

"I, Jim Young, 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."

UNIT TABULATION
 42 - 1 BEDROOM LOFT UNIT
 6 - 2 BEDROOM/STUDY UNIT
 48 - TOTAL UNITS

BASEMENT LEVEL:
 OFFICE / CORR. AREA - 20,911 S.F.
 COMMUNITY AREA - 2,426 S.F.

EXISTING 2 STORY BUILDING WITH A BASEMENT
FROM WAREHOUSE SPACE TO APARTMENTS / OFFICE SPACE
 21.136 UNITS / ACRE

FIRST FLOOR - 24 UNITS
 SECOND FLOOR - 24 UNITS
 BASEMENT - GENERAL OFFICE & COMMUNITY SPACE.
 48 TOTAL LOFT UNITS
 DENSITY: 21.12 UNITS/AC.

3,830 S.F. OF EXTERIOR OPEN SPACE

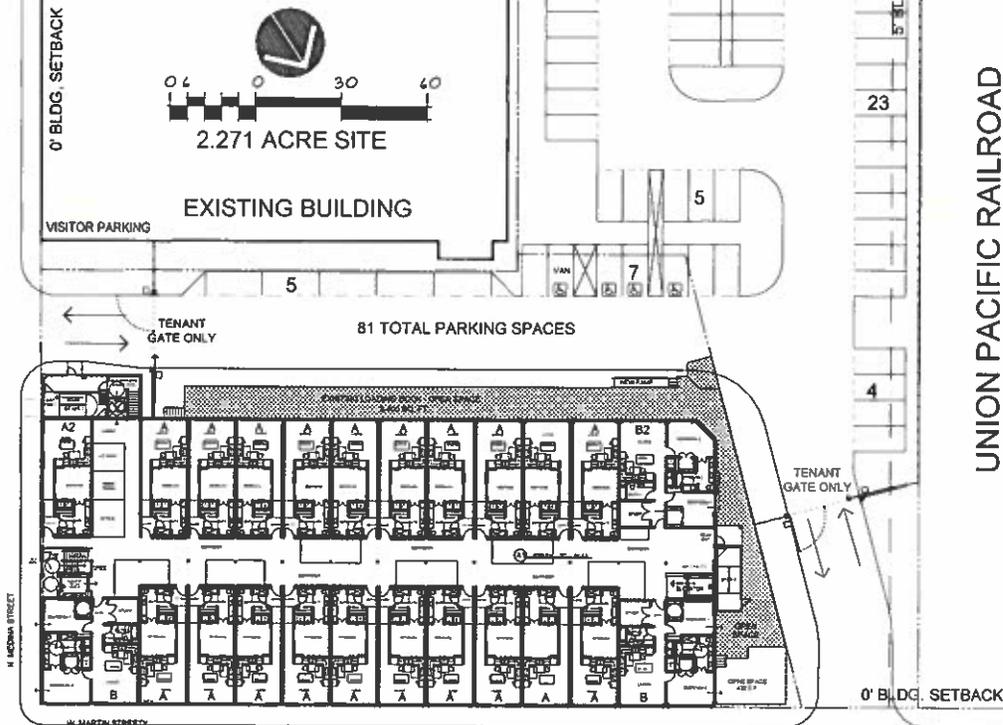
From: "I-2" Heavy Industrial District
 to: "IDZ-2" Medium Intensity Infill Development Zone with uses permitted for 48 dwelling units and "C-1" Light Commercial District

LEGAL DESCRIPTION:
 NCB 249 BLK 78 LOT 11, 12, & N 27.92 FT. OF LOT 10,
 NE 99.37 FT. OF THE WEST 1/2 OF BLK 249.
 2.271 TOTAL ACRES.

OPEN SPACE
 0.63 ACRES

FUTURE PARKING

NORTH MEDINA STREET



WEST MARTIN STREET

CONCEPTUAL SITE PLAN
 2 STORY OF LOFT APARTMENTS
 OFFICE SPACE IN THE BASEMENT

2/07/24

421 N. MEDINA STREET

PARTNERS
 IN COMMUNITY
 DEVELOPMENT, LLC

The Lofts at Grocer
 Downtown San Antonio, Texas



SP-1