

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

#### BASEMENT LEVEL:

OFFICE / CORR'D. AREA - 20,911 S.F.  
COMMUNITY AREA - 2,426 S.F.

EXISTING  
2 STORY BUILDING  
WITH A BASEMENT

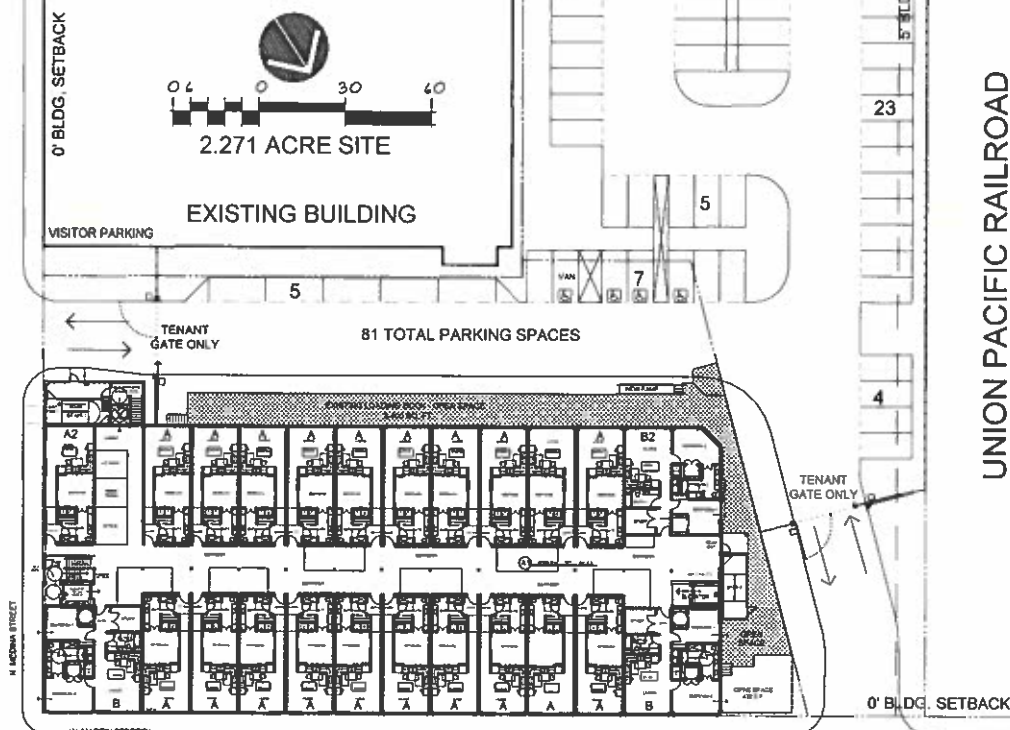
FROM WAREHOUSE SPACE  
TO APARTMENTS / OFFICE SPACE  
21.136 UNITS / ACRE

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

NORTH MEDINA STREET



WEST MARTIN STREET

#### CONCEPTUAL SITE PLAN

2 STORY OF LOFT APARTMENTS  
OFFICE SPACE IN THE BASEMENT

421 N. MEDINA STREET

2/07/24

PARTNERS  
IN COMMUNITY  
DEVELOPMENT, LLC

The Lofts at Grocer  
Downtown San Antonio, Texas



SP-1