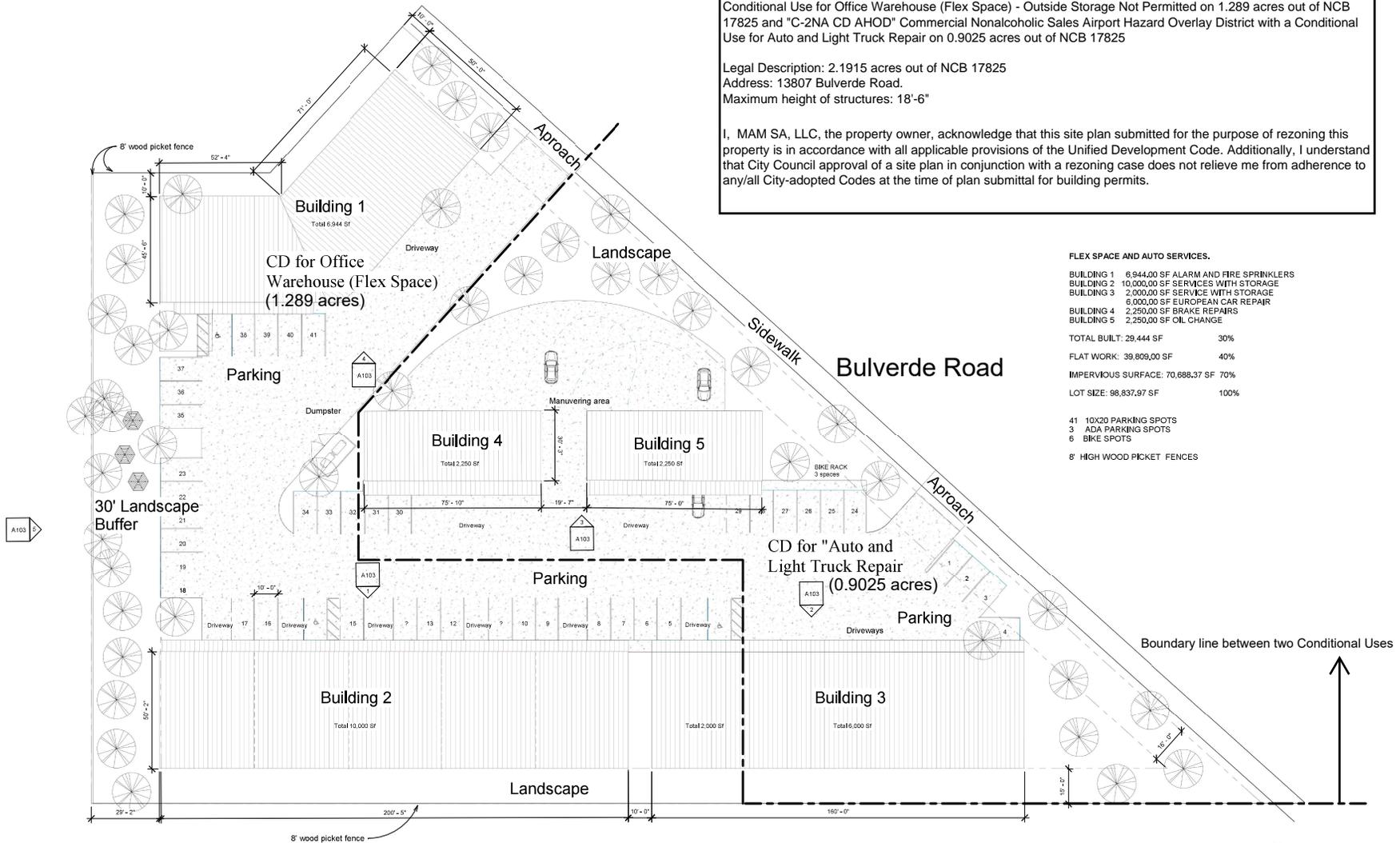
Maximum height of structures: 18'-6"

I, MAM SA, LLC, 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.



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BUILDING DESIGN DRAWINGS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN EXCLUSIVE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS TO BE EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENDED TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING FROM THE ARCHITECT.



FLEX SPACE AND AUTO SERVICES.

BUILDING 1	6,944.00 SF ALARM AND FIRE SPRINKLERS
BUILDING 2	10,000.00 SF SERVICES WITH STORAGE
BUILDING 3	2,000.00 SF SERVICE WITH STORAGE
BUILDING 4	6,000.00 SF EUROPEAN CAR REPAIR
BUILDING 5	2,250.00 SF BRAKE REPAIRS
BUILDING 5	2,250.00 SF OIL CHANGE
TOTAL BUILT:	29,444 SF 30%
FLAT WORK:	39,809.00 SF 40%
IMPERVIOUS SURFACE:	70,688.37 SF 70%
LOT SIZE:	98,837.97 SF 100%

- 41 10X20 PARKING SPOTS
- 3 ADA PARKING SPOTS
- 6 BIKE SPOTS
- 8' HIGH WOOD PICKET FENCES

Structural Consultant:

Name:
Address:
Phone:
e-mail:

MEP Consultant:

Name:
Address:
Phone:
e-mail:

LANDSCAPE Consultant:

Name: Randolph Chavez, Landscape Architect
Address: 1010 Clayville Rd, San Antonio,
Texas 78216
Phone: (210) 424-0050
e-mail: randy@chavez405@gmail.com

CIVIL Consultant:

Name:
Address:
Phone:
e-mail:

Owner

**BULVERDE
BUSSINESS
PARK**

13807 BULVERDE RD,
SAN ANTONIO, TX 78247

SITE PLAN

A101

Site Plan
1" = 20'-0"



Project number 04
Date AUGUST 2023
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