

LOCATION: SAN ANTONIO, TX				
ZONE: EXISTING C-2 DISTRICT, PROPOSED C-3 (COMMERCIAL DISTRICT) (A ZONE CHANGE OR TEXT AMENDMENT WILL BE REQUIRED TO ALLOW USE)				
USE: RETAIL – FARM SUPPLIES (PERMITTED BY SPECIFIC USE PERMIT), RETAIL – SALES OF FEED, SEED, AND FERTILIZER SALES (PERMITTED), RETAIL – PET OR PET SUPPLY STORE (PERMITTED), STORAGE – OUTDOOR STORAGE PROHIBITED, OUTDOOR DISPLAY AND OPERATIONS ARE PERMITTED AND MUST BE SCREENED PER SECTION 35–510(g)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM/MAXIMUM LOT AREA	NONE REQUIRED	179,929 S.F. (4.131 AC.)	NO
2	MINIMUM/MAXIMUM LOT WIDTH	NONE REQUIRED	400 FEET	NO
3	MINIMUM STREET FRONTAGE	20 FEET	446.74 FEET	NO
4	MINIMUM FRONT SETBACK	NONE REQUIRED	92.47 FEET	NO
5	MINIMUM SIDE SETBACK	30 FEET (1)	78.70 FEET	NO
6	MINIMUM REAR SETBACK	NONE REQUIRED (1)	48.50 FEET	NO
7	MAXIMUM BUILDING HEIGHT	35 FEET	T.B.D.	NO
8	MAXIMUM BUILDING COVERAGE	NONE REQUIRED	13.31 PERCENT	NO

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	23,957 S.F.	NO
2	PARKING REQUIRED	RETAIL MINIMUM: 1 SPACE PER EVERY 300 S.F. OF GFA (23,957 S.F.) RETAIL MAXIMUM: 1 SPACE PER EVERY 200 S.F. OF GFA (23,957 S.F.) TOTAL REQUIRED = 80 TOTAL ALLOWED = 120	83 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	4 SPACES	4 SPACES	NO
4	MINIMUM NON-HANDICAPPED PARKING SPACE DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET & 10 FEET X 20 FEET	NO
5	MINIMUM BIKE PARKING REQUIRED	10% OF REQUIRED VEHICLE PARKING	8 SPACES	NO
6	MINIMUM LOADING SPACES REQUIRED	1 SPACE	1 SPACE	NO
7	MINIMUM LOADING SPACE DIMENSIONS	12 FEET X 50 FEET X 14 FEET	12 FEET X 50 FEET X 14 FEET	NO
8	MINIMUM AISLE WIDTH	25 FEET – 2-WAY 25 FEET – 1-WAY	28 FEET – 2-WAY	NO
9	MINIMUM FRONT SETBACK	12 FEET	45.4 FEET	NO
10	MINIMUM SIDE SETBACK	NONE REQUIRED / 15 FEET FROM A R-5 ZONE	20 FEET / 24.5 FEET FROM R-5 ZONE	NO
11	MINIMUM REAR SETBACK	15 FEET	20 FEET	NO
12	MINIMUM INTERIOR LANDSCAPING	TREES MUST BE PLANTED IN A LANDSCAPED ISLAND NO LESS THAN 9'X18' OR 162 S.F.; 25% OF PARKING LOT SHALL BE SHADED BY SHADE TREES PER 35-511.c.7.; ELECTIVE LANDSCAPING CRITERIA MUST ALSO BE MET PER 35-511.i.e. BASED ON A POINTS SYSTEM	T.B.D.	NO

**SP-1
(ALT)**