

Restrictions:

1. Property shall adhere to lighting standards for the Military Lighting Region 2 ("MLR2") as defined in Section 35-339.04 and Table 339.04-1 of the San Antonio Unified Development Code ("UDC"), including downward-facing lighting with shielded lights and no light emitted above ninety (90) degrees. Lights may be strung in trees on the Property.

2. Property shall adhere to all provisions of Ch. 21, Art. III of the City Code ("Noise") and shall not create a noise nuisance as defined in Article III of Chapter 21.

3. No temporary banner signs or inflatable signs or devices over five feet (5') high shall be displayed on the property.

4. Monday – Thursday would not open before 5.
Friday will open at noon.
Operations would cease at midnight.

Zoning Request (Z-2023-10700071):
From C-2 to C-2 S for "Alcohol-Bar And/Or Tavern" (for a Wine Bar)

Acreage of Parcel: +/- 0.9790 acres

Setbacks and Buffers:

1. Side and rear property lines do not abut residential use or residential zoning. Therefore, no side or rear setbacks are required per Sec. 35-310.01 and Table 310-1 of the Unified Development Code.

2. No bufferyards are required between Property and abutting properties per Sec. 35-510 and Table 510-1 of the Unified Development Code

209 sq. ft.

726 sq. ft.

192 sq. ft.

Existing Retaining Wall

Tasting Room

Banded Storage

ONE ELM CREEK
SUBDIVISION
VOL. 8400, PG. 104

I, Kevin Klenke, authorized party for 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.

SITE PLAN

SCALE: 1" = 30'-0"

