

LOCATION MAP
NOT TO SCALE

PARKING REQUIRED

PROPOSED USE	GFA	MINIMUM PARKING	MAXIMUM PARKING
RETAIL MISC STORE	9,152	1/300 GFA	1/200 GFA
TOTAL	9,152	31	46
BICYCLE PARKING		0	

PARKING PROVIDED

28	REGULAR SPACES
2	ACCESSIBLE SPACES
2	VAN ACCESSIBLE SPACES
32	TOTAL SPACES
0	BICYCLE PARKING

IMPERVIOUS COVER (EXISTING)

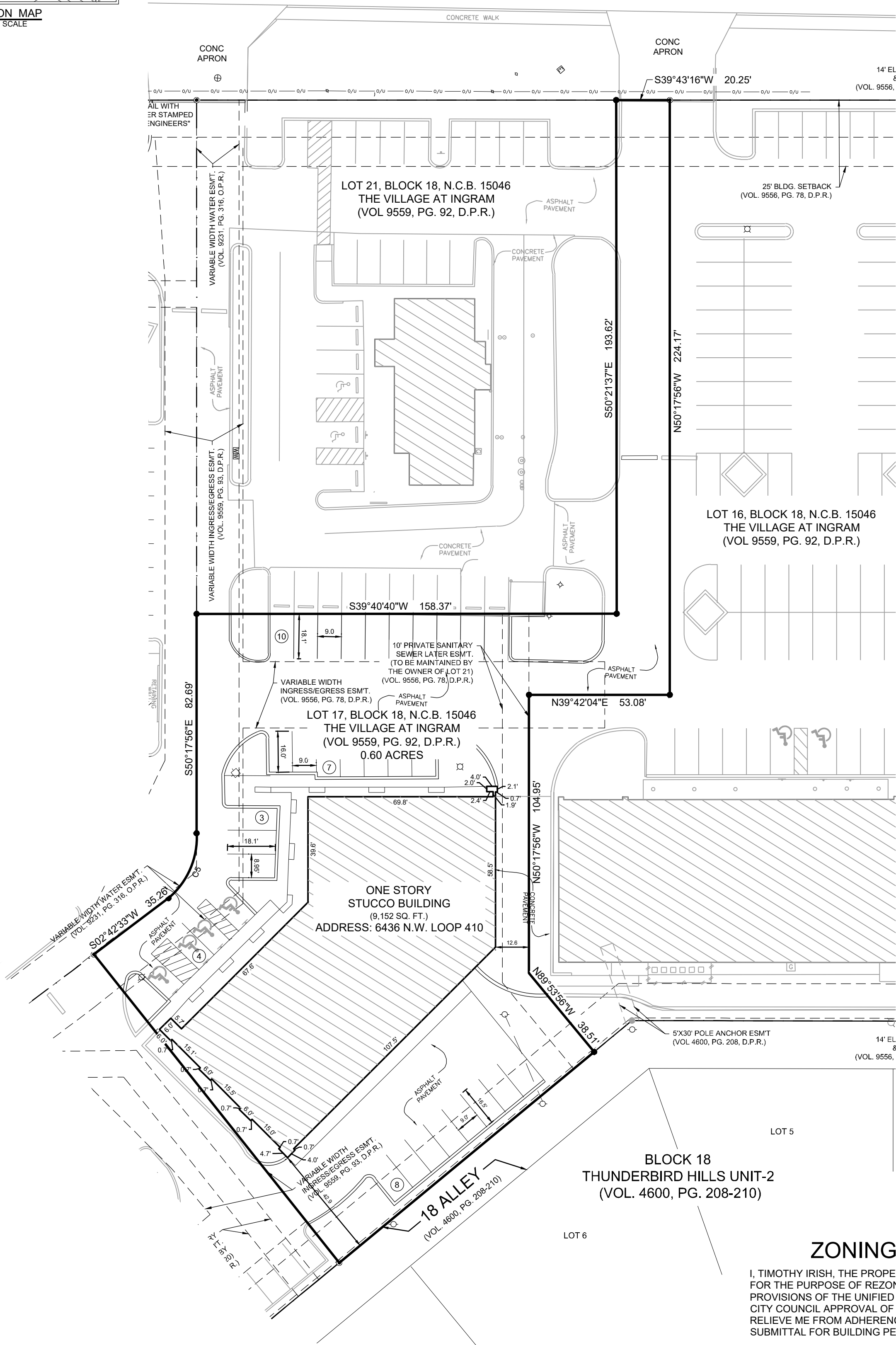
TOTAL SITE AREA	34,398 SQ. FT.	0.789 ACRES
IMPERVIOUS COVER AREA (BUILDINGS)	9,152 SQ. FT.	0.21 ACRES
IMPERVIOUS COVER AREA (PARKING)	18,937 SQ. FT.	0.434 ACRES
IMPERVIOUS COVER AREA (WALKS)	3,178 SQ. FT.	0.073 ACRES
IMPERVIOUS COVER AREA (TOTAL SITE)	31,267 SQ. FT.	0.717 ACRES
IMPERVIOUS COVER SHOWN %	90.8%	

INTERSTATE HIGHWAY LOOP 410

(PUBLIC RIGHT OF WAY VARIES)



SCALE: 1" = 30'



"C-2 CD MLOD-2 MLR-2 AHOD" Commercial
Lackland Military Lighting Overlay Military
Lighting Region 2 Airport Hazard Overlay
District with a Conditional Use for a Billiard and
Pool Parlor with Food and Alcohol on the
Property t

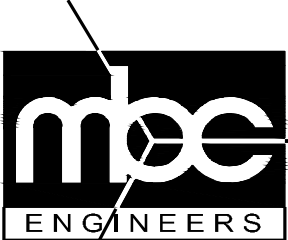
"C-2 S MLOD-2 MLR-2 AHOD" Commercial
Lackland Military Lighting Overlay Military
Lighting Region 2 Airport Hazard Overlay
District with a Specific Use Authorization for
Private Club

Additional information required under Table
B101-1 may be found through various
Development Service Department records,
including those associated with platting,
addressing, building and permits. Reference to
those records as required for zoning review is
incorporated herein for Site Plan purposes
under Chapter 35 (Unified Development Code).

Building height- 26'

ZONING CASE Z-2023-10700373

I, TIMOTHY IRISH, 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 THE CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.



MACINA • BOSE • COPELAND & ASSOC., INC.
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(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

ZONING EXHIBIT
OF

LOT 17, BLOCK 18, NEW CITY BLOCK 15046, VILLAGE AT INGRAM PARK, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9552, PAGE(S) 86, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PLAT ID# _____
A/P# _____
DESIGN _____
DRAWN TP _____
CHECKED _____
DATE 02-15-24 _____
JOB NO. 33596-0971 _____
SHT. 1 OF 1 _____