

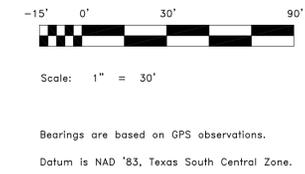
Lots: 2
 Total Acreage: 3.393 Acres (147,820 Sq. Ft.)
 Existing Loading Area: 10,081 Sq. Ft.
 Existing Walkways: 1,123 Sq. Ft.
 Existing Paved Hard
 Surface Streets: 71,995 Sq. Ft.
 Parking: 63 Standard 4 Handicapp
 Impervious Coverage: 83,199 Sq. Ft.
 Total Structures Sq. Ft.: 46,138 Sq. Ft.
 Existing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

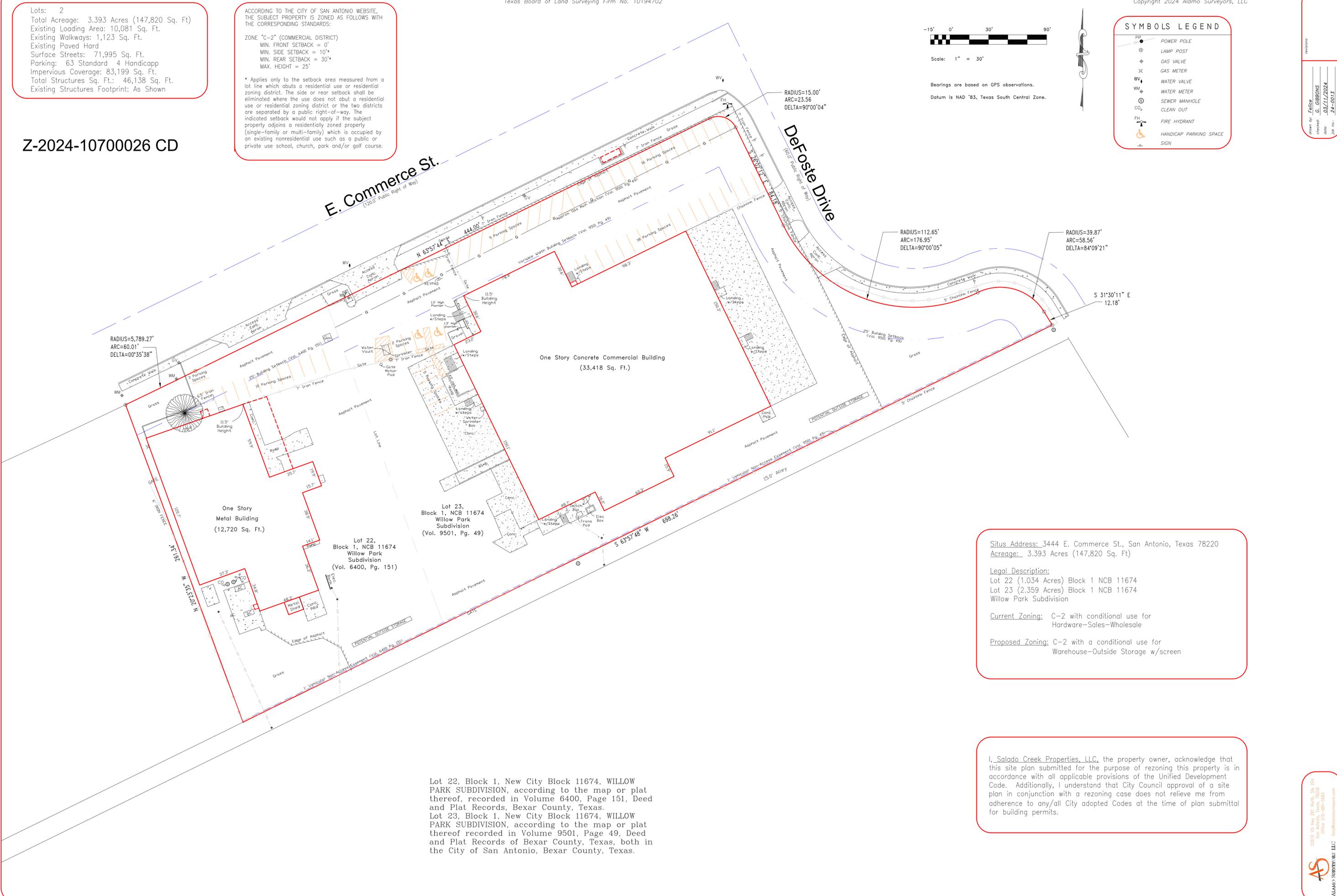
* Applies only to the setback area measured from a lot line which abuts a residential use or residential zoning district. The side or rear setback shall be eliminated where the use does not abut a residential use or residential zoning district or the two districts are separated by a public right-of-way. 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.

Z-2024-10700026 CD



SYMBOLS LEGEND	
PP	POWER POLE
LP	LAMP POST
GV	GAS VALVE
GM	GAS METER
WV	WATER VALVE
WM	WATER METER
SM	SEWER MANHOLE
CO	CLEAN OUT
FH	FIRE HYDRANT
HP	HANDICAP PARKING SPACE
SI	SIGN

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



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

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.

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.