

Lots: 2  
Total Acreage: 3.393 Acres (147,820 Sq. Ft.)  
Existing Loading Area: 10,081 Sq. Ft.  
Existing Walkways: 1,123 Sq. Ft.  
Existing Paved Hard  
Surface Streets: 71,995 Sq. Ft.  
Parking: 63 Standard 4 Handicapp  
Impervious Coverage: 83,199 Sq. Ft.  
Total Structures Sq. Ft.: 46,138 Sq. Ft.  
Existing Structures Footprint: As Shown

ACCORDING TO THE CITY OF SAN ANTONIO WEBSITE,  
THE SUBJECT PROPERTY IS ZONED AS FOLLOWS WITH  
THE CORRESPONDING STANDARDS:

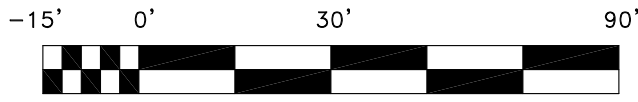
ZONE "C-2" (COMMERCIAL DISTRICT)  
MIN. FRONT SETBACK = 0'  
MIN. SIDE SETBACK = 10'  
MIN. REAR SETBACK = 30'  
MAX. HEIGHT = 25'

\* Applies only to the setback area measured from a  
lot line which abuts a residential use or residential  
zoning district. The side or rear setback shall be  
eliminated where the use does not abut a residential  
use or residential zoning district or the two districts  
are separated by a public right-of-way. The  
indicated setback would not apply if the subject  
property adjoins a residentially zoned property  
(single-family or multi-family) which is occupied by  
an existing nonresidential use such as a public or  
private use school, church, park and/or golf course.

Texas Board of Land Surveying Firm No. 10194702

Copyright 2024 Alamo Surveyors, LLC

Z-2024-10700026 CD



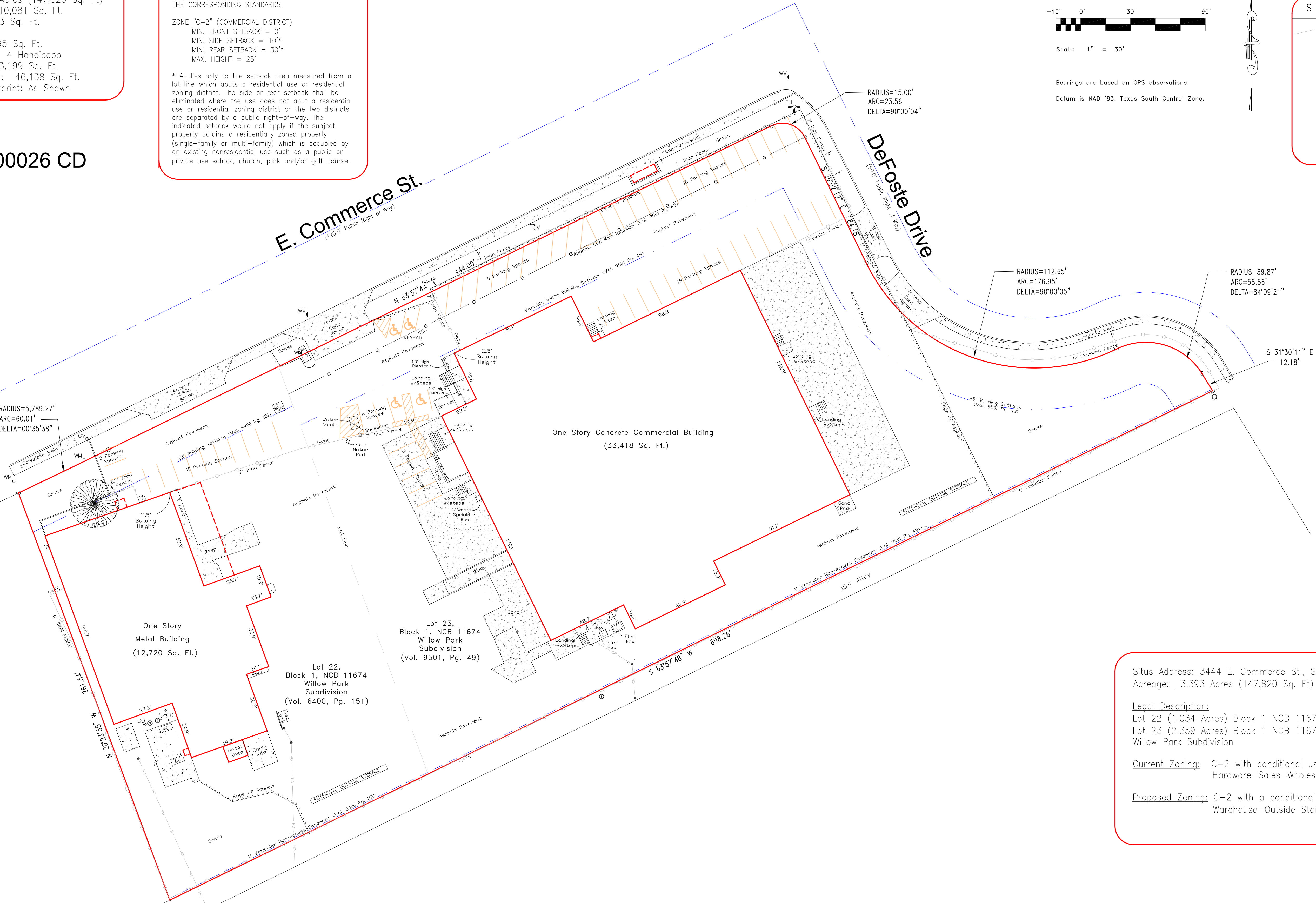
Scale: 1" = 30'

Bearings are based on GPS observations.  
Datum is NAD '83, Texas South Central Zone.

SYMBOLS LEGEND

- |                 |                        |
|-----------------|------------------------|
| PP              | POWER POLE             |
| CH              | LAMP POST              |
| +               | GAS VALVE              |
| X               | GAS METER              |
| WV              | WATER VALVE            |
| WM              | WATER METER            |
| CO              | SEWER MANHOLE          |
| CO              | CLEAN OUT              |
| FH              | FIRE HYDRANT           |
| Handicap symbol | HANDICAP PARKING SPACE |
| Sign symbol     | SIGN                   |

Drawn by: Felice G. GIBBONS  
Checked: 03/11/2024  
Date: 24-0013  
Job no.:



Situs Address: 3444 E. Commerce St., San Antonio, Texas 78220  
Acreage: 3.393 Acres (147,820 Sq. Ft.)

Legal Description:  
Lot 22 (1.034 Acres) Block 1 NCB 11674  
Lot 23 (2.359 Acres) Block 1 NCB 11674  
Willow Park Subdivision

Current Zoning: C-2 with conditional use for  
Hardware-Sales-Wholesale

Proposed Zoning: C-2 with a conditional use for  
Warehouse-Outside Storage w/screen

Lot 22, Block 1, New City Block 11674, WILLOW  
PARK SUBDIVISION, according to the map or plat  
thereof, recorded in Volume 6400, Page 151, Deed  
and Plat Records, Bexar County, Texas.  
Lot 23, Block 1, New City Block 11674, WILLOW  
PARK SUBDIVISION, according to the map or plat  
thereof recorded in Volume 9501, Page 49, Deed  
and Plat Records of Bexar County, Texas, both in  
the City of San Antonio, Bexar County, Texas.

I, Salado Creek Properties, 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.